YORK GARDENS, GOSBERTON
for Gleeson Homes

TREE SURVEY

ROSETTA LANDSCAPE DESIGN

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DRAWING: 3796/1 (EXISTING TREES ON SITE)

1.0 GENERAL

1.1 This tree survey was undertaken by Martin Popplewell (Landscape Architect) on 30 Jun 2021 on behalf of Gleeson Homes & Regeneration in conjunction with proposals for residential development on site.

1.2 The survey should be read in conjunction with drawing 3797/1 (Existing Trees on Site).

1.3 The study site is located on the northern edge of the village of Gosberton which itself lies around 8.5km north of Spalding town centre. It is bounded to the east by Low Gate (beyond which lies a health centre) and to the south and west by the rear gardens of dwellings on Low Gate and Welby Drive respectively. An open field – in agricultural use at the time of the survey – abuts the site to the north.

1.4 The site is presently in agricultural use and a wheat crop had been sown at the time of survey. Ground is relatively level across the site at around 4 metres Above Ordnance Datum. Beyond the site ground remains broadly level in all directions.

1.5 The local planning authority has confirmed that tree T25 is included within TPO B139(1988) and the site lies within a Conservation Area. Vegetation is therefore protected by legislation. It is assumed that no trees are included in a Tree Preservation Order and the site does not lie within a Conservation Area. The interactive map on Bradford Council's website shows that no trees are included in a Tree Preservation Order and the site does not lie within a Conservation Area.

1.6 Trees grow and can develop weaknesses, the climate is thought to be changing and the many other factors which affect trees are rarely static. It is advisable to have trees inspected by a qualified arboriculturist regularly, and in this instance, it is recommended that these inspections should be made every year.

1.7 The report is based upon a visual inspection. The consultant shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.

1.8 Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.

1.9 No liability can be accepted by the consultant in respect of the trees unless the recommendations (see Section 9) are carried out under their supervision and within the timescale indicated.

1.10 The report aims to consider both the aesthetic qualities of the trees as well as their health. The health of the trees is considered in relation to the proposed change of use.

1.11 It must be noted that this tree report and accompanying drawing(s) do not constitute a Schedule of Works, and approval should be sought from the local authority prior to any works commencing.

2.0 SPECIES AND THEIR ARRANGEMENT IN THE LANDSCAPE

2.1 All trees surveyed lie along or beyond the site perimeter.

2.2 The principal tree species on or adjacent to the site are Sycamore and Ash. These can be found as isolated specimens along the western and southern site boundaries.

2.3 Other tree species present are Silver Birch and Holly (along the southern boundary) as well as several ornamental specimens (Leyland's Cypress, Pin Oak, Box Elder, Purple Norway Maple and Purple-leaved Plum) within the gardens of adjacent dwellings.

2.4 Shrub species (mostly Hawthorn with occasional Elder, Laurel, Purple Beech and Privet) are found within hedges along the western and southern boundaries some of which are well-trimmed. There are also several lengths of unmaintained shrub planting along the southern boundary.

3.0 HEIGHT AND SIGNIFICANCE IN THE LANDSCAPE

3.1 The most visually prominent trees are the early mature Ash and Silver Birch (T5, G7) along the southern boundary together with an early mature Sycamore (T12) which lies offsite beyond the northwest corner. These are all in the 14-18m range, but their prominence relates as much to their isolated positions as much as their height.

3.2 Other than the above the principal vegetation in the vicinity is the area of shrubby planting and hedges along parts of the western and southern site boundaries. Although only of modest quality and height (around 14m maximum) these blocks of planting provides dense low-level screening from adjacent dwellings.

4.0 AGE AND CONDITION

4.1 The majority of trees surveyed fall within the 'Early mature' and 'semi mature' categories and all are in 'Good' condition with no action required at the present time.

5.0 ENVIRONMENTAL CONDITIONS

5.1 Due to their location on level ground with built development to the south and west, trees on site would not be expected to be subject to potential impact from prevailing winds. indeed, there is no evidence of this at the present time and the development of the site is likely to provide increasingly sheltered conditions for any retained trees on site over time.

5.2 Ground water conditions are also not assessed to be a significant factor in present or future growth or health of trees due to the gently sloping nature of the ground.

6.0 CODES USED WITHIN SCHEDULE

Column	Information
1	Tree reference number (recorded on tree survey drawing).
2	Species (common and scientific names, where possible).
3	Height of tree in metres.
4	Stem diameter in centimetres at 1.5m above adjacent ground level (on sloping ground taken on the upslope side of the tree base) or immediately above the root flare for multi-stemmed trees. # - estimated value
5	Branch spread in metres taken at the four cardinal points to derive an accurate representation of the crown (recorded on the tree survey drawing).
6	Age class (young, semi mature, early mature, mature, over mature, veteran).
7	Height in metres of crown clearance above adjacent ground level (to inform on ground clearance, crown stem ratio, and shading).
8	Physiological condition (e.g. good, fair, poor, dead).
9	Estimated remaining contribution in years (e.g., less than 10, 10-20, 20-40, more than 40).
10	Category grading. Trees are assessed in terms of quality in accordance with BS 5837:2012 into U or A to C categories (see Section 7.0) which are recorded on the tree survey drawing.
11	Notes on appearance and structural condition (e.g., collapsing, the presence of any decay, and physical defect).
12	Preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment, and potential for wildlife habitats.

7.0 TREE QUALITY ASSESSMENT

7.1 **TREES UNSUITABLE FOR RETENTION**

Definition – Category U
(*Shown in broken outline on drawing with cross at trunk location)*
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.

Criteria – Category U
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.

NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve.

7.2 **TREES TO BE CONSIDERED FOR RETENTION**

Definition - Category A1, A2, A3
(*Shown in heavy outline on drawing with star at trunk location)*
Trees of high quality with an estimated life expectancy of at least 40 years.

Criteria - Category A

A1 (*Mainly arboricultural qualities*)
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).

A2 (*Mainly landscape qualities*)
Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

A3 (*Mainly cultural values, including conservation*)
Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).

Definition - Category B1, B2, B3
(*Shown in medium outline on drawing with solid dot at trunk location)*
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Criteria - Category B

B1 (*Mainly arboricultural qualities*)
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 fore retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.

B2 (*Mainly landscape qualities*)
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.

B3 (*Mainly cultural values, including conservation*)
Trees with material conservation or other cultural value.

Definition - Category C1, C2, C3
(*Shown in light outline on drawing with open circle at trunk location)*
Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

Criteria - Category C

C1 (*Mainly arboricultural qualities*)
Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.

C2 (*Mainly landscape qualities*)
Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value; and/or trees offering low or only temporary/transient landscape benefit.

C3 (*Mainly cultural values, including conservation*)
Trees with no material conservation or other cultural value.

NOTE: Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation.

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8.0 DETAILED SCHEDULE OF VEGETATION ON SITE

Tree number on dwg	Species	Height (m)	Stem diameter (cm)	Branch spread (m)	Age class	Crown clearance + Ht/direction of lowest branch	Physiological condition	Estimated remaining contribution (years)	Category grading	Notes / Structural condition	Preliminary management recommendations
H1	Purple Beech	2	<7	1.5m wide	SM	0	Good	20-40	B2	Closely trimmed hedge along garden boundary with dense foliage to ground level.	No action
H2	Field Maple, Elder, Laurel	<4	<10#	4m wide	SM	0	Good	20-40	B2	Well-established field hedge along site boundary; dense foliage to ground level	No action
T3	Ash	8	2x10	N 3.5 S 4 E 4 W 5	SM	1	Good	20-40	C1	Twin-stemmed tree on site boundary with dense, rounded crown.	No action
T4	Ash	8	15	N 3 S 3 E 4 W 3	SM	1	Good	20-40	C1	Tree lies on site boundary. Stem forks into 3 at 1.5m; dense, rounded crown	No action
T5	Ash	16	60#	N 8 S 8 E 8 W 6	M	3	Good	20-40	B1	Stem covered in ivy and forks into multiple limbs @3m; wide spreading open crown. Surrounded by dense shrubs at base. Limited access prevents a detailed examination, but tree appears to be in acceptable condition at present	No action
T6	Box Elder	6	20	N 3 S 4 E 4 W 4	SM	1.5	Good	20-40	B1	Tree lies offsite in adjacent garden, but canopy extends over site boundary. Stem forks into 2 at 1.5m. wide spreading dense crown. Limited access prevents a detailed examination, but tree appears to be in good condition at present.	No action
G7	2nr. Silver Birch	14	25	N 6 S 5 E 5 W 5	EM	2	Good	20-40	B1	Pair of trees lie offsite but canopies extend over site boundary. Both have straight main stems and delicate crowns that read as one.	No action

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Tree number on dwg	Species	Height (m)	Stem diameter (cm)	Branch spread (m)	Age class	Crown clearance + Ht/direction of lowest branch	Physiological condition	Estimated remaining contribution (years)	Category grading	Notes / Structural condition	Preliminary management recommendations
H8	Hawthorn, Holly, Elder, Golden Privet	2	<7	2m wide	EM	0	Good	20-40	B2	Well-established hedge along garden boundaries; dense foliage to ground level.	No action
G9	Purple-leaved Plum, Pin Oak, Purple Norway Maple	6	<10	2.5m rad.	SM	1.5	Good	20-40	C2	Line of ornamental trees lie offsite, but canopies extend over site boundary. Centre tree is twin-stemmed, others are single-stemmed. Dense, compact crowns read as one.	No action
G10	Leyland's Cypress	7	<15	3m rad.	SM	0.5	Good	20-40	B2	Line of conifers on site boundary; dense, conical crowns read as one.	No action
H11	Leyland's Cypress	<3	<10	As plan	SM	0	Good	20-40	C2	Conifer hedge along garden boundary. Northern part has been closely trimmed whilst southern part has been left to grow out.	No action
T12	Sycamore	18	60#	7m rad.	EM	2	Good	20-40	B1	Tree lies offsite in adjacent garden, but canopy extends over site boundary. Straight main stem and dense, rounded crown. Limited access prevents a detailed examination, but tree appears to be in acceptable condition at present	No action

9.0 GENERAL RECOMMENDATIONS

9.1 Generally

Any recommended tree works should only be carried out with the consent of the local authority.

9.2 Trees in relation to Development

Consider the depth of foundations with reference to NHBC recommendations.

9.3 Tree Work before Development

Remove all 'U' category trees including those approved for removal in relation to approved development. Erect a robust fence to protect not only the retained trees themselves, but also the rooting zones at limit of canopy spread or in accordance with BS 5837:2012.

9.4 Care of Trees during Development

It is recommended that the precautions below be issued to the site manager for display on site.

GENERAL PRECAUTIONS DURING DEVELOPMENT:

- Section 4.6 of British Standard 5837:2012 "Trees in Relation to Construction" gives details of the method for calculating the root protection area (RPA - based on stem diameter) which should be left undisturbed around each retained tree. This is to prevent soil compaction, stacking etc. during demolition/construction. The RPA is included on the Tree Constraints Plan together with an indication of Above Ground Constraints.

- Based on the above calculation, and taking into account site specific issues, fencing in accordance with BS 5837:2012 should be erected around trees to be retained. This shall comprise a framework of scaffold poles driven vertically into the ground with diagonal bracing for support and welded mesh panels wired to uprights. This must be erected before any site access for demolition or construction. The above details and distances of tree protection will normally be set as a condition of any planning approval.

- British Standard 5837:2012 provides guidance for methods of working on development sites in proximity to retained trees and the principles set down in Section 7 of the document should be strictly adhered to. The following principles are particularly important:

    - Traffic must not enter tree root protection areas.

    - Stacking of construction materials should not occur beneath any tree canopies or within tree root protection areas.

    - Cement mixing or flushing should not occur inside minimum tree protective zones or within 10m of any tree (including trees on adjacent properties).

    - Fires should not be lit within 10m of any tree/canopy (this distance should be increased if conditions are windy).

    - Toxic materials (cements, oils, etc) should not be stored beneath canopies or within tree root protection areas.

9.5 **Towards Conclusion of Development**

Surgery is best carried out at this stage so that any known root damage can be corrected by the appropriate crown thinning to restore root/shoot balance. Similarly, trees now seen in relation to garden situations can be shaped as required. Planting to augment existing trees as part of the landscape works can now be appropriately undertaken at this stage.

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