Peace Arboriculture

Caroline Hall

Arboricultural Implications Assessment for proposed new development at land off Postland Road, Crowland, Lincolnshire

Site:	**Land off Postland Road, Crowland, Lincolnshire**
Commissioned by:	**David Laidler, Seagate Homes Ltd**
Date	**May 2025**

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ARBORICULTURAL IMPACT ASSESSMENT

Section 1

Instructions

1.1 This report was commissioned by David Laidler of Seagate Homes Ltd.

1.2 The client has commissioned the report to assist a planning application in respect of a new proposed development, at land off Postland Road, Crowland.

1.3 The report will contain a report upon the trees, assessed to the recommendations within BS5835:2012 and an Arboricultural Impact Assessment highlighting any potential conflicts of the development upon retained trees.

1.4 Inspection date: 29th November 2024

1.5 Inspected by Caroline Hall, BSc (Hons), (Tech Cert (Arbor A)) – arboriculturalist.

Section 2

Limitations of this report

2.1 As trees are living plants their health and condition can change both by forces of nature, intervention by people or vehicles, and with the seasons. For this reason, the recommendations in the report are valid for one year only.

2.2 The trees were examined from ground level and to the guidance in BS5837:2012, thus trees with a stem diameter below 75mm at 1.5m from ground level are not included within the appraisal.

2.3 Soil samples were not taken during the survey. Engineering solutions in relation to foundation design are outside the scope of this report.

2.4 The report takes into account the site as laid out at the time of inspection. Any tree works, additional structures, alterations or extensions to buildings, altering of soil levels or trenching, without consultation, could render the report on the surveyed trees void.

2.5 Preliminary management considerations have been included within the Tree Schedule, and are regardless of the development, however, no tree should ever be regarded as completely safe or free from risk.
Trees are dynamic, living organisms subject to change and the physical and environmental conditions that surround them.

Section 3

Tree Inspection and Site Information

3.1 The trees were surveyed in relation to the guidance in the document BS 5837:2012-*Trees in Relation to design, demolition and construction – Recommendations*, and assessed to the criteria accompanying the survey sheet appended to this report.

3.2 The trees are located within the field shown on the attached plans, as well as on neighbouring land boundaries where they fall within influencing proximity of the proposed development.

3.3 A search within the South Holland District Council website revealed that the area is not within a Conservation Area and there are no TPO trees on the site.

Section 4

Arboricultural Impact Assessment

4.1 A total of 12 individual trees and 9 tree groups have been assessed as part of this survey. Of these, 5 individual trees and 5 groups have been assigned a Category “B” rating, reflecting their moderate quality, reasonable life expectancy, and notable contribution to the landscape character. An additional 7 trees and 4 groups have been categorised as Category “C”; while these specimens may have a more limited lifespan or lower arboricultural value, they still offer ecological benefits and

contribute positively to site biodiversity. All trees and groups identified are considered suitable for retention within the proposed development.

4.2 Notable is the Willow group G17 surrounding the pond within the site, forming a distinctive landscape feature and providing significant wildlife and conservation value. These Willows offer essential habitat for a range of species, including birds, amphibians, invertebrates, and small mammals. The pond and surrounding canopy create a microhabitat that supports biodiversity and contributes to the ecological connectivity of the wider area. The presence of standing and fallen deadwood, cavity features, and dense understorey vegetation further enhances the site's potential as a conservation asset. It is understood these trees will be retained and protected throughout the development process, and it is recommended to address future site safety by putting the trees back into pollard management.

4.3 The trees assigned Category 'B' include individual specimens of Lime, Field Maple, Beech, Willow, and Cedar, along with mixed groups comprising Birch, Poplar, Willow, and various conifer species. While these trees may not possess the exceptional longevity or individual arboricultural value associated with Category 'A' specimens, they nonetheless make a meaningful contribution to the local landscape character. In addition, they provide valuable ecological benefits through their potential to support a range of wildlife species. The estimated remaining contribution of these trees, in terms of both amenity and habitat value, is in the range of 20 to 40 years.

4.4 Trees assigned Category 'C' are generally considered to have lower arboricultural significance when assessed individually, often due to their limited size, age, structural condition, or diminished remaining life expectancy. However, these trees may still offer collective value in terms of their contribution to local green infrastructure, and they frequently support a range of ecological functions. In this context, the Category 'C' trees include several hedgerow groups located off-site, which are under third-party ownership. While these hedgerows may not pose a direct constraint to development due to their category classification, they are expected to be retained and respected as boundary features. Importantly, such vegetation can provide valuable wildlife habitat and contribute to biodiversity corridors, particularly in semi-rural or edge-of-settlement locations. Their retention should be encouraged wherever possible to preserve these ecological benefits.

4.5 Root Protection Areas (RPAs) and tree canopy spreads have been calculated to the recommendations in the standard BS5837:2012 and are shown on the plans appended to the end of this report.

4.6 The accompanying Arboricultural Impact Assessment (AIA) plan demonstrates that the proposed development footprint does not directly conflict with any of the retained trees on site. It is therefore feasible to construct the proposed new dwellings with minimal disturbance to the existing trees and hedgerow groups, provided that appropriate protection measures are implemented throughout the construction phase. In addition, new tree planting is proposed as part of the wider landscape scheme, which will enhance the long-term biodiversity and contribute to the visual and ecological character of the site.

4.7 A specific consideration relates to Tree Group 12, which contains several dead trees and a collapsed branch. This group is located within the area designated for private gardens of Plots 8 and 9. While in the current unmanaged or low-occupancy state of the site it may be acceptable to retain such material for its ecological value as deadwood habitat, the change in site use to residential occupancy introduces considerations of safety and liability. As such, it is recommended that remedial works be carried out to address any hazardous deadwood or structurally compromised trees within this group, balancing both safety and biodiversity objectives.

4.8 Site access will be provided via the existing driveway entrance, as shown on the attached plans. This access point will serve as the main route for construction traffic, and due to limited off-site parking, all construction activities and materials storage will be confined to within the site boundary. Protection of the existing grounds during construction works including any tree roots located within the Root Protection Areas (RPAs) identified on the attached plan, will be addressed in detail within an Arboricultural Method Statement.

4.9 The proposed development has been designed to retain the existing trees and hedgerows on site, which will play a key role in mitigating the visual impact of the new dwellings from the wider surrounding area. These existing landscape features will continue to provide a natural screen and help to integrate the development into its setting, maintaining the site's established green character. Also, the landscape scheme includes additional tree planting, which will enhance visual amenity over time and reinforce the long-term ecological and aesthetic value of the site. The combined effect of tree retention and supplementary planting ensures that the development remains sensitive to its context and contributes positively to local landscape character.

4.10 Regarding shade, this has been evaluated, and the sketch plan in the appendices at the end of this report illustrates a polygon segment for the closest of the trees, indicating the typical shadow pattern throughout the day. The proposed site layout does not seem to present any significant conflicts concerning shade over the new proposed dwellings.

4.11 Details regarding the routing and installation of underground service runs—such as drainage, utilities, and other infrastructure—will be addressed in full within the Construction Method Statement (CMS). At this stage, it is not anticipated that the proposed service layouts will result in any adverse impact on the retained trees, provided that final routes are carefully planned to avoid encroachment into Root Protection Areas (RPAs). Where service runs are required within close proximity to retained trees, it is expected that appropriate methodologies—such as hand digging, use of trenchless techniques (e.g., directional drilling), or routing through shared service corridors—will be implemented in accordance with current best practice and BS5837:2012 guidance. This approach will ensure that below-ground tree roots are protected throughout the construction process, preserving the health and long-term viability of the retained trees.

Section 5

Conclusions

The proposed development will not require the removal of any trees other than as part of routine arboricultural management, and all significant specimens have been retained within the site layout. As a result, there will be no notable loss of visual amenity or landscape character when the site is viewed from the public highway or the wider surrounding area.

In arboricultural terms, the development can be delivered with minimal impact on the existing trees, provided that appropriate mitigation measures are implemented throughout the construction phase. These measures include the installation of protective fencing in accordance with BS5837:2012 around Root Protection Areas (RPAs), adoption of no-dig construction techniques where required, and the sensitive routing of underground services to avoid root disturbance.

A detailed Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) should be secured by planning condition and submitted prior to commencement of any works on site. With these safeguards in place, the scheme presents a low risk to the retained trees and is consistent with local and national planning policy objectives regarding the protection of green infrastructure and biodiversity.

References

BS5837:2012 - *Trees in relation to design, demolition and construction – Recommendations*
BS3998:2010 - Tree work Recommendations
European Tree Pruning Guide 1999
The Body Language of Trees – Claus Mattheck and Helge Breloer
Manual of Wood Decays in Trees – C Mattheck and K Weber
http://www.forestry.gov.uk
NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2
https://nhbc-standards.co.uk/4-foundations/4-2-building-near-trees/

Contacts

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Appendices

TREE SCHEDULE

TREE CONSTRAINTS PLAN

ARBORICULTURAL IMPACT ASSESSMENT

LAND NORTH OF POSTLAND ROAD, CROWLAND
WEATHER: CLEAR, FAIR, WET GROUND
29/11/2024

TREE SURVEY SCHEDULE

Tree no	Species	Height (m)	Stem diameter at 1.5 metres (mm)	Radius of nominal circle	Root Protection area m^2	Branch Spread (m)	Height of Crown Clearance (m)	Age/Class	Condition	*Management Considerations	Estimated Remaining Contribution (years)	Category/Grading
1 off site	Willow *Salix alba*	#15	400 x 3	8.3	217	N4.5 S4.5 E4.5 W4.5	3	M	FAIR - tree on neighbouring property	None	20-40	B2
2	Field Maple *Acer Campestre*	#10	360, 160	4.7	70	N4 S3 E2 W2	1	EM	FAIR - Cherry growing within, minor lean, low branches	None	20-40	B2
3	Cherry *Prunus avium*	#9	180, 160, 420, 90	5.9	109	N4 S3 E2 W2	1	EM	FAIR - stem cankers, cracked and lifting bark, minor dead wood and stubs, stem decay, low branches	None	10-20	C1
Group 4	Field Maple *Acer Campestre* Cherry *Prunus avium*	#10	see plan - several trees form one crown				1	EM	FAIR - ivy covered	Remove ivy - sever at base	10-20	C1
Group 5	Birch *Betula pendula* Hawthorn *Crataegus monogyna*	#16	see plan - two largest trees are 640 & 490mm, giving the RPA a radial spread of 7.7metres & 5.9 metres, the remaining RPAs will fall within the largest trees				0.5	M	FAIR - one Birch has poor form, remaining trees are in an acceptable condition	Remove poor form Birch	20-40	B2
6	Field Maple *Acer campestre*	#10	260	3.1	31	N1.5 S3 E4 W3	2	EM	FAIR - stem wounds, asymmetric crown	None	10-20	C1
7	Birch *Betula pendula*	#9	200	2.4	18	N1 S3 E2 W1.5	3	EST	FAIR - suppressed by adjacent trees	None	10-20	C2
8	Birch *Betula pendula*	#10	270	3.2	33	N1.5 S1.5 E1.5 W1.5	1	EM	FAIR - suppressed by adjacent trees, minor lean	None	10-20	C1
9	Lime *Tilia europea*	#12	420, 290	6.1	118	N4 S4 E4 W4	0.5	EM	FAIR - tight fork near base, low branches, minor bark stains	None	20-40	B2
10	Norway Maple *Acer platanoides*	#11	390	4.7	69	N5 S3 E4 W4	2	EM	POOR - decay in historic pruning wound, broken branch, dead wood scattered through crown	Remove broken branch	10-20	C1

TREE SURVEY SCHEDULE

Tree no	Species	Height (m)	Stem diameter at 1.5 metres (mm)	Radius of nominal circle	Root Protection area m^2	Branch Spread (m)	Height of Crown Clearance (m)	Age/Class	Condition	*Management Considerations	Estimated Remaining Contribution (years)	Category/Grading
11	Hawthorn *Crataegus monogyna*	#4	180	2.2	15	N3 S1.5 E2 W2	0	M	FAIR - suppressed by adjacent tree, low branches, asymmetric crown	None	10-20	C2
Group 12	Leylandii 7 Lombardy Poplar 11 Birch 1 Willow 6 Field Maple 1	#20	see plan average Ø 450mm, radial spread of the RPA will be 5.4m from the base of the trees				0	M	FAIR - two dead collapsed trees, broken branch on Willow	Remove subsided trees and broken branch	20-40	B2
13	Cherry *Prunus avium*	#5	180	2.2	15	N2 S2 E2 W2	1.5	EST	FAIR - roots in raised ground, swept at base	None	10-20	C1
Group 14 off site	Lombardy Poplar 1 Cherry 2 Willow 1 Leylandii 8 Sorbus 1	#20	see plan average Ø 400mm, radial spread of the RPA will be 4.8m from the base of the trees				0	M	FAIR - off site trees near boundary	None	20-40	B2
Group 15 off site	Plum 6 Beech 2 Cherry 1	#7	see plan average Ø 150mm, radial spread of RPA will be 1.8 metres from the base of the trees				1	EM	FAIR - off site trees near boundary	None	10-20	C1
Group 16 off site	Mixed Cherry, Plum, Hawthorn	#7	see plan average Ø 150mm, radial spread of RPA will be 1.8 metres from the base of the trees				1	EM	FAIR - off site trees near boundary	None	10-20	C1
Group 17 Pond	Willow x 9 *Salix alba*	#15	see plan largest Ø 1000mm, radial spread of RPA of largest tree will be 12m, trees are within the pond area				0	M	FAIR - trees are lapsed pollards, 1 tree collapsed into pond, wildlife habitat features, partly waterlogged	None	20-40	B2
Group 18 off site	Mixed hedgerow	#7	see plan average Ø 150mm, radial spread of RPA will be 1.8 metres from the base of the trees				1	EM	FAIR - off site hedgerow near boundary, overhead power lines	None	10-20	C1
19 off site	Beech *Fagus sylvatica*	#12	restricted access to tree, sited back from boundary, allow for RPA of 4.8m				2	EM	GOOD - hedgerow in front of tree	None	20-40	B2
20 off site	Eastern Red Cedar	#12	restricted access to tree, allow for RPA of 4.8m				1.5	EM	GOOD - branches over site	None	20-40	B2

TREE SURVEY SCHEDULE

Tree no	Species	Height (m)	Stem diameter at 1.5 metres (mm)	Radius of nominal circle	Root Protection area m^2	Branch Spread (m)	Height of Crown Clearance (m)	Age/Class	Condition	*Management Considerations	Estimated Remaining Contribution (years)	Category/Grading
Group 21 off site	Mixed hedgerow, Cedar, Birch and Conifer species	#12	restricted access to trees, sited back from boundary, and behind fence				2	EM	GOOD	None	20-40	B2

* Management considerations are aimed at routine arboricultural management and not implicated in any development plans, if developed and site occupancy changes, some safety works are likely to be necessary and will be included within the Arboricultural Implications Assessment.
Works to facilitate construction will be addressed within an Arboricultural Method Statement

Key to Survey

Tree no: Number on plan

Species: Common name of tree, *Latin name of tree*

Height: Estimated in metres

Stem diameter: Measured in mm at 1.5 metres above ground level, multi stem values shown separately

Radius of nominal circle: Shown in metres as calculated to the guidance in BS5837

Root protection area m^2: The total area in m^2 of the root protection area

Branch spread: Estimated extent of canopy cover, shown at each point, N, S, E, W in metres

Height of crown clearance: Estimated height of lowest branches

Age/Class: Y – Young, newly planted, self set or still supported on a stake

EST – Established tree is thriving and does not require the support of a stake

EM – Semi-Mature, within 1/3 of expected normal life

M – Mature, tree has reached maturity, and is within 2/3 – 3/3 of expected normal life

OM – Over Mature, tree is within the last stage of life, or is already in decline

D – Dead

Condition: GOOD – no significant defects seen

FAIR – some defects which can either be rectified, or will not have a significant impact on the health and safety of the tree

POOR – defects which can not be rectified, and could have a significant impact upon the overall health and safety of the tree

DEAD

Preliminary Management Considerations: The recommendations at this stage are purely for good arboricultural management and do not have any bearing upon the proposed development

Estimated remaining contribution – in years

Category/Grading – U – Tree is in poor condition, dead, of low arboricultural value, or may only contribute a further 10 years

A1 – Tree has high value, is a good example of its species, offering 40 years or more

A2 – Tree has high value, offers screening and landscape contribution for 40 years or more

A3 – Tree has high value, offers cultural or historical value for 40 years or more

B1 – Tree has moderate value, has a slightly impaired value, but offers 20 years or more

B2 – Tree has moderate value, has distinct landscape value, offering 20 years or more

B3 – Tree has moderate value, offers clear conservation or cultural benefits for 20 years or more

C1 – Tree is of low quality and value, offers at least 10 years but does not qualify in higher categories

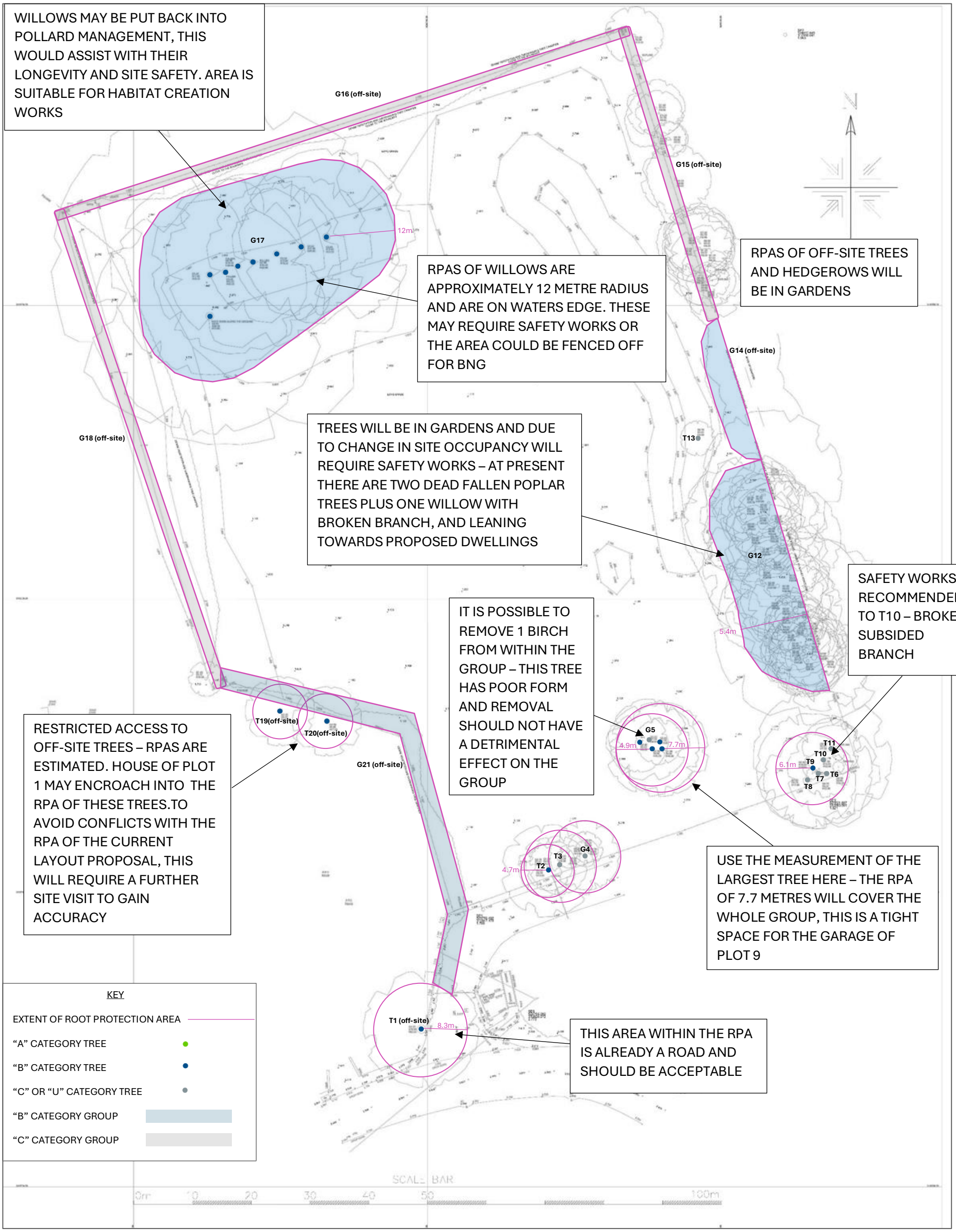
C2 – Tree is of low quality and value, groups or woodlands with temporary landscape value, for at least 10 years

C3 – Tree is of low quality and value, has limited contribution in terms of landscape or conservation but offering 10 years or more

- As trees are living plants their health and condition can change both by forces of nature, intervention by people or vehicles, and with the seasons. For this reason the recommendations in the report are valid for one year only

LAND OFF POSTLAND ROAD
TREE CONSTRAINTS PLAN

TREES OR GROUPS IN BLUE ARE RETENTION CATEGORY “B” TREES, THOSE IN GREY ARE “C” CATEGORY AND SHOULD NOT NORMALLY FORM A CONSTRAINT TO A DEVELOPMENT, THOUGH IT IS RECOMMENDED TO CONSIDER ANY TREE LOSSES IN TERMS OF THEIR HABITAT CONTRIBUTION

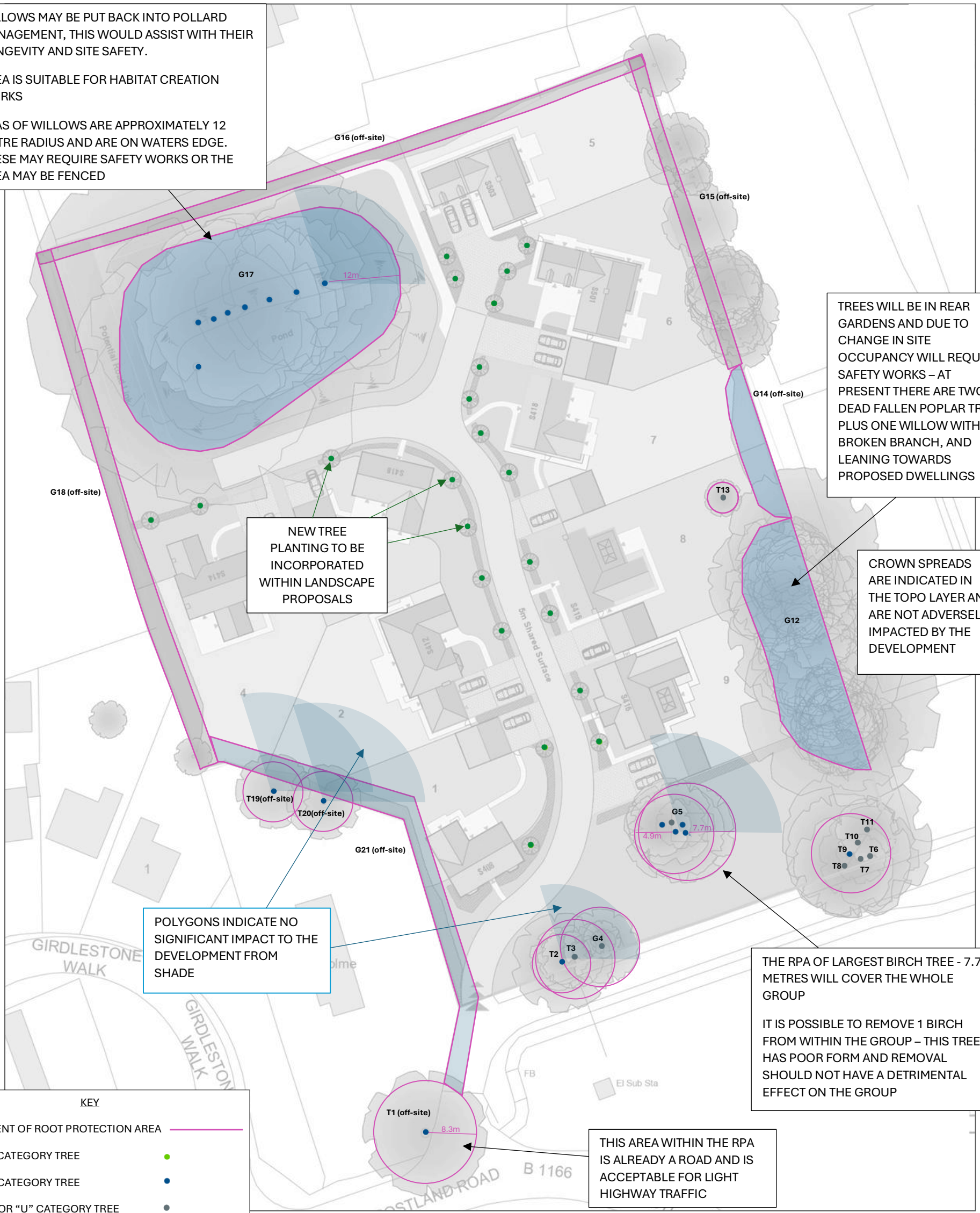


LAND OFF POSTLAND ROAD
ARBORICULTURAL IMPACT ASSESSMENT

WILLOWS MAY BE PUT BACK INTO POLLARD MANAGEMENT, THIS WOULD ASSIST WITH THEIR LONGEVITY AND SITE SAFETY.

AREA IS SUITABLE FOR HABITAT CREATION WORKS

RPAS OF WILLOWS ARE APPROXIMATELY 12 METRE RADIUS AND ARE ON WATERS EDGE. THESE MAY REQUIRE SAFETY WORKS OR THE AREA MAY BE FENCED



NEW TREE PLANTING TO BE INCORPORATED WITHIN LANDSCAPE PROPOSALS

TREES WILL BE IN REAR GARDENS AND DUE TO CHANGE IN SITE OCCUPANCY WILL REQUIRE SAFETY WORKS – AT PRESENT THERE ARE TWO DEAD FALLEN POPLAR TREES PLUS ONE WILLOW WITH BROKEN BRANCH, AND LEANING TOWARDS PROPOSED DWELLINGS

CROWN SPREADS ARE INDICATED IN THE TOPO LAYER AND ARE NOT ADVERSELY IMPACTED BY THE DEVELOPMENT

POLYGONS INDICATE NO SIGNIFICANT IMPACT TO THE DEVELOPMENT FROM SHADE

THE RPA OF LARGEST BIRCH TREE - 7.7 METRES WILL COVER THE WHOLE GROUP

IT IS POSSIBLE TO REMOVE 1 BIRCH FROM WITHIN THE GROUP – THIS TREE HAS POOR FORM AND REMOVAL SHOULD NOT HAVE A DETRIMENTAL EFFECT ON THE GROUP

THIS AREA WITHIN THE RPA IS ALREADY A ROAD AND IS ACCEPTABLE FOR LIGHT HIGHWAY TRAFFIC

KEY

EXTENT OF ROOT PROTECTION AREA

“A” CATEGORY TREE

“B” CATEGORY TREE

“C” OR “U” CATEGORY TREE

“B” CATEGORY GROUP

“C” CATEGORY GROUP

GENERAL

THERE ARE NO TREE REMOVALS IMPLICATED IN THIS DEVELOPMENT, HOWEVER, A CHANGE IN SITE OCCUPANCY WILL REQUIRE SAFETY WORKS, PARTICULARLY AROUND GROUP G12 AND THE WILLOW AREA ADJACENT TO THE POND

SCREENING FROM THE WIDER AREA WILL BE MAINTAINED VIA THE RETAINED TREES AND EXISTING HEDGEROWS

ASPECT OF THE TREES MEANS THERE SHOULD BE NO SIGNIFICANT SHADING OVER THE PROPOSAL

THERE MAY BE SOME SEASONAL DEBRIS IN THE FORM OF LEAVES AND SEEDS THAT ARE LIKELY TO FALL ONTO THE PROPOSED DWELLINGS AND GARDENS PARTICULARLY IN THE SPRING AND AUTUMN MONTHS

ACCESS FACILITATION PRUNING DURING CONSTRUCTION MAY BE REQUIRED TO T1 NEXT TO THE DRIVEWAY, THIS SHOULD NOT HAVE A DETRIMENTAL EFFECT ON THE OVERALL HEALTH AND APPEARANCE OF THE TREE, FOR CONSTRUCTION TRAFFIC, THE DRIVEWAY SURFACING OVER THE RPA OF T1 MAY REQUIRE ADDITIONAL PROTECTION

PROTECTION OF THE RPAS DURING CONSTRUCTION WILL BE ADDRESSED IN THE ARBORICULTURAL METHOD STATEMENT