



TREE SURVEY REPORT

PRE-DEVELOPMENT

██████████
June 2019

SITE : Land adjacent Heddings Farm, The Lane, Wyboston

CLIENT : ██████████

██████ – ARBORICULTURAL CONSULTANTS

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A pre-development advisory document, broadly in accord with British Standard 5837 : 2012 'Trees in relation to Design, demolition & construction - Recommendations', designed to inform the conceptual design by highlighting the above and below ground arboricultural constraints in the context of a proposed development.

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1.0 Terms of Reference

- 1.1 We are instructed by [REDACTED] to undertake a pre-development tree survey and impact assessment on land adjacent Heddings Farm, The Lane, Wyboston, which is to be in line with B.S. 5837 : 2012 'Trees in Relation to Design, Demolition & Construction - Recommendations'.
- 1.2 All trees on or immediately adjacent the application site have been inspected from ground level only. Should further, more detailed inspection be deemed appropriate, this will be covered under Recommendations. Trees are dynamic living organisms, whose health and condition can be subject to rapid change, depending on a number of external and internal factors. The conclusions and recommendations contained in this report relate to the trees at the time of inspection.
- 1.3 The site survey and tree assessment was undertaken by [REDACTED] [REDACTED] holds the formal qualification Tech.Cert.(Arbor.A), the LANTRA Certificate in Professional Tree Inspection and is a member of the Consulting Arborist Society, the Arboricultural Association and The Royal Forestry Society.
- 1.4 This report, its appendices and any subsequent revisions or additional information, will form part of any formal planning application in respect of the development of this site, and as such will be open to public scrutiny and comment.

2.0 Survey Methodology

- 2.1 The trees have been assessed using the current recommendations, as detailed in British Standard 5837 : 2012 'Trees in relation to Design, Demolition & Construction – Recommendations', in order to arrive at a Retention Category for each individual tree or group of trees. A Root Protection Area (RPA) has been assigned to each tree, based on its stem diameter and in some cases crown spread, which has then been used to produce the Tree Constraints/Protection Plans (attached as appendix 3). For full details of the relevant assessment criteria and retention categories see Table 1 of B.S. 5837 (attached as appendix 4).
- 2.2 All surveyed trees or groups of trees have been given a notional reference number i.e. T1 – T7, G1 & H1. All collected survey data and work recommendations for the trees is presented in the survey schedule which forms appendix 2 to this report. For the location of the trees see appendix 3 (Tree Constraints Plan - Existing).

3.0 Site Overview / Design Brief

- 3.1 The survey area comprises a 0.21ha site to the east of Heddings Farm and north of The Lane, Wyboston. The site consists of a redundant paddock, fronted by a mature hedgerow, and with a group of unmanaged trees to the southeast corner.
- 3.2 The development proposal briefly comprises the erection of three detached dwellings with shared access drive.

4.0 Summary of Findings & Conclusions

- 4.1 A total of **7no.** individual trees, **1no.** group of trees and **1no.** hedgerow have been surveyed. A breakdown of the numbers of trees in each retention category can be seen in the table below:

Table 1

| Retention Category | Individual Trees (T) | Groups of Trees (G) | Hedgerows (H) |
|----------------------------------------------------|----------------------|---------------------|---------------|
| A High Quality | 0 | 0 | 0 |
| B Moderate Quality | 3 | 1 | 0 |
| C Low Quality | 4 | 0 | 1 |
| U (Unsuitable for retention – Poor Quality) | 0 | 0 | 0 |
| Totals | 7 | 1 | 1 |

- 4.2 All U Category trees (Poor Quality) should generally be removed for reasons of sound arboricultural practice or health & safety, irrespective of any development proposals, unless they offer particular conservation value to the site, in which case this will be highlighted in the survey schedule along with appropriate recommendations. **There are no U category trees within the survey area.**
- 4.3 As regards the C category trees, it may not always be possible or even desirable to retain low quality trees within the context of a proposed development, unless in such a location that they do not represent a significant constraint on the design brief. Young trees, and those with a stem diameter of less than 150mm, will normally be placed in the C category, unless it is considered that they are of especially good form or are of a species that is particularly rare, in which case they may be upgraded. In certain cases, it may be appropriate to consider re-location of young C category trees within the site.
- 4.4 All A & B Category trees (high & moderate quality) will under normal circumstances be retained on development sites, and should ideally influence and inform the conceptual design, site layout, and in some cases the specific construction methods to be used – The root protection area and/or crown spread of these trees will generally form a construction exclusion zone, although under certain circumstances it may be possible to build or operate within these areas providing that appropriate measures and specifications have been formally agreed between the local planning authority, the consulting arboriculturist and the developer/client.

5.0 Arboricultural Impact Assessment

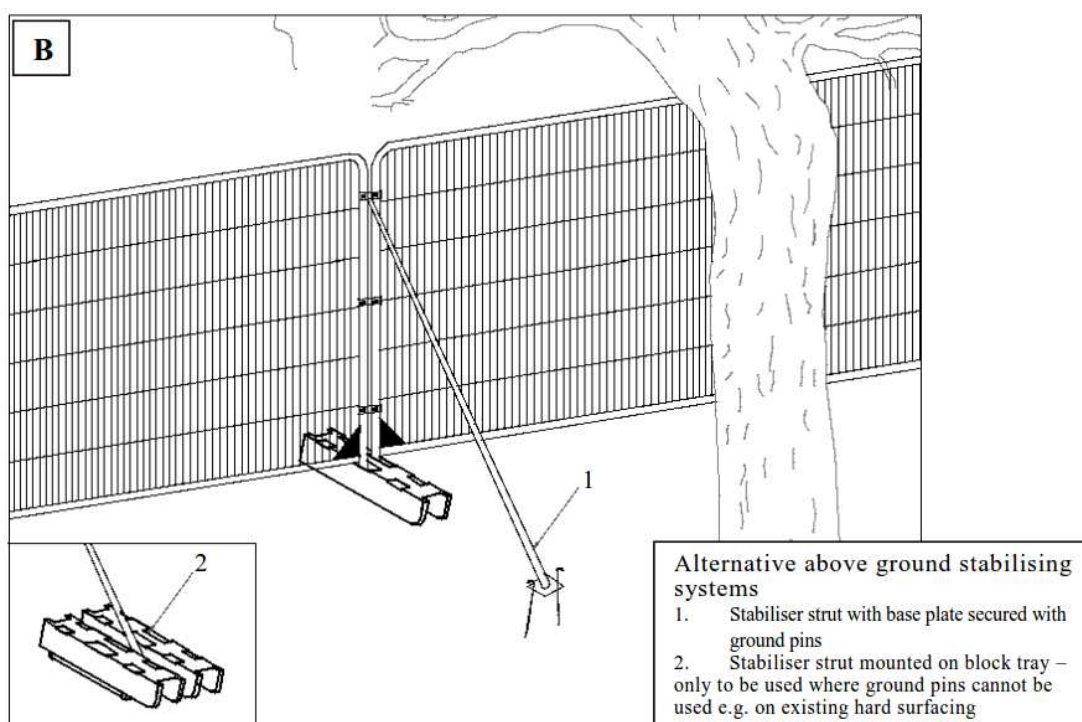
- 5.1 Based upon the proposed site layout, as included at Appendix 3, the following impacts and implications have been identified and their arboricultural significance assessed.
- 5.1.1 To facilitate the development it will be necessary, or advisable, to remove all but two trees (T4 & T7) from the site; the hedgerow H1 can largely be retained, subject to the removal of a section at the east end, and some additional planting to fill out the various gaps.
- 5.1.2 The loss of a significant number of trees, including some of moderate quality, will represent an immediate impact upon visual amenity, and in particular, screening of the site to the east aspect. There is, however, some scope for boundary planting to partially mitigate for this loss.
- 5.1.3 The root protection area of the C category T4, will be compromised to some extent by the proposed access road; it is not anticipated however, that this would amount to a significant adverse impact, irrespective of the construction methods used.

- 5.1.4 Whereas there are currently no details regarding proposed service routes, it is anticipated that all primary underground services will be routed via the access road, and thus, root protection areas are unlikely to be compromised in this way.

6.0 Recommendations / Tree Protection Strategy

- 6.1 All tree removal & pruning works, as specified at Appendix 2, must only be carried out by suitably qualified and experienced contractors, and should conform to guidelines set out in British Standard 3998 : 2010 'Tree work – Recommendations'. This work should take place before any other enabling works on the site.
- 6.2 All retained trees & hedgerows are to be afforded temporary protection in the form of barriers/fencing, such as that indicated at Fig.1 below, for the duration of the construction phase of the development, the intended locations for which are included on the tree protection plan (appendix 3B). Within the protected areas (Construction Exclusion Zones), there is to be allowed no access by contractors for any purpose, including storage of materials, equipment or fuel, and the fencing is to be maintained in good order throughout. *Note: Where the fencing is to be erected close to the face of a hedgerow, the stabilising struts may be omitted.*

Fig.1 Specification for temporary tree protection barriers/fencing for retained trees using braced 2m high Heras® type fence



- 6.3 The proposed landscape scheme for the site should include planting of native species to strengthen the boundary hedgerow, whilst further native species should be specified to form boundary screening to the east aspect.

7.0 Statutory Obligations

- Works to trees which are covered by Tree Preservation Orders [TPOs] or are within a Conservation Area [CA] require permission or consent from the Local Planning Authority [LPA]. It is necessary to obtain formal approval only where pre-emptive tree works are to be actioned. Full planning consent will however, override the need for a separate application, providing that details of all tree works were included in the submission and subsequently approved by the local authority.
- It is a criminal offence under normal circumstances to disturb or destroy - whether intentional or unintentional - the nesting sites of wild birds or the roost sites of bats, under the 'Wildlife & Countryside Act 1981, the 'Countryside and Rights of Way Act 2000' and the 'Conservation of Habitats & Species Regulations 2017'.
Therefore, avoid carrying out significant tree works during the bird nesting season [mid-March to mid-August] and ensure that trees are professionally surveyed for signs of bat roosts and/or bat activity before starting any significant tree work, such as felling or heavy crown reduction. Further advice on how to proceed should bat occupation be suspected can be obtained from your local office of Natural England or any qualified ecologist.

APPENDIX 1 :

KEY TO SURVEY CRITERIA & HEADINGS:

| | |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tree No. | Notional ID given to each tree or group of trees (unless tagged) |
| Species | Botanical name with common name in brackets |
| Age Class | Young, semi-mature, early mature, mature or over-mature |
| Height | Estimated in metres |
| Crown Spread | Crown spread (North / East / South / West) measured from centre of trunk, in metres |
| Crown clearance | Approximate height between lowest part of canopy and ground level (metres) |
| Stem dia. | Trunk diameter (mm) measured at 1.5m above ground level, or other height as specified |
| Vigour | Objective assessment of a tree's vigour e.g. shoot extension growth (normal, reduced or low) |
| Amenity | Subjective assessment of a tree's contribution to the amenity value of the immediate area: High to Low |
| Condition | Good, Fair or Poor, based on the general health and structural condition of the tree |
| Recommendations | Remedial works in order to facilitate retention, or recommendation to remove |
| Ret.Cat. | Based on B.S.5837 Retention categories: A = Those of High Quality & Value B = Those of Moderate Quality & Value (Sub-categories 1, 2, 3 for A & B categories in brackets) C = Those of Low Quality & Value U = Unsuitable for retention |
| RPA | Root Protection Area, measured in metres (radius) from centre of tree, or may be expressed in m ² |

APPENDIX 2 : SURVEY SCHEDULE (Page 1 of 2)

| Tree No. | Species (common name) | Age class | Height (m) | Crown Spread (m) : | | | | Crown Clearance | Stem dia. (mm) | Vigour | Amenity Value | Condition | Comments | Recommendations | Ret. Cat. (sub cat.) | RPA (m) |
|----------|------------------------------------------|--------------|------------|--------------------|-----|-----|-----|-----------------|----------------|--------|---------------|-----------|---------------------------------------------|----------------------------------------------------------------|----------------------|---------|
| | | | | N | E | S | W | | | | | | | | | |
| T1 | <i>Crataegus mongyna</i> (Hawthorn) | early mature | 4.5 | 2.5 | 2.5 | 2.5 | 2.5 | 0 | 9x 50 | normal | low | good/fair | multi-stem form | Remove to facilitate development | C | (1.8) |
| T2 | <i>Crataegus mongyna</i> (Hawthorn) | early mature | 4 | 2.5 | 2.5 | 2.5 | 2.5 | 0 | 160 | normal | low | good/fair | no comments | Remove to facilitate development | C | (1.9) |
| T3 | <i>Crataegus mongyna</i> (Hawthorn) | early mature | 4 | 2.5 | 2.5 | 2.5 | 2.5 | 0 | 7x 50 | normal | low | good/fair | multi-stem form | Remove to facilitate development | C | (1.6) |
| T4 | <i>Fraxinus excelsior</i> (Ash) | early mature | 7 | 4.5 | 4.5 | 4 | 3 | 1 | 2x 300 | normal | mod/low | fair | hedgerow tree, co-dominant stems, poor form | Crown lift on north side to 3m to facilitate road construction | C | 4.0 |
| T5 | <i>Acer pseudoplatanus</i> (Sycamore) | early mature | 12 | 3 | 4 | 5.5 | 5.5 | 1.5 | 350 | normal | moderate | good/fair | crown combines with that of T6 | Remove to facilitate development | B (2) | (4.2) |
| T6 | <i>Acer pseudoplatanus</i> (Sycamore) | early mature | 12 | 5 | 3 | 3 | 5 | 1 | 330 150 | normal | moderate | good/fair | crown combines with that of T5 | Remove to facilitate development | B (2) | (4.3) |
| T7 | <i>Acer pseudoplatanus</i> (Sycamore) | mature | 13 | 6.5 | 6.5 | 6.5 | 6.5 | 2 | 500 300 | normal | moderate | good/fair | co-dominant stems, heavily lvy clad | Crown lift to 3m on all sides to improve access visibility | B (2) | 7.0 |

GROUPS OF TREES / HEDGEROWS:

| Ref. No. | Species (common name) | Age class | Height (m) | Crown Spread | Crown Clearance | Stem dia. (mm) | Vigour | Amenity Value | Condition | Comments | Recommendations | Ret. Cat. (sub cat.) | RPA (m) |
|----------|------------------------------------------------------------------------------|-----------------------|------------|--------------|-----------------|----------------|--------|---------------|-----------|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------|
| G1 | 7no. Acer pseudoplatanus (Sycamore), + Hawthorn, Plum, Elder & Ash | young to early mature | 3 - 10 | see plan | 0 | 100 - 300 | normal | moderate | fair | mostly Ivy clad, some trees suppressed & of poor form | Remove to facilitate development | B (2/3) | (1.2 - 3.6) |
| H1 | Crataegus mongyna (Hawthorn) + occasional Elm | mature | avg. 2 | n/a | 0 | n/a | normal | mod/low | fair | Ivy clad, with occasional gaps, lapsed management regime | Remove 7m section to enable proposed access + fill out gaps, including original field access, with additional native hedgerow species. Reduce hedge height to 1.8m | C | 1.2 |

PROPOSED

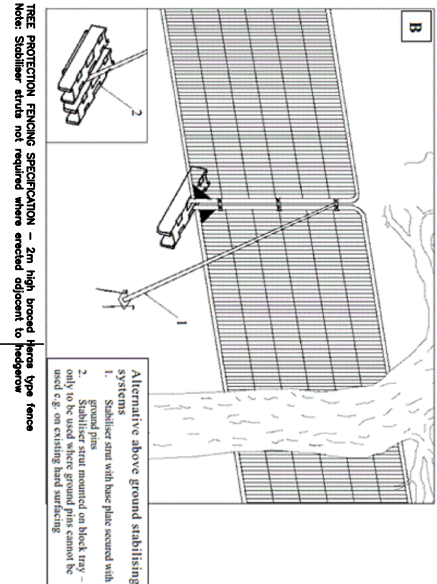
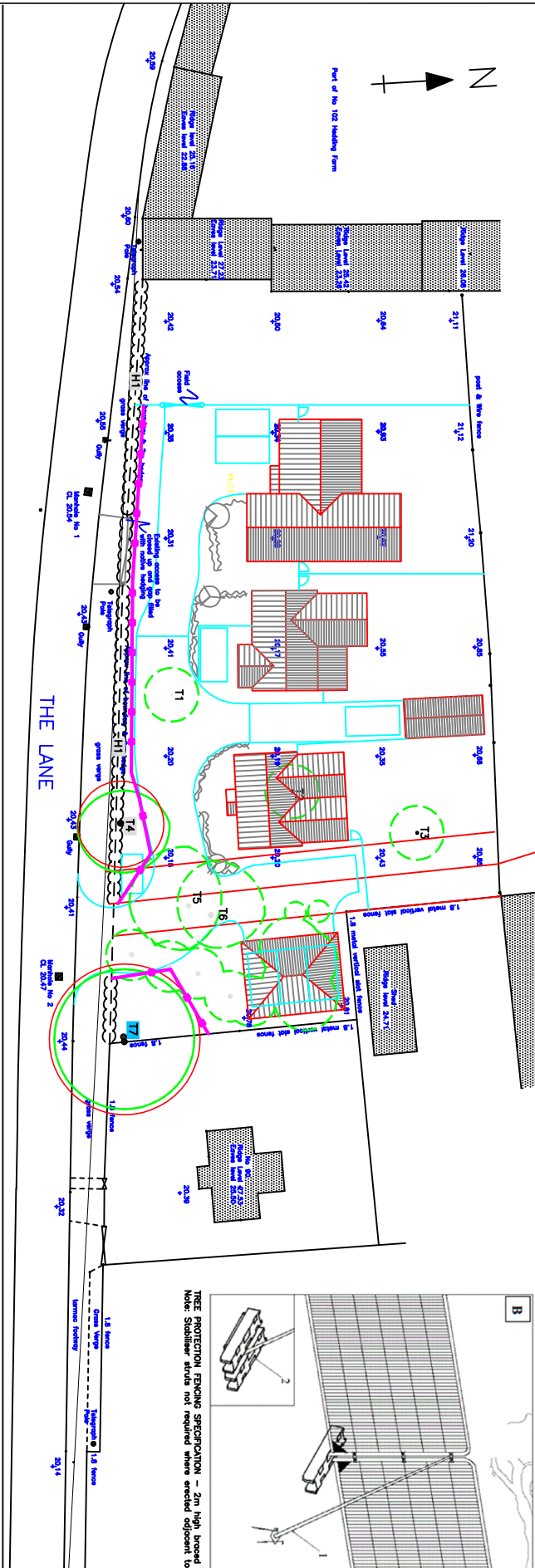
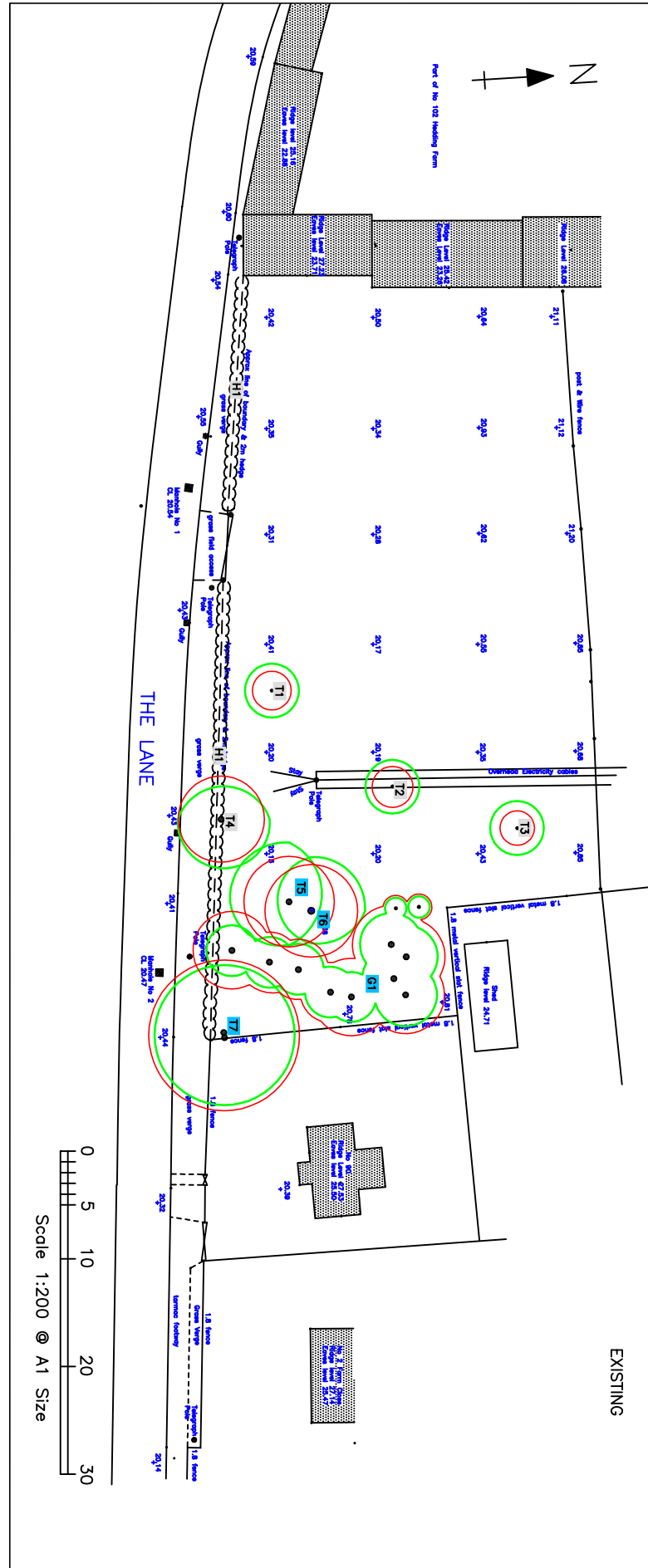


Diagram B: Alternative above ground stabilising systems

EXISTING



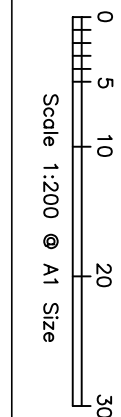
TREE CONSTRAINTS / PROTECTION PLAN
 Always re-produce this drawing in colour

- U Category Trees - REMOVE
- A Category Trees - HIGH QUALITY
- B Category Trees - MODERATE QUALITY
- C Category Trees - LOW QUALITY

Root Protection Areas for A, B & C Category Trees

- Actual Down Spread of measured trees & groups
- Down Spread of trees to be removed (Proposed plan only)
- Tree Protection Fence Location - See field notes for explanation

| | |
|------------|-----------------------|
| DATE | DESCRIPTION |
| 2023-08-01 | THE SHIRAZ - APPROX 3 |
| 2023-08-01 | 2023-08-01 |
| 2023-08-01 | 2023-08-01 |



RGS
 RURAL GROUND SERVICES
 52 MILLER AVENUE
 MELBOURNE VIC 3048
 PH: 03 9487 8888
 WWW.RGSGROUP.COM.AU

Land Use: Holdings Form, The Lane, Whelan

Table 1 : Cascade chart for tree quality assessment

| Category and definition | Criteria (including subcategories where appropriate) | | | Identification on plan | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Trees unsuitable for retention (see Note) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years | <ul style="list-style-type: none"> • 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 <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p> | | | Dark Red | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:33%;"></th> <th style="width:33%; text-align: center;">1 Mainly arboricultural qualities</th> <th style="width:33%; text-align: center;">2 Mainly landscape qualities</th> <th style="width:33%; text-align: center;">3 Mainly cultural values, including conservation</th> <th style="width:33%;"></th> </tr> </thead> <tbody> <tr> <td colspan="5">Trees to be considered for retention</td> </tr> <tr> <td> Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years </td> <td>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)</td> <td>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</td> <td>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</td> <td>Light green</td> </tr> <tr> <td> Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years </td> <td>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</td> <td>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</td> <td>Trees with material conservation or other cultural value</td> <td>Mid blue</td> </tr> <tr> <td> Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter of 150mm </td> <td>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories</td> <td>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</td> <td>Trees with no material conservation or other cultural value</td> <td>Grey</td> </tr> </tbody> </table> | | | | | | 1 Mainly arboricultural qualities | 2 Mainly landscape qualities | 3 Mainly cultural values, including conservation | | Trees to be considered for retention | | | | | Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years | Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue) | Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features | Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture) | Light green | Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years | Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation | Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality | Trees with material conservation or other cultural value | Mid blue | Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter of 150mm | 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 |
| | 1 Mainly arboricultural qualities | 2 Mainly landscape qualities | 3 Mainly cultural values, including conservation | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Trees to be considered for retention | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years | Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue) | Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features | Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture) | Light green | | | | | | | | | | | | | | | | | | | | | | | | | |
| Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years | Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation | Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality | Trees with material conservation or other cultural value | Mid blue | | | | | | | | | | | | | | | | | | | | | | | | | |
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