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Gosberton Old Vicarage, Pre-development Tree Survey and Tree Protection Plan September 2025

1. Introduction

This report relates to a planning application for the construction of an Annex and Games Room in a large garden with mature trees. This is an assessment of the trees on the site and assessment of their condition and suitability for retention, it also recommends the measures required to protect those trees judged worthy of protection.

The trees are assessed and recommendations given following British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

2. Tree Survey

2.1. The trees recorded are shown in Table 1 and their positions are shown in Plan1. The crown spreads of the trees are shown in green, blue, grey or red indicating the category of tree and the Root Protection Areas (RPAs) of the trees are shown as black circles.

Green indicates Category A trees of high quality

Blue indicates Category B trees of moderate quality

Grey indicates Category C trees of low quality

Red indicates Category U trees unsuitable for retention

2.2. Nine trees two small groups and a hedge were recorded
2.3. The trees T1 to T8 were in good condition.
2.4. Trees T1,T3,T4, T5, T6, T10 and T11are all subject of Gosberton Risegate Tree Preservation Order No4, 1995.
2.5. The soil is silt.

3. Arboricultural Implications of the Proposals

3.1. The positions of the proposed annex and games room are shown in Plan 2.

3.2. The proposed buildings occupy the space taken by shrub group T7, yew tree T8 and group of small conifers T9, these are all small trees and shrubs not visible outside the garden and are proposed for removal.

3.3. The hawthorn hedge T12 occupies the western boundary of the site, this is to be removed and replaced by a fence.

3.4. The proposed buildings are entirely within the Root Protection Areas (RPAs) of trees T5, T6, T10 and T11. The buildings are to be constructed without disturbing the roots of these trees. The buildings are to be lightweight prefabricated and are to sit on concrete pads with the same dimensions as the buildings. The prefabricated buildings should be quick to erect with much less traffic and disturbance than conventional buildings.

3.5. The concrete pads are to be 100mm thick and with 50mm sub bases of crushed limestone. The proposal is to excavate a maximum of 100mm organic layer of topsoil before constructing the bases.

3.6. The access route for bringing in the buildings and materials will be the drive to the neighbouring property to the west no55, this crosses the RPAs of trees T3,T4,T5,and T6 but is a sealed road. Building parts to be craned into position.

3.7. The services to the buildings will be laid in a trench running close to the western boundary of the site, the route of the service trench is entirely within the RPA of trees T3,T4,T5,T6 and T11. This trench will be 400mm deep and will be hand -dug retaining undamaged any roots thicker than 25mm.

3.8. A foul-water sewer will be excavated to connect the buildings to a septic tank on the eastern boundary of the site, the position of the sewer is shown on Plan 2, it cuts through the RPAs of trees T6,T10 and T11, this trench will be hand-dug where it is within the RPAs and any roots thicker than 25mm retained undamaged.

4. Tree Protection Plan and Arboricultural Method Statement

4.1. The position of the tree protection barrier is sown on Plan 3, this is to protect the rooting areas of trees T10 and T11 that are outside the construction zone (the footprint of the annex and games room plus 2m construction space.

4.2 The tree protection barrier constructed of heras-type fencing secured to the ground (see Appendix A). The barrier to be erected before the construction of the extension begins and to remain in place until the external works are complete.

4.3 The area within the Tree Protection Barrier is the Construction Exclusion Area , within this area the following will not be allowed.

- Construction or demolition traffic

- Excavations
- Storage of building materials
- Fires
- Mixing of cement
- Storage of fuel or fuelling of vehicles.

The only exception being the excavation of the sewer trench which is to be excavated by hand within the RPA of T11.

4.4. The footprints of the 2 buildings to be excavated to 100mm depth, if any roots thicker than 50mm encountered the Arboricultural advisor to be consulted before cutting. No heavy machinery to run within the RPAs.

4.5. The service trench and sewer trench to be excavated by hand where they pass through the RPAs of the retained trees, roots thicker than 25mm to be retained and wrapped in hessian if exposed for more than 1 hour. Excavation to avoid periods of hard frost.

4.6. Where roots have to be cut, they are to be cut using a sharp saw.

Reference: British Standard 5837:2012 Trees in relation to design, demolition and condition – Recommendations

Nigel Sardeson MICFor, 17 October 2025

Sycamore T5

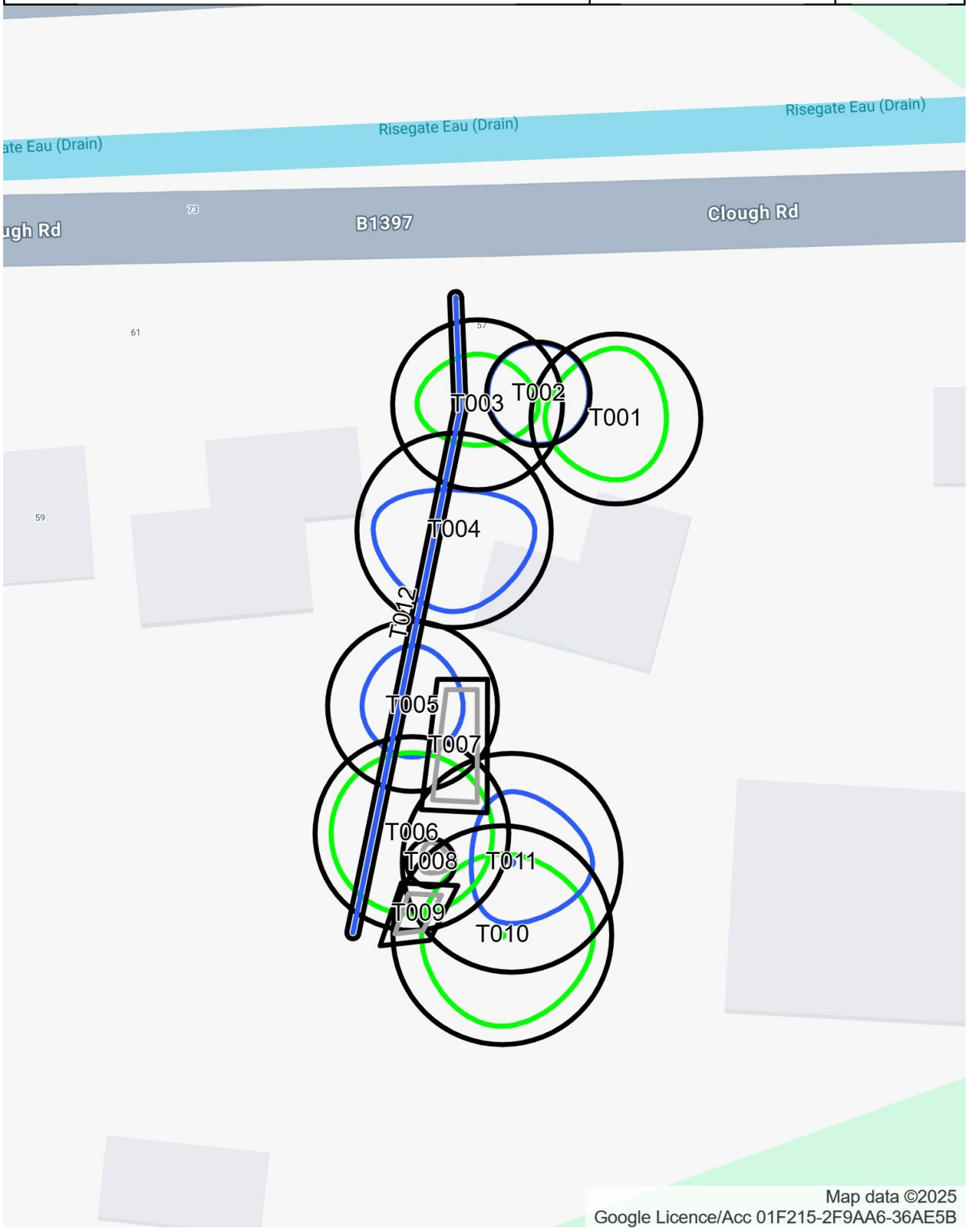
Sycamore T6

Table 1. Trees and Groups Recorded on site

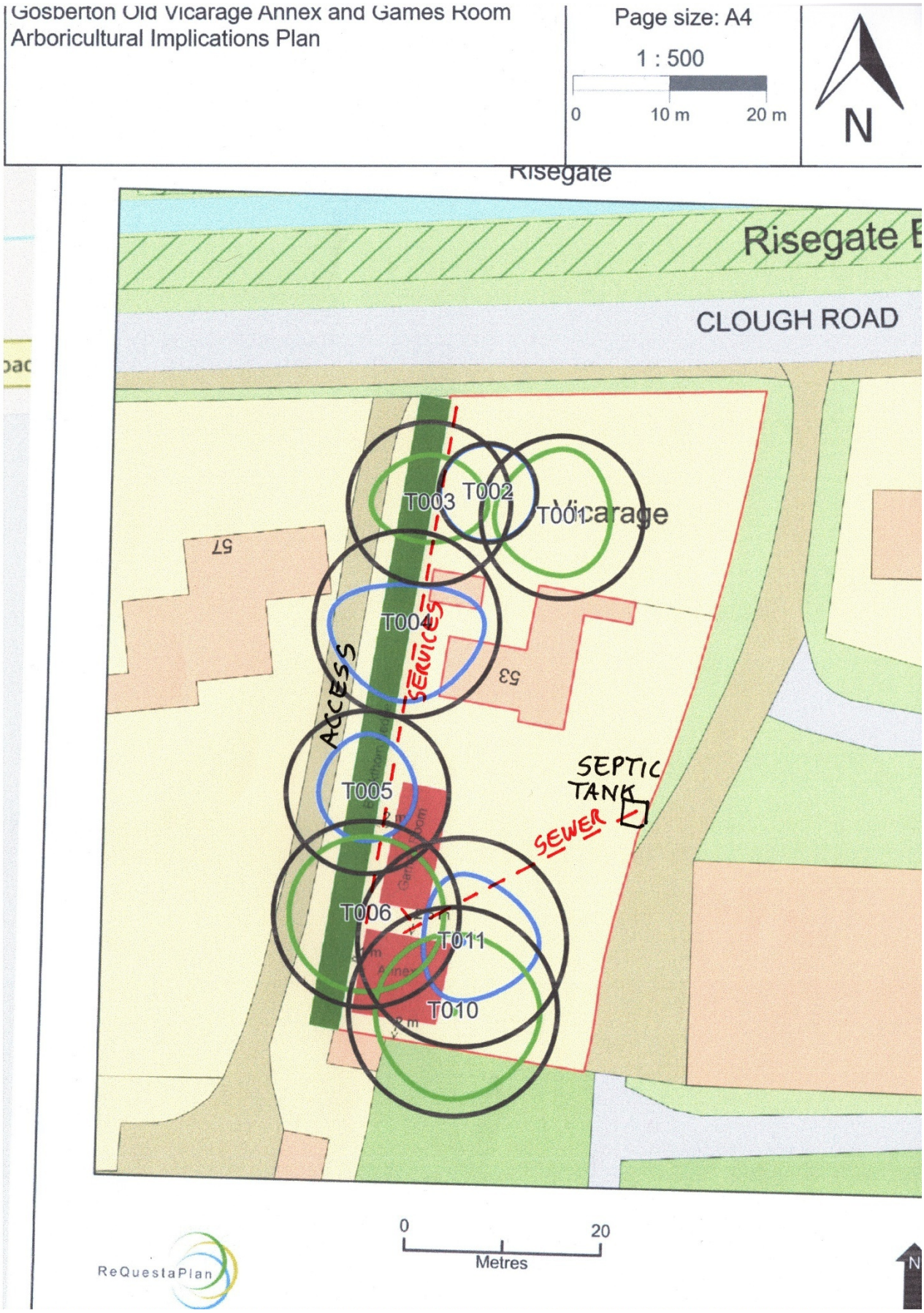
Ref.	Species	Structure	Measurements	Survey Notes	Retention Category	RPA
T001	Lime *(Tilia sp.)*	Tree	Height (m): 16 Stem Diam(mm): 700 Spread (m): 7N, 5E, 6S, 7W Rem. Contrib.: 20+ Years	Vigourous, previously reduced to 12m	A2	Radius: 8.4m. Area: 222 sq m.
T002	Holly *(Ilex sp.)*	Tree 2 stems	Height (m): 10 2 stems, avg.(mm): 300 Spread (m): 5N, 5E, 5S, 5W	Good condition	B2	Radius: 5.1m. Area: 82 sq m.
T003	Sycamore *(Acer pseudoplatanus)*	Tree	Height (m): 15 Stem Diam(mm): 700 Spread (m): 5N, 6E, 4S, 6W	Vigourous, previously reduced to 12m, rook nests, ivy on stem	A2	Radius: 8.4m. Area: 222 sq m.
T004	Sycamore *(Acer pseudoplatanus)*	Tree	Height (m): 16 Stem Diam(mm): 800 Spread (m): 4N, 8E, 8S, 8W	Vigourous, previously reduced to 10m, heavy ivy	B2	Radius: 9.6m. Area: 290 sq m.
T005	Sycamore *(Acer pseudoplatanus)*	Tree	Height (m): 14 Stem Diam(mm): 700 Spread (m): 6N, 5E, 5S, 5W	Vigourous, previously reduced to 8m	B2	Radius: 8.4m. Area: 222 sq m.
T006	Sycamore *(Acer pseudoplatanus)*	Tree	Height (m): 17 Stem Diam(mm): 800 Spread (m): 8N, 8E, 8S, 8W	Good condition, ivy on stem	A2	Radius: 9.6m. Area: 290 sq m.
T007	Mixed shrubs x5 'Privet, cherry laurel' *(Mixed shrubs)*	Shrubs 5 trees	Height (m): 2 5 stems, avg.(mm): 10	Group of shrubs to be removed	C2	Area: 75 sq m.
T008	Yew *(Taxus sp.)*	Tree	Height (m): 5 Stem Diam(mm): 200 Spread (m): 2N, 2E, 1S, 1W	Clipped as shrub	C2	Radius: 2.4m. Area: 18 sq m.
T009	Cypress x4 *(Cupressus sp.)*	Group 4 trees	Height (m): 10 4 stems, avg.(mm): 200 Spread (m): 2N, 2E, 2S, 2W	Group of cypress, close together	C2	Area: 35 sq m.
T010	Sycamore *(Acer pseudoplatanus)*	Tree	Height (m): 17 Stem Diam(mm): 900 Spread (m): 8N, 9E, 9S, 8W	Good condition, ivy on stem	A2	Radius: 10.8m. Area: 366 sq m.
T011	Ash *(Fraxinus sp.)*	Tree	Height (m): 16 Stem Diam(mm): 900 Spread (m): 7N, 8E, 6S, 4W	Vigourous, previously reduced to 12m, no dieback	B2	Radius: 10.8m. Area: 366 sq m.
T012	Hawthorn x100 *(Crataegus sp.)*	Hedge 100 trees	Height (m): 3 100 stems, avg.(mm): 50 Spread (m): 1E, 1W		B2	Radius: 0.6m. Area: 78 sq m.

Plan 1, Trees and Groups Recorded on site

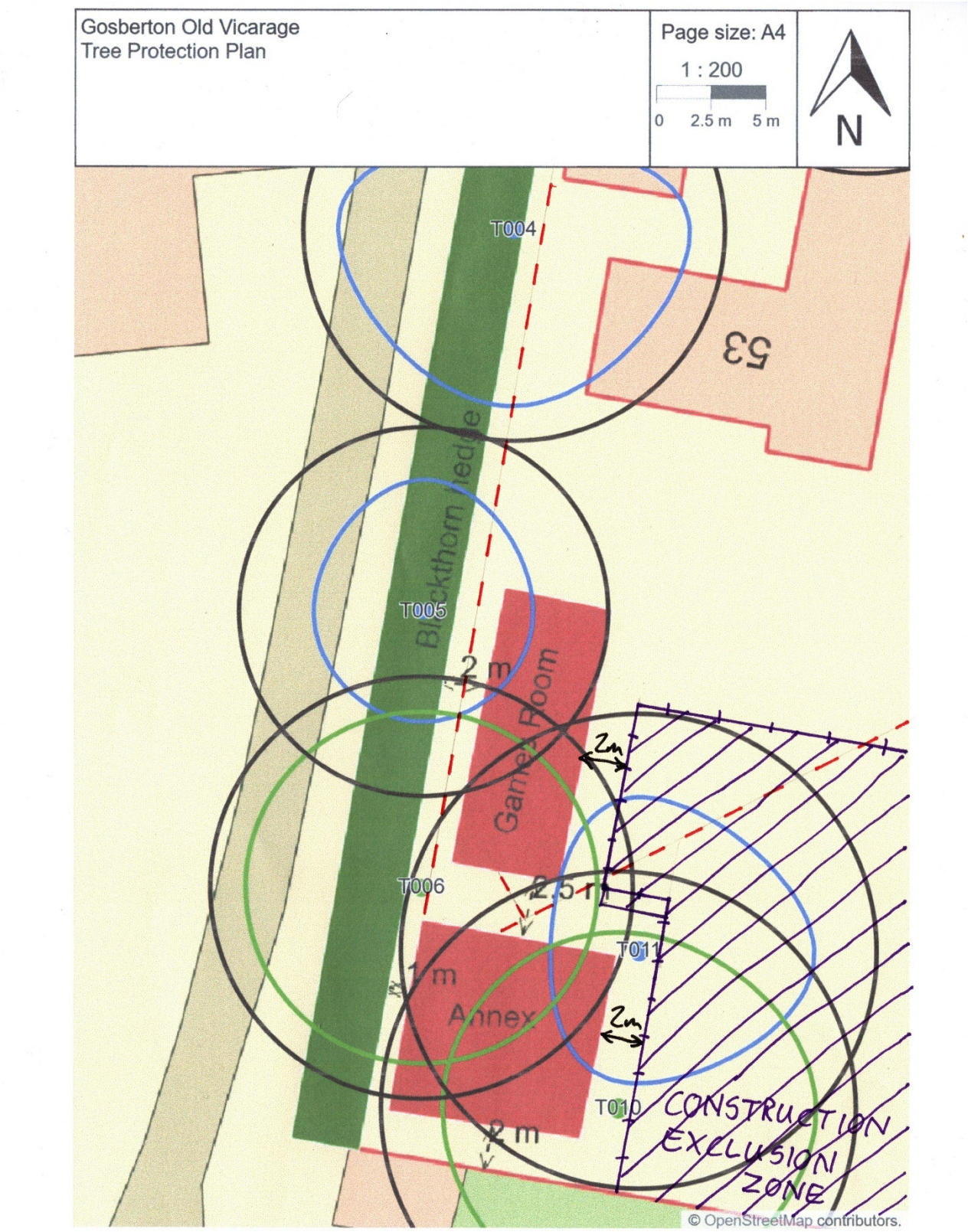
Gosberton Old Vicarage, 53 Clough Road, Gosberton Annex and Games Room	Page size: A4 1 : 500 0 10 m 20 m	N



Plan 2. Tree Protection Plan



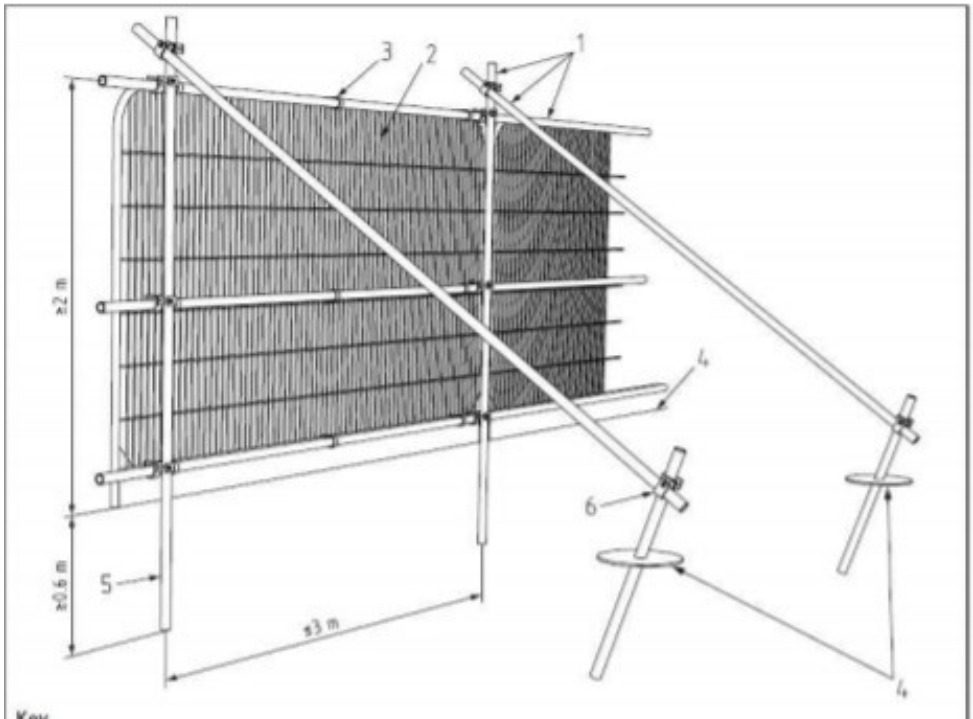
Plan 3. Tree Protection Plan



Sycamore T10

Ash T11

Appendix A, Tree Protection Barrier, from BS5837:2012 HMSO



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