

Arboricultural Report

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1. INTRODUCTION

Background: LSDP were appointed to prepare an Arboricultural Survey & Report to satisfy Local Authority requirements in respect to the proposed construction of a commercial building with car parking and a drainage basin and a length of new access track connecting to the existing access at Stoney Brook Farm. This report is based on survey information collected in December 2024.

The Site: The site comprises a piece of land at the southern end of the existing property curtilage, which is bordered by arable land to the east and south and by the grounds of Brockview Nursery to the west.

2. TREE SURVEY

Generally, The trees were appraised in accordance with BS5837:2012 and survey details of 26 individual trees and 10 saplings are summarised below. The rationale for tree prioritisation is outlined below, please see schedule and drawing opposite for other survey information.

- **'A' Category Trees (Trees of high quality with an estimated remaining life expectancy of at least 40 years):** T28-30 Oak are large mature trees, located on the site frontage where they contribute to the local landscape and the Eastgate Lane corridor. They are recorded as 'A2' category (High landscape value).
- **'B' Category Trees (Trees of moderate quality with an estimated remaining life expectancy of at least 20 years):** T17 and 18 Weeping willow are a pair of trees located on either side of the site entrance, which create a pleasant entrance feature but are not exceptionally large. These trees are recorded as 'B2' category (Moderate landscape value).
- **'C' Category Trees (Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm):** The remaining trees include various saplings planted within the site, rows of hybrid poplar Leyland cypresses and other trees planted on land adjacent to the site. These trees are of no special arboricultural, landscape, or cultural value and are recorded as 'C2' category (Low landscape value).

3. ARBORICULTURAL IMPLICATIONS & IMPACT ASSESSMENT

Encroachment into Root Protection Areas (RPAs): The proposed building and pavement extension encroach into the RPAs of some of the G6 trees. The pavement will be constructed 'no-dig' and incorporate permanent ground protection as per the detail below. The building encroaches only minimally and given the young age and vigour of these trees, can be constructed with no significant impact. To achieve this, the proposed ground floor level of the building to be set at a height that accommodates the adjacent 'no-dig' surface and does not require ground levels within RPAs beyond the footprint of the building to be disturbed.

4. TREE PROTECTION

Generally: Before any machinery or materials are brought onto site and before any demolition, development or stripping of soil commences, The Root Protection Area (RPA) indicated on the drawing shall be set out and Protective Barriers and Ground protection installed as shown on the drawing.

The Protective Barriers and Ground Protection shall not be removed or altered without prior recommendation by an arboriculturist and approval of the local planning authority.

RPAs shall be subject to the following restrictions:

I. Excavation levels within the protected areas shall not be altered

II. No vehicles or equipment shall access within the protected areas

III. The protected areas shall not be used for storage of any kind

IV. No vehicles or machinery shall be allowed into the areas protected by barriers

V. Should the developer require any above restrictions to be breached for unforeseen reasons, an appropriate alternative works must be agreed with the Local Authority prior to any works taking place within the protected areas.

Protective Barriers: Protective Barriers shall be erected to prevent access into designated areas around retained trees. Once installed, all weather defences shall be attached to each barrier with words such as: 'Construction Exclusion Zone - No Access'. Protective Barriers shall be erected in accordance with BS5837: 2012 Fig 2

Ground Protection: Ground protection shall be installed where access is required through designated areas around trees.

Temporary ground protection shall comprise heavy-duty interlocking ground protection boards laid over a 50mm minimum depth of wood chip, over a geotextile membrane.

Permanent ground protection shall take the form of a permeable surface laid on a cellular confinement system, constructed using a no-dig specification. See diagram below.

TREE SURVEY SCHEDULE

Ref	Species	Stem Dia (mm)	Stems	Height (m)	Can. clear (m)	Br. clear (m)	Age Class	Physiology	Structural Condition	Arboricultural Value	Landscape Value	Cut / Con Value	General observations		Useful Life	Grade	
													General	Root			
T1 Lime	Lime	100	1	1.5	NA	Y	G	G	L	L	L	L				40+	C2
T2 Lime	Lime	100	1	4	1.5	NA	Y	G	L	L	L	L				40+	C2
T3 Lime	Lime	100	1	4	1.5	NA	Y	G	L	L	L	L				40+	C2
T4 Paper birch	Paper birch	75	1	1	1	NA	Y	G	G	L	L	L				40+	C2
T5 Paper birch	Paper birch	75	1	5	1	NA	Y	G	G	L	L	L				40+	C2
T6 Sycamore	Sycamore	700	1	15	2	NA	M	G	G	L	M	M	Mature eastern boundary of site			40+	B2
T7 Silver birch	Silver birch	70	1	5	1	NA	Y	G	G	L	L	L	Saplings planted in field			40+	C2
T8 Norway maple	Norway maple	80	1	4.5	1	NA	Y	G	G	L	L	L				40+	C2
T9 Whitebeam	Whitebeam	170	1	13	1.5	NA	EM	G	G	L	L	L	Small ornamental tree			40+	C2
T10 Blackwalnut	Blackwalnut	85	1	5	1	NA	Y	G	G	L	L	L				40+	C2
T11 Cherry	Cherry	90	1	4	1	NA	Y	G	G	L	L	L				40+	C2
T12 Cherry	Cherry	90	1	5	1	NA	Y	G	G	L	L	L				40+	C2
T13 Horse chestnut	Horse chestnut	75	1	3	1	NA	Y	G	G	L	L	L				40+	C2
T14 Paper birch	Paper birch	120	1	5.5	1.5	NA	EM	G	G	L	L	L				40+	C2
T15 Cherry	Cherry	90	1	5	1	NA	Y	G	G	L	L	L				40+	C2
T16 Paper birch	Paper birch	75	1	5	1	NA	Y	G	G	L	L	L				40+	C2
T17 Weeping willow	Weeping willow	650	1	12	3	NA	M	G	G	L	L	L	Pair of large trees either side of site entrance			40+	C2
T18 Weeping willow	Weeping willow	650	1	12	3	NA	M	G	G	L	L	L				40+	C2
T19 Wych elm	Wych elm	80	1	8	1	NA	Y	G	G	L	L	L				40+	C2
T20 Wych elm	Wych elm	80	1	6	1	NA	Y	G	G	L	L	L				40+	C2
T21 Paper birch	Paper birch	300	1	7	1.5	NA	EM	G	G	L	L	L				40+	C2
T22 Paper birch	Paper birch	300	1	7	1.5	NA	EM	G	G	L	L	L				40+	C2
T23 Cherry	Cherry	390	1	4	1.5	NA	EM	G	G	L	L	L				40+	C2
T24 Norway maple	Norway maple	65	1	4	1	NA	Y	G	G	L	L	L	Sapling			40+	C2
T25 Tulip tree	Tulip tree	200	1	5	1	NA	EM	G	G	L	L	L	Small ornamental specimen tree			40+	C2
T26 Oak	Oak	500	1	10	3	NA	M	G	G	L	M	M	Tree on edge of ditch in neighbouring field			40+	B2
G1 Crab apple	Crab apple	60	1	5-6	1	NA	Y	G	G	L	L	L	Groups of saplings			40+	C2
G2 Beech	Beech	100	1	3-4	1	NA	Y	G	G	L	L	L				40+	C2
G3 Birch & beech	Birch & beech	100	1	4-6	1	NA	Y	G	G	L	L	L	Row of trees adjacent to existing access road			40+	C2
G4 Beech & beech	Beech & beech	200	1	5-7	2	NA	EM	G	G	L	L	L	Hedge to west of site behind existing buildings			40+	C2
G5 Norway spruce	Norway spruce	250	1	8-10	2	NA	EM	G	G	L	L	L	Group of trees on western site boundary			40+	C2
G6 Beech & cherry	Beech & cherry	300	1	7-10	2	NA	EM	G	G	L	L	L	Row of trees on edge of neighbouring site			40+	C2
G7 Poplar	Poplar	450	1	16-18	4	NA	M	G	G	L	L	L	Row of trees on edge of neighbouring field			40+	C2
G8 Leyland cypress	Leyland cypress	450	1	14-16	4	NA	M	G	G	L	L	L	Bolted hedge / row of trees on neighbouring field			40+	C2

NOTES & ABBREVIATIONS:

Age Class: Y (Young) - Y (Young) Less than 1/3 of anticipated mature size. EM (Early mature) Between 1/3 & maximum anticipated size. LM (Late mature) Maximum anticipated size stable condition, but no significant extension growth. OM (Over mature) Crown mass decreasing due to age. V (Veteran) - A tree that may be exceptionally old, but has features of special biodiversity, cultural, or heritage value. A (Ancient) - A tree of great historical, cultural, or architectural value or of remarkable size and/or other characteristics of exceptional value.

Physiology: G - Good, F - Fair, P - Poor, D - Dying / Dead. Given relative to species, age and location.

Structural Condition: G (Good) - No significant defects. F (Fair) - Remediable defects, given light surgery. P (Poor) - Irremediable defects or defects remediable only with severe surgery.

Arboricultural / Landscape / Cultural / Con(servation) Value: L - Low, M - Moderate - H - High: Grading used to determine quality grading as per BS5837: 2012

