AMENDED PLAN

Ref. A2

DESIGN AND ACCESS STATEMENT

SHDC
Planning & Development
25 MAY 2011
Ref: 0014-11

PROPOSED CONSTRUCTION OF A NEW VICARAGE

IN THE GROUNDS OF THE VICARAGE CHURCH WALK, HOLBEACH

ON BEHALF OF

LINCOLN DIOCESAN TRUST & BOARD OF FINANCE LTD

MAY 2011

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CHURCH STREET
ALL SAINTS CHURCH
THE SITE
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CHURCH WALK
Image © 2010 Getmapping plc
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Google

ASSESSMENT

PHYSICAL CONTEXT

Holbeach is an ancient market town – the third largest in the Lincolnshire Fens, and the largest parish in the county serving 24,000 people.

It is a fenland market town of approximately 5,000 residents, sited 43 miles from Lincoln and 17 miles from Boston.

Holbeach has many amenities including restaurants, gym, public houses, and shopping outlets. It also has a campus branch of Lincoln University specialising in the study of food manufacturing technology.

The RAF maintains a bombing range, known officially as RAF Holbeach, and the salt marshland on the coastline of Holbeach parish.

SOCIAL CONTEXT

The Church of All Saints is sited in the centre of the town, on the south side of the main street through Holbeach, and is of the decorated period of 1290-1350. The Church has had at least three major restorations, with the last external one being the re-building of the spire in 1866-1868.

An important feature of this town centre Church is the location of the Vicarage, which is a short walk away through the grounds. As such, it serves the community well and is accessible to people from all walks of life and mobility levels.

It has a catchment area extending beyond the town boundaries to include 8,000 people.

Being a relatively compact township, it is estimated that around 60% of the population is within walking distance of the Vicarage. The existing Vicarage, contrary to its perceived age, was in fact built in 1939 on the approximate location of a similar building demolished earlier in the century.

It has proved an unsatisfactory home for a number of clergy on many accounts, but the principal problem is the layout of the rooms, which are totally unsuited to the dual needs of a home and a place of work.

Numerous schemes have been designed over the past 20 years in an attempt to split the working aspect from the family side of occupancy, but the impracticalities and cost of doing this have defeated the Diocesan Board. Added to this are the poor levels of insulation and the necessity for completely new installations for the wiring and plumbing of the building.

The incumbent is responsible for the utility bills on Vicarages, and in this case the heating costs alone were well in excess of £3,000 for the year 2009-2010, and are expected to be considerably higher when this last quarter's bills are received.

This, together with the added cost of the upkeep of the 1 acre (4,100 square metres) garden makes the existing building's running costs a major impediment to recruiting a Priest.

The parish priest, the Reverend Canon John Wickstead retired from his post on 8 May 2001, and now the Diocesan Board have commenced the process of advertising the post.

Although historically and from a standing point-of-view, the Church of All Saints is an important Parish, it does not offer any potential incumbent a safe and secure working home.

The Church of England has a specific design guide for new Vicarages created out of necessity from the number of physical attacks on members of the clergy in their own homes in recent years. It is a sad fact of modern times that statistically 70% of Priests have been or will be the subject of a physical assault at their home some time during their working life. This is the principal reason for forming a 'secure' door/screen between the 'public' (front door) entrance and the remainder of the home.

The Guide also requires a wc for parishioners/visitors to be provided in the locality of the entrance so that the security of the home is not breached. The main Entrance Lobby and the Priest's Study are both fitted with panic alarms.

The Guide is specific about the need for the 'office' (ie public) part of the house to be separated from the 'home' side by a security corridor/door arrangement. The office element must also have a disabled person's toilet facility, with additional cupboard areas for visitors' outdoor coats and the priest's formal robes. This type of layout is not practically achievable in the existing Vicarage.

The Church of England and the Lincoln Diocese believe strongly in the necessity for the priest to live in the benefice/parish in which they serve, and ideally his home should be within view and easy walking distance of the Church.

The land they have on Church Walk – 1 acre – is more than adequate to serve two properties, even though the existing one has pretences of a grand design albeit one set in spacious grounds. Very few modern developments offer half acre plots, particularly so in the centre of a town. From a social and practical point-of-view, the site on Church Walk/Church Street offers the perfect location for a new Vicarage for its accessibility and availability being next to the Church.

PLANNING POLICIES

The Church of All Saints, the existing Vicarage and its grounds are all within the Holbeach Conservation Area.

A study of the South Holland District Council Local Plan has been made, and the following elements have been considered:-

Objectives and Priorities (Chapter 2)

2.39

5) To meet the housing need.

7) To secure the role of market towns and their centres.

11) ... to reduce the reliance on the private car.

15) To make the most beneficial use ... unused or underused land.

2.40

Safeguarding the amenities of the District.

Core Strategies and General Policies (Chapter 3)

- SG3 – Confirms SHDC's classification of Holbeach as an 'Area Centre'.
- SG14 – Design should respect the vernacular architecture of the area.
- SG19 – Protection of Open Spaces.

Housing (Chapter 4)

- HS3 – New housing allocations:

  Para 4.37: "Concentrating new housing development in the towns encourages energy efficient land use patterns providing the potential to reduce journeys to work", and, "... to enhance accessibility to all sections of society".

  Para 4.39: "The Council will, subject to Policy HS2, permit development on brownfield sites ... unless it can be demonstrated that no suitable brownfield sites are available ... and would not result in the loss of important open spaces or harm the appearance/character of the immediate locality".

- HS4 – New housing in Spalding and Area Centres.

Conservation and Enhancement of the Environment (Chapter 6)

- EN7 – Development affecting Conservation Areas.

The above policy documents have been studied and we feel addressed by the approach we have taken from the inception of this scheme proposal in 2005.

The design philosophy has been detailed later in this document, but the initial design process involved consultations with South Holland District Council's Conservation Officer, Planning Officer, the Tree Officer, and the Lincolnshire County Council's Highways Division.

The Appendix contains the following exchanges of correspondence, which were also supplemented with meetings on site with the Conservation Officer (2), Planning Officer (1), the Tree Officer (1), and Highways (2):-

- Letter to South Holland District Council's Planning Department – 12 October 2005.
- Letter to the Highways Department – 12 October 2005.
- Letter to South Holland District Council's Conservation Officer – 10 November 2005.
- Letter to the Highways Department – 17 November 2005.
- Response from the Highways Department – 22 November 2005.
- Note from South Holland District Council's Conservation Officer – 27 November 2005.
- Letter to South Holland District Council's Conservation Officer – 19 December 2005.

- Fax to South Holland District Council's Tree Officer – 10 November 2006.
- Plan for discussing access points.
- Letter to the Diocesan Surveyor – 17 January 2007.
- Approval to carry out tree work to enable vehicular route from the corner of Church Walk to the Church Street frontage – 9 May 2007.
- e-mails and plans sent to South Holland District Council's Conservation Officer, Tree Officer, and Lincolnshire County Council's Highways Department – 31 March and 1 April 2010.
- Response from South Holland District Council's Tree Officer – dated 4 May 2010 but received on 17 May 2010.
- Response from Lincolnshire County Council's Highways Department – 17 May 2010.
- e-mail to Development Control Manager, South Holland District Council – 14 May 2010 – no reply received.

We would also like consideration of an element of law relating to Church of England Vicarages and Rectories. This is Canon Law, which was enacted by the Convocations of Canterbury and York in 1604 and 1606 respectively. In 1997, the Secretary of State for Culture, Media and Sports commissioned the Newman Report, *A Review of the Ecclesiastical Exemption from Listed Building Control*, which came into force on 1 January 2001.

The Secretary of State may restrict or exclude by order, certain buildings from exemption, but this only applies to the denominations that have the 'approved system of control' – this exemption applies to The Church of England.

The Church of England's system of planning control, which is recognised by the Secretary of State, is governed by Canon Law, Ecclesiastical Law, and Heritage Law.

Canon Law requires that the incumbent resides within the parish boundaries, and is ideally within a 10 minute walk of the Church.

We believe Canon Law is a material consideration to be taken into account on an application such as the one proposed.

There are two Appeal decisions dating from 2002 for a replacement Vicarage in very similar circumstances to the one at Holbeach. These are:-

- Curry Rivel, Somerset.
- Penshurst, Kent.

A more recent case bearing strong similarities to the All Saints' Vicarage was approved by Colchester Borough Council in April 2010 (application no 091092) at Mark Tey near Colchester citing Canon Law: "It is noteworthy that Canon Law is a material consideration sufficient to justify proposals which would otherwise be contrary to such policies", were the comments of the Case Officer.

INVOLVEMENT

There have been numerous consultations with members of the South Holland District Council's Planning Department and Lincolnshire Highways over a number of years, as detailed earlier in the section titled 'Planning Policies'.

Similar discussions have taken place with the local PCC (Parochial Church Council) to gauge their reaction to the proposal to relocate the Vicarage. They were strongly united in their feelings that they wished the Priest to remain as close to the Church as possible, whilst accepting that the Diocesan Board had a major problem in financing its viability.

The PCC actively support the move to construct a new Vicarage in the grounds as it meets the needs of the parishioners, and the land available was more than adequate to support the presence of two substantial buildings.

Letters of support from the Holbeach Parochial Church Council; the retired Priest, the Reverend John Wickstead; The Diocesan Board's Chief Executive; the Archdeacon of Lincoln; and a local Councillor are included in the Appendix to this document. The inclusion of the letter from John King is still incorporated in this submission even though he passed away last year, because he felt very strongly about the necessity for the All Saints' Priest to be close to his Church.

EVALUATION

The scheme proposals have been evaluated over a number of years leading up to a decision by the Diocesan Board's Housing Committee in 2005 to abandon thoughts of a major re-design of the existing Vicarage, and pursue a new-build property which is more environmentally friendly and cost effective to run than the present building.

The existing Vicarage is very expensive to heat, and the energy bills for 2009 were just under £3,500, which is approximately 15% of a Priest's salary (he is responsible for all utility charges).

The current Vicarage has a gross floor area of 310 square metres, whereas the Church of England's guide recommends that between 200 and 215 square metres provides the necessary level of accommodation; the design as presented is 218 square metres.

At present the existing building has a SAP energy rating of 42, which is in the 'E' rating on the scale A-G (A being the highest level of efficiency). Even substantial costly improvement measures would only raise his efficiency by 7% to around 45.

The Diocesan Surveyor has been looking at properties in the central area of Holbeach for some considerable time, but the layouts generally do not suit the specific requirement to enable the 'public' section to be secured from the 'home' part of the building. This, together with the necessity to provide off-street parking for up to 5 visitor cars (for Parochial Church Council meetings) compelled the Board to make the decision to build a purpose-built Vicarage in the grounds of a building they already own.

DESIGN

The property is designed specifically as a home for a Priest, in accordance with the floor areas and layouts in the Church Commissioner's 'A Design Guide to Parsonages'.

It is imperative to provide a secure zone within the ground floor Entrance area, where priests can answer the door at all hours, and secure the family section from unlawful intrusion. It also is to have an office area (Study) where the Priest can work and meet parishioners to discuss personal matters.

A parking area for 2 or 3 visitors' cars is also recommended to avoid the necessity for roadside parking, whilst also giving access to disabled persons to visit the Vicarage.

Visitors' parking is not essential in a town-centre location such as All Saints' Church, but the Priest does have invited guests from elsewhere in the Diocese, together with those members of the public who through necessity need transport to see him on family matters.

The application is for one detached property, with a double garage sited elsewhere on the site. Under ideal circumstances, this would be immediately adjacent, or attached to the house, but we are mindful of the RPA's of the various protected trees on the site, and as such it has been sited to the south-east side of the main building. It can be seen from the site plan L/10 that the RPA's on the proposed site leave very little area for development, but does allow a building of the desired floor area to be sited in an ideal position facing Church Street.

The building scale is in proportion and form with other detached residences in the immediate locality of Holbeach town centre.

Holbeach's importance as a thriving market hub in the 19th Century is in evidence on virtually every street radiating from the High Street/Church Street junction with the numerous large detached houses which are today still well looked after and cherished.

The garden area would be largely unchanged, respecting the presence of several large tree species to the Church Street frontage which are the subject of TPO's.

The frontage to Church Street would be infinitely tidier with the existing hedge thinned and pruned where overgrown, and all self-seeded alien bushes would be removed and all gaps planted with native shrubs.

A pedestrian entrance would be formed on Church Street with a wrought iron decorative gate mounted between a pair of brick gate pillars. The pillars would be supported on a 'raft' type foundation to avoid any conflict with tree routes on the TPO'd trees to the frontage.

Vehicular access is from Church Walk, and is the subject of a separate detailed drawing to illustrate the form and style of the opening in the existing garden wall. The gates would be set back from the road edge to allow a vehicle to be parked whilst the gates were opened/closed, without impeding traffic movements on Church Walk.

The design layout and appearance has been approached from a combination of the Church of England's Design Guide requirements, and discussions and meetings with South Holland District Council's Conservation Officer in 2005.

These informal discussions led to suggested viewing and recording of details of a number of prominent houses within walking distance of All Saints' Church, and a number of these are featured in the Appendix to this document.

The principal elements which regularly appear are vertical sliding sash windows in a 3 x 2 pane format, hipped roofs or around 30-40°, a stone string course at first floor level which tends to line with the upper floor window cills, and a stone portico type main entrance door surround.

Facing bricks are predominantly red, and on some a contrasting (red) quoin block detail features. Roof tiles are quite varied in both colour, material, and form, with terracotta and grey/blue slate used in about equal numbers.

The driveway into the property would be formed on the 'no-dig' principle to avoid damage to any tree roots in the vicinity, and would be primarily loose flint gravel laid on a cellular tray, together with a terram geotextile bed on a nominal layer of clean stone hardcore. Containment of the granular material would be treated softwood edge boarding, secured by battens. The footpath from the house to Church Walk is to be formed in brindle coloured block pavers.

Enclosure of the rear and side boundaries to the existing Vicarage is proposed to be timber post-and-rail with Beech hedging planted to grow through the fencing on maturity.

SCALE

The proposed building will have ceiling heights of approximately 2.6 metres on the ground floor, and 2.6 metres on the first floor in accord with the style of the property. Brick detailing is relatively plain, with the exception of the quoin block feature and soldier course lintols to the windows. The roof is at a 35° pitch, clad in Eternit type blue/grey slates.

The gross internal floor area is 218 square metres, and the garage facility is 34 square metres internally.

The existing building is 7.850 metres in width on the gable end, whereby the proposed Vicarage is 8.000 metres in the same position.

LANDSCAPING

The landscaping proposals are minimal in change, as the grounds already are an established garden. The existing trees are in urgent need of some attention by a tree specialist to remove excessive ivy growth, and remove loose and diseased limbs. These have been addressed in part in the Tree Survey Report carried out by Arthur Arbon Tree Advisory Services, a copy of which is included in the Appendix to this document.

Permission was recently granted for the removal of an Acacia tree and two small trees under its canopy (a Holly and a Golden Yew), which were located in close proximity to the proposed house position. It is proposed to plant three 1.5 metre high nursery standards (a Holly, False Acacia, and a Golden Yew) in the south-west corner of the garden to the existing Vicarage.

The garden to the proposed property will be mainly lawn, with flower and shrub beds. It is to be of a fairly simple maintenance order as Priests have an obligation to maintain and pay all costs associated with gardening in their tenancy agreement.

Following consultations with the Planning and Tree Officers on 10 May 2011, the internal boundary lines were amended to 1.05 metre high post-and-rail fencing with Beech hedging transplants planted underneath at 450 mm centres.

APPEARANCE

The design rationale of the new Vicarage was based around the floor plan/areas contained in the Church of England's Guide, and then developed by studying the prominent features of buildings of a similar stature in the locality.

A number of these properties are photographically illustrated in the Appendix, and there is a strong emphasis for verticality in window design, with almost all being the sliding sash type. The majority are 3 x 2 panes (per sash) style, although there is an interesting alternative on some properties whereby the top sash is sub-divided into small panes, and the lower sash is either clear or with a single central mullion.

The stone porticos evident on the numerous houses generally have a flat cornice top and rectangular columns or door surrounds.

Eaves details tend to vary, from brick corbelling and dentiling, to projecting decorative rafter feet – there appears to be no generalisation on this feature.

A string course at first floor level is a common detail, with stone being used regularly on the 18/19th Century buildings, later being superseded in the following century by a more economical approach using contrasting colour facing bricks on a number of later properties.

The roofs on the more prominent buildings in Holbeach have a tendency towards being hipped at about 30°.

Quoin blocks, mainly formed in brickwork are evident on a number of the larger private houses, but there is not a common emphasis on using this particular detail.

Doors and frames are invariably of traditional materials and design, whilst some are solid others have the top light glazed with obscure or coloured glass.

A key building in Holbeach, from which the design principles were adopted, is Barrington House in Barrington Gate. This is a similar proportion elevationally to the proposed Vicarage, and features a stylish but elegantly subdued stone portico main entrance. The eaves feature a 450 mm overhang, supported by pairs of scrolled dentil brackets at equal centre spacings all around the perimeter of the building.

It is proposed that the pedestrian gateway onto Church Street, and the vehicular pair of gates onto Church Walk would be formed in decorative wrought iron, with the same pattern featuring on both. They would be decorated with an enamel paint finish, to a traditional colour to match the front and rear doors of the property.

ACCESS

The property will have a level approach from both Church Street and Church Walk, with a ramped access up to the front door. Door widths internally comply with the requirements of the Building Regulations to permit full occupation of the premises by a disabled person.

A ground floor WC provides a facility for wheelchair-bound visitors, and will be equipped with assist rails as defined in Part 'M' of the Building Regulations and fully DDA compliant.

The proposed location of the new Vicarage will greatly assist those with disabilities and mobility restrictions as it is sited in the centre of the Parish catchment area.

FLOOD RISK

In spite of the flood risk map for the Holbeach area being shaded blue, the Environment Agency confirms that the risk of flooding from the rivers or sea is low. As is usually the case with historical church sites, All Saints' Church in Holbeach is sited on the highest point of the town topography, and as such is out of the 'risk' area.

APPENDIX

The Appendix contains the following documents:

- Photographic survey of the existing Vicarage and grounds.
- Photographic survey of detached residential properties located within a ¼ mile radius of All Saints' Church, Holbeach, including:-
  - Mansion House Hotel, 45 High Street;
  - 73/75/77 High Street;
  - Barrington House, Barrington Gate;
  - Chapel Street;
  - 2 West End.
- South Holland Local Plan – Holbeach.
- Flood Risk Assessment Map.
- Tree Specialist's Report.
- Letters of support from:-
  - The Archdeacon of Lincoln;
  - The Reverend Canon John Wickstead;
  - The Holbeach Parochial Church Council;
  - John King, The Holbeach Manor, Fleet Road, Holbeach; a Holbeach Parish Councillor and prominent member of the community;
  - The CEO of The Lincoln Diocesan Board.

PHOTOGRAPHIC SURVEY

- Front of Existing Vicarage
- Rear of Existing Vicarage
- Proposed Vehicular Entrance Point
- Proposed Vehicular Route along Rear Boundary
- Vehicular Route to the Rear (South) of the existing Beech Tree
- Adjacent Vehicular Opening to Bungalows to Rear (South Boundary)
- The Plot
- The Plot
- Frontage to the Plot from Church Street
- Frontage to the Plot from Church Street
- Holbeach Properties – Mansion House Hotel, 45 High Street
- Holbeach Properties – 73/75/77 High Street
- Holbeach Properties – High Street
- Holbeach Properties – Barrington House, Barrington Gate
- Holbeach Properties – Chapel Street
- Holbeach Properties – 2 West End
- Detail of Barrington House roof eaves dentil support
- Detail of Barrington House front entrance portico



Front of Existing Vicarage



Rear of Existing Vicarage



Proposed Vehicular Entrance Point



Proposed Vehicular Route along Rear Boundary



Vehicular Route to the Rear (South) of the Existing Beech Tree



Adjacent Vehicular Opening to Bungalow to Rear (South Boundary)



The Plot



The Plot



Frontage to the Plot from Church Street



Frontage to the Plot from Church Street



Holbeach Properties – Mansion House Hotel, 45 High Street



Holbeach Properties – 73/75/77 High Street



Holbeach Properties – High Street



Holbeach Properties – Barrington House, Barrington Gate



Holbeach Properties – Chapel Street



Holbeach Properties – 2 West End



Detail of Barrington House roof eaves dentil support



Detail of Barrington House front entrance portico

The policy numbers below link to the policy text

DEFINED SETTLEMENT LIMIT (The area outside this is sometimes referred to as "countryside" or "open countryside" for Local Plan purposes) SG3, SG4*, SG5*, SG13*, HS4, HS6, HS7*, HS12*, HS16*, HS17*, EC1, EC4*, EC8, LT8*

OTHER RURAL SETTLEMENT SG3, HS7

URBAN EXTENSIONS HS3, EC1, SG6

MAJOR HOUSING PROPOSAL HS3

MAJOR HOUSING PROPOSAL WITH PLANNING PERMISSION AS AT 1 APRIL 2004 HS3

COMMUNITY INFRASTRUCTURE SG6, HS3

MAJOR EMPLOYMENT AREA EC1

MAJOR EMPLOYMENT PROPOSAL EC1

MAJOR EMPLOYMENT PROPOSAL WITH PLANNING PERMISSION AS AT 1 APRIL 2004, UNDER REVIEW EC1

DEFINED RETAIL CENTRES EC5, EC7*, EC9

PRIMARY SHOPPING AREA EC6

MIXED USE PROPOSAL EC13, EC14

LOCAL NATURE RESERVE (LNR) EN1A

SITE OF INTERNATIONAL NATURE CONSERVATION INTEREST (RAMSAR SITE, SPECIAL PROTECTION AREA (SPA), SPECIAL AREA OF CONSERVATION (SAC)) EN1

SITE OF NATIONAL NATURE CONSERVATION INTEREST EN1 (SSSIs ---- NNRs — — —)

SITE OF LOCAL NATURE CONSERVATION IMPORTANCE (SLNCI) EN1A

SITE OF NATIONAL NATURE CONSERVATION INTEREST (SSSI) EN1

HISTORIC PARK & GARDEN *See Policy BE5 of Lincolnshire* Structure Plan (2006)

FLOOD PLAIN & FLOOD STORAGE WASH SG9

OPEN SPACE LT2

RECREATIONAL ROUTE LT3

CYCLEWAY TC2

SAFEGUARDED ROAD ROUTE TC1

CONSERVATION AREA EN7, EN8, EN9, EN10, EN11

SCHEDULED MONUMENT EN12

(In the case of area boundaries, the policy applies inside the boundary, except that any policy marked * apply outside it)

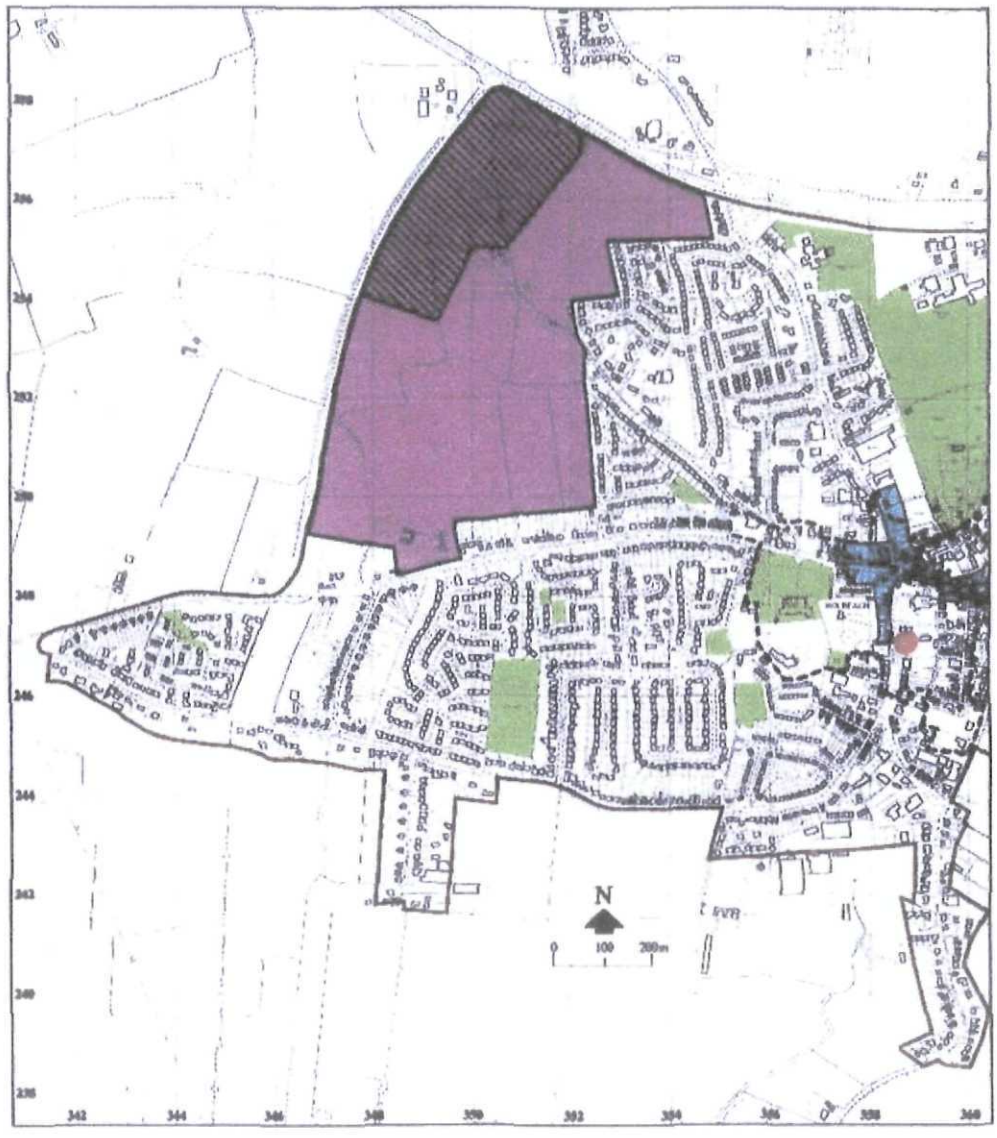
Steve Williams
Head of Planning and Development
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

July 2006

back to all maps go to text homepage

NAVIGATE

Inset 10 Holbeach



back to all maps go to text homepage

NAVIGATE

Inset 10 Holbeach

top



Interactive Maps

Flood Risk for X:536425, Y:323068

Be prepared

The information below provides an indication of the likelihood of flooding in your area. This information comes from the Environment Agency's Flood Risk Assessment, which uses ground levels, predicted flood levels, information on flood defences, and our local knowledge. The likelihood is described in one of three categories, low, moderate or significant, as used by the insurance industry.

The Environment Agency has provided this information to the financial services industry, as required by Government to ensure that as many people in flood risk areas are able to access flood insurance for their home. For more information, follow the link to **Flood risk and home insurance** on the left of the page.

What is the likelihood of flooding from rivers or the sea in my area?

Low | Moderate | Significant

View current flood warnings in this area

What does 'low' mean for me?

The location you have selected is in an area that is unlikely to flood except in extreme conditions. The chance of flooding each year is 0.5% (1 in 200) or less. This takes into account the effect of any flood defences that may be in this area, whether or not these are currently illustrated on the Flood Map.

Flood defences reduce but do not completely remove the likelihood of flooding and can be over topped or fail in extreme weather conditions.



Flooding: be prepared

Risk of Flooding

Enter postcode or place name:

PE12 7DT

Search

Overview map:

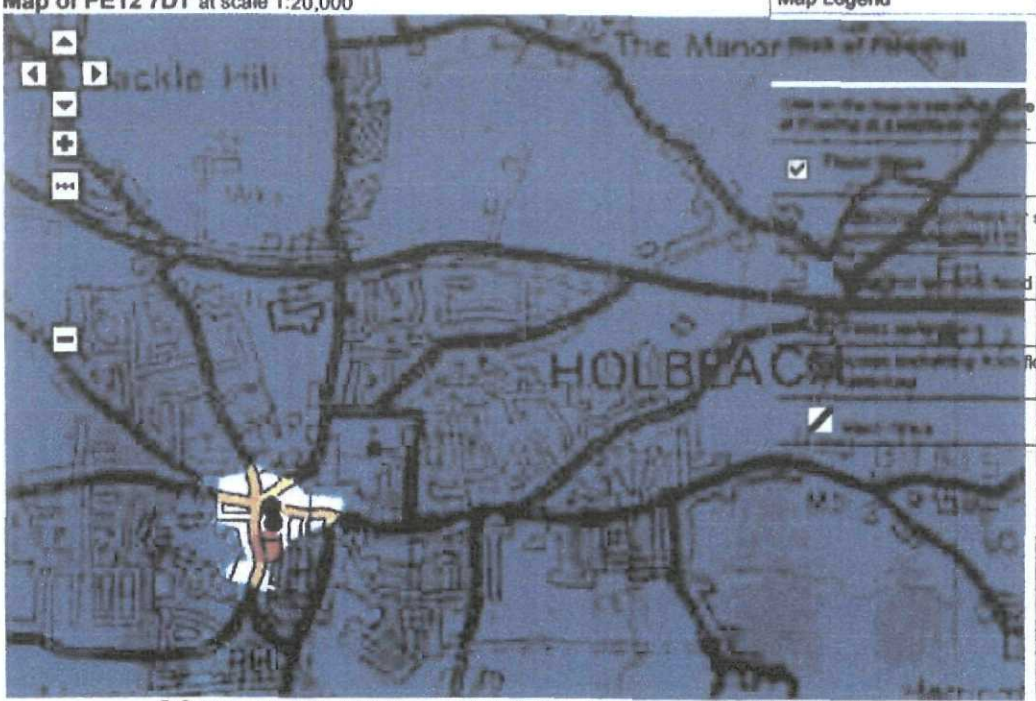


Other topics for this area...

- Risk of Flooding
- Flood Warning Areas
- Landfill
- Pollution

Map of PE12 7DT at scale 1:20,000

Map Legend



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Assessment of significant trees for proposed development site, including constraints information and Root Protection Area requirements

British Standard 5837:2005 Trees in relation to construction - Recommendations

Trees in Conservation Area

Site: **The Vicarage, Church Street, Holbeach, Lincolnshire**
Client: **Stephen Roberts Associates, Deepdale Enterprise Park, Nettleham, Lincoln, LN2 2LL**

Notes on British Standard 5837: 2005 *Trees in relation to construction – Recommendations*

The revised British Standard was considered at a seminar on 26 January 2006, organised by the Midlands Branch of the Arboricultural Association to provide guidance on the implications of the updated document. The meeting was addressed by the chairman and members of the committee that carried out the revision.

Emphasis was placed on the scope of the BS, in that it gives recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees, including shrubs, hedges and hedgerows, with structures. It follows, in sequence, the stages of planning and implementing the provisions that are essential to allow development to be integrated with trees.

Item 3.2, Implementation, says that the BS provides guidance for a balanced approach on deciding which trees are appropriate for retention, on the effect of trees on design considerations and on the means of protecting these trees during development.

It was pointed out by the speakers that in Item 4.2.1, Tree Survey, that this should be undertaken by an arboriculturalist independently of and prior to any specific design for development taking place. By following the procedures set out in the BS information will be provided to a client that should be used in a design layout.

The BS requires trees to be categorised A, B, C and R, as shown in the document's Cascade Chart for tree quality assessment. All speakers were of the opinion that by following the classification procedure the better trees, rated A and B, would be retained, a number of poorer quality category C trees would be lost, and trees rated as R would be removed prior to development taking place. It was expressed that overall fewer trees would be retained than in the past (Item 6.1, General, refers), and emphasis was given to the need for new planting.

The Cascade Chart states that C category trees will usually not be retained where they would impose a significant constraint on development.

One main requirement is the need to provide trees with Root Protection Areas (RPAs). This does not, however, suggest the minimum distance that construction can be positioned adjacent to trees. Trees do not have to be in the centre of the root protection area, providing a sensible arboricultural assessment is made of the position of the tree in relation to available space.

For an individual open grown tree it may be acceptable to offset the RPA distance by up to 20% in one direction only. Item 5.2.4a of the BS refers.

Protection of the soil for planting areas is required.

Further reference to the British Standard may be necessary, particularly at the design stage.

1. General description of site and surroundings

The proposed site for the new Vicarage is in part of the large garden of the existing Vicarage in an open space to the west of the present building.

On the southern flank is a new residential development with Holbeach Library to its west.

On the western side is Church Street with parking beneath mostly very large trees on the western boundary.

There are a number of very large trees on the western side of the Vicarage garden and immediately beyond lies Church Street with roadside parking adjacent to the trees.

To the north of the property is Holbeach Church. Between the Vicarage and the churchyard there are a number of substantial trees with other trees in the churchyard itself.

Overall there is generous tree cover of mostly forest-sized specimens, being mature to over-mature.

Only trees on the proposed development site, and one lime tree that is close to the northern boundary, are included in the detailed survey.

2. Brief

a. To provide an arboricultural report on the condition of the trees on the proposed development site. The information given to the client, or his design team, should be incorporated into the preparation of a lay-out plan prior to its submission for planning consent.

b. To provide information from the British Standard regarding Root Protection Areas (RPA) for the trees and for calculated areas for the construction exclusion zones intended to prevent unnecessary root severance and damage whilst building works are in progress.

c. To provide a site drawing showing the RPAs.

d. To provide advice for appropriate management and make recommendations for work required on the trees to alleviate the possible risk of their causing injury/damage to people and/or property.

e. In relation to the proposed access to provide preliminary information on its construction using a cellular confinement system laid at ground level (no-dig driveway method), taking into account the information in BS 5837 and "Driveways Close to Trees" published the Arboricultural Advisory and Information Service in 1996, in their copyright series "Trees in focus".

f. As the trees are in a Conservation Area, or may be subject to other regulations, to show reasons for the recommended work on the trees to enable it to be fully considered by South Holland District Council (SHDC) as prior notice of work of six weeks has to be given. The attached document General Procedures and Guidance for Implementing Tree Work refers.

3. Documents attached to report

a. Schedule (12 pages) that provides information on RPAs and other relevant information required by the BS.

b. General Procedures and Guidance Notes for Implementing Tree Work.

c. An A1 plan of the site, scale 1:200, provided by Stephen Roberts Associates, showing the positions of the trees.

I have relied on this plan for the accurate positions of the trees. Where I have shown additional trees their positions are not necessarily accurate.

d. An A4 sheet of an extract from BS 5837 2005 – Figure 1, Flow diagram, summarising planning for trees on development sites.

e. An A4 sheet of an extract from BS 5837 2005 - Table 1: *Cascade chart for tree quality assessment*

f. An A4 sheet of BS 5837 Figure 2 - Protective Barrier.

g. A paper produced by Cooper Clarke Group Ltd – tree root protection using Geoweb Cellular Confinement

4. British Standard 5837 - Strategy Section 3

The BS provides guidance for a balanced approach on deciding which trees are appropriate for retention, on the effect of trees on design considerations, and on the means of protecting the trees during development. Pre-planning site discussions involving all parties are recommended.

Undertake recommendations for protection of trees and arboricultural work. Following a check being made on the legal status of the trees and prior to the start of development, remove and clear trees from the site as necessary.

Follow the procedure shown in Figure 1, Flow diagram, of the BS and incorporate the arboricultural recommendations into the planning application. In addition to providing RPAs for those trees to be retained, areas for planting/landscape works should be identified and protected against compaction.

Prior to the start of site work it is advised that an arboriculturalist should meet the site agent to ensure the correct erection of barriers and ground protection that is intended to form construction exclusion zones (Item 3.2.2).

Before work is begun on the site erect the RPA barriers as required in the British Standard.

Ensure that all those involved in the development of the site are instructed on the need to maintain the protective fencing for the trees by keeping barriers in place at all times (3.2.4). An all-weather notice should be erected on the barrier stating *Construction exclusion zone – Do not move. Keep out.*

An arboriculturalist appointed by the developer can help monitor site activity, but it should be recognised that SHDC has powers for enforcement (3.2.5).

Site surveys for bats and birds are required. Information is given in the General Procedures document.

5. British Standard 5837 - Surveys Section 4

Tree categorization method (Item 4.3)

The trees have been categorized in accordance with the cascade chart at Table 1 of the BS.

6. British Standard 5837 - Tree constraints plan Section 5

Root Protection Area (Item 5.2)

The RPAs have been assessed and calculated in accordance with Table 2 of the BS with information being given in the schedule.

20% offset (Item 5.2.4 (a)

For individual open-grown trees only (Tree 1, oak and Tree 26, lime), it may be acceptable to offset the distance by up to 20% in one direction, provided the area can be compensated for in another direction.

Note 1 of 11.3.5 makes provision for excavations within RPAs to be carried out carefully by hand etc and for the protection of roots.

Above-ground constraints (Item 5.3.1)

Shade areas require to be taken into account in relation to windows of proposed buildings. They are normally represented by a segment with a radius from the centre of the stem equal to the height of the tree drawn from due north-west to due east.

7. British Standard 5837 - *Arboricultural Implications Assessment* (AIA) and design issues Section 6

Tree constraints and design (Item 6.2)

Areas for future planting should be determined and protected from damage, eg soil compaction and impeded drainage. Information can be provided after the lay-out for the site has been prepared.

Proximity of trees to structures (Item 6.3.1 and 6.3.2)

Distances from trees for development will usually require to be greater than for the RPA, and take into account present and potential tree heights.

8. British Standard 5837 - Arboricultural method statements (AMS) and the tree protection plan (TPP) Section 7

7.2 Other points for the architect/designer to consider are:

a. site construction access;
b. the intensity and nature of the construction activity;
c. contractors' car parking;
d. phasing of construction works;
e. space needed for all foundation excavations and construction works;
f. the availability of special construction techniques;
g. the location and space needed for all service runs, including foul surface water drains, land drains, soak-aways, gas, oil, water, electricity, telephone, television or other communication cables;
h. all changes in ground level, including the location of retaining walls, steps, and making adequate allowances for foundations of such walls and backfillings;
i. space for cranes, plant, scaffolding and access during works;
j. space for site huts, temporary latrines and other temporary structures,;
k. the type and extent of landscape works that will be needed within protected areas and the effects these will have on the root system;
l. space for storing (either temporary or long term) materials, spoil and fuel and the mixing of cement and concrete;
m. the effects of slope on movement of potentially harmful liquid spillages.

9. British Standard 5837 - Pre-development tree work Section 8

Before work on site is begun, and following any necessary negotiations with SHDC concerning the legal status of the trees as referred to in the attached General Guidance document, carry out the arboricultural work as specified in the attached schedule.

10. British Standard 5837 - The construction exclusion zone: barriers and ground protection Section 9

General (9.1.1)

Once erected, barriers and ground protection should be regarded as sacrosanct and should not be removed or altered without prior recommendation by an arboriculturalist and approval of SHDC.

Protective barriers – existing trees (Item 9.2)

Barriers should consist of standard scaffold poles with uprights driven into the ground in accordance with Figure 2 of the British Standard. Anchor blocks used with Heras-type fencing (that can be readily moved) are NOT acceptable.

Ground protection – new planting (Item 9.3)

Scaffolding within the ground protection area should also be in accordance with Figure 2 of the British Standard.

Additional precautions outside the exclusion zone (Item 9.4)

When planning site operations, particularly if plant with booms, jibs and counter-weights are employed, care should be taken to avoid damage to trees that are to remain.

Prior to the start of work plans should be made to avoid causing damage to roots and the structure of trees in neighbouring properties.

11. British Standard 5837 - Avoiding damage to structures by trees Section 10

Table 3 Minimum distance between young trees or new planting and structure to avoid direct damage to a structure from future tree growth

It is assumed that the soil will be assessed by a competent designer and adequate foundations provided to prevent the risk of trees causing damage to a new dwelling, eg subsidence on a shrinkable clay soil.

When the lay-out for the proposed development has been determined, consideration can be given to existing young trees and/or new planting to ensure that the minimum distances are provided between structures to avoid direct damage from future tree growth.

12. British Standard 5837 - Demolition and construction in proximity to existing trees Section 11

Demolition (Item 11.2.1)

Where demolition is proposed on the site where trees are to be retained, access facilitation pruning (see also Clause 8 of the BS) should be undertaken to prevent injurious contact between demolition plant and trees. Any pruning should be undertaken in accordance with a specification prepared by an arboriculturalist and approved by SHDC where there are legal restrictions.

Foundations within the RPA (Item 11.6)

The information provided in the attached schedule makes provision for all foundations to be clear of RPAs.

Underground and above ground services (Item 11.7)

It is essential that roots of existing trees are not damaged by incorrect positioning of underground services or that crowns are unnecessarily affected to accommodate above-ground structures. Normally they should be kept clear of RPAs and crown spreads. To address this problem trench-less techniques are recommended.

Item 11.6 of the BS does, however, make provision for structures within RPAs that may be justified if this allows the retention of a good quality tree (Category A or B Table 1).

Types of hard surface and their suitability in proximity to trees (Item 11.9)

There appears to be no reason for hard surfaces to be constructed within the RPA, and they should be avoided.

13. British Standard 5837 - Design considerations for new planting Section 13

Provision should be made by a suitably qualified person for the landscaping of the site. On request I am prepared to do this.

14. British Standard 5837 - Post-development management Section 15

A management maintenance plan is required for soft landscape works. This may involve the preparation of a contract to ensure that the work is carried out.

15. British Standard 3998 : 1989 *Recommendations for tree work*

This British Standard is relevant where tree work is to be carried out and should be specified in any order given.

16. Information on soil

A trial hole was excavated to a depth of 1.3m. At 300mm the topsoil was rich, brown friable loam. Beneath this from 300mm to 1.2m depth the soil had a similar texture but was light brown in colour, with fragments of pottery and clinker present, indicating that at some time it may have been disturbed.

At 1.2m depth a yellow-brown clay-like material with particles that adhered together when moistened was found.

The soil was moist throughout the profile but the water table was not located.

The information above should be considered to be a guide only to the soil type uncovered. For a detailed report on the soil proper samples, possibly at deeper levels, require to be taken and subjected to testing in a laboratory if clay is found to be present. This information can then be used to determine whether or not there is any shrinkable clay on the site which, with the presence of trees/hedges etc, could cause structural problems to existing buildings and may require the construction of special foundations.

The approximate position of the soil pit is shown on the sketch.

17. Relevant information from Cutler and Richardson

The information I have taken from the publication "Tree Roots and Buildings" by Cutler and Richardson may be of value. The data they show takes account of damage to buildings which are on shrinkable clay soils and which they analysed in the preparation of this book. The figures given show the distances that are recorded for damage to property by the named species on shrinkable clay soils.

Tree No	Species	Size of tree	Distance from buildings to the south	Cases of damage (Tree to structure)			Recommendation to alleviate risk of subsidence
				50%	25%	Nil	
9, 9a, 9b	Beech	Very large	Approx 10m	2-6m	6-9m	Over 15m	Remove
10, 11, 12	Beech	Medium	Approx 2-3m	2-6m	6-9m	Over 15m	Remove

As the size of Tree 9 plus Trees 9a and 9b are so very large, they will extract much more water than would an average sized tree, which will reduce substantially the distances of the cases of damage shown

The table provides advice to assist in allowing equilibrium of moisture in the soil, with respect to tree reduction. This helps in alleviating the risk of damage/further damage to buildings from trees that are within the zone of influence to properties. By reducing the number of trees on the site dehydration of the clay soil will be reduced.

18. Considerations for heave following tree work

Prediction of heave (which is the expansion of clay soils caused by rehydration of the soil when trees have been removed) is not considered in this report. Information provided in Appendix 1 of Arboricultural Association document, July 1997, "Subsidence Risk Assessment" suggests that this is not an area of specialisation for an arboricultural report, but rather the subject should be dealt with as an engineering matter.

The information available on this aspect is that heave so seldom occurs that it should not be considered to be a problem of risk.

19. No-dig driveways using a cellular confinement system - recommendations for construction

The document "Driveways Close to Trees" published the Arboricultural Advisory and Information Service in 1996, in their series "Trees in focus" (subject to copyright) can be obtained from the AAIS at the Forestry Commission Research Centre, Alice Holt, Wrecclesham, Farnham, Surrey.

Essentially it states that for roots to be retained undamaged there must be no excavation, soil stripping or site grading within the protected zone. There must be no compaction above the roots, and they must not be severed. Oxygen must be able to diffuse into the soil beneath the engineered surface.

Considerations are:

a. driveways should be no more than 4m wide;

b construction should incorporate a geogrid and an aggregate sub-base, and should ideally be undertaken between May and October when the ground is driest and least prone to compaction, and in dry weather;

c. keep driveways a maximum distance away from the boles of trees;

d. keep all driveway structure above ground level and not to excavate into the soil ("no-dig");

e. build up the haunches of the drive with open textured material, eg sandy gravel or soil type other than clay, to allow moisture to get to the roots of the tree/s;

f. construct the driveway as shown in the "Trees in focus" document (sketch of construction Figure 5);

g. keep to a minimum the removal of branches above the no-dig drive;

h. provide protective fencing for trees, ie the Root Protection Area.

20. Cellular confinement systems in relation to no-dig driveways

Such systems are based on a cellular plastic load transfer mattress, laid on the surface, with the honeycomb spaces filled with stone to achieve a surface zone of a low cohesive soil under concentrated loads for tree root protection.

The two companies listed below provide literature on their cellular confinement products:

Terram Ltd, Mamhilad, Pontypool, Gwent, NP4 0YR, e-mail info@terram.co.uk,

Cooper Clarke Group Ltd, Bloomfield Road, Farnworth, Bolton, BL4 9LP, e-mail bolton@cooperclarke.co.uk

21. Proposed programme of work

Following any necessary negotiations with SHDC, the recommended arboricultural work should be undertaken prior to the start of development works.

Where ivy is present and a recommendation has been made for its removal, the work and re-inspection should be carried out within a short period of time, ie 3 months of the date of this report, but not before early September and the end of the bird-nesting season.

The need for inspections for the presence of bats should not be overlooked.

22. Public Relations

It is my experience that members of the public can often misinterpret the purpose of work being carried out on trees in their neighbourhood. With this in mind I recommend a way is found of letting local people know why the safety work is required on the trees.

23. Extent of report

The inspection and report categorizing the trees has been undertaken in accordance with British Standard 5837, revised 2005, *Trees in relation to construction – Recommendations.* It shows their condition but does not consider structural problems to existing buildings.

24. Limitations of report

A check has not been made on the accuracy of the plan provided, nor on the position of any trees shown that are the subject of this report.

The report is NOT intended to be a tender, specification for works or, a conditions of contract document.

I have not contacted SHDC to confirm the legal status of the trees, although I understand they are in a Conservation Area. Please see the attached document General Procedures and Guidance for Implementing Tree Work.

The inspection was carried out from the ground only as a Visual Tree Assessment (VTA). It was not a climbing inspection, nor was any arborsonic equipment used to determine the condition of the trees. This service can be provided on request.

Inspections carried out whilst trees are in leaf provide the opportunity to assess health and vigour from their foliage, but the opportunity to readily see their structure is restricted. After leaf fall the reverse applies.

Whilst ivy is a good native woody growth that provides quality habitat benefits, it nevertheless restricts the full inspection of trees. To enable adequate assessments to be made it is necessary to remove ivy.

Whilst every care has been taken in assessing the trees, in writing this report I am NOT able to say there is nil risk of their falling, branches falling from the crowns, or any other risks arising from the trees. Such happenings could occur from weather conditions or other situations that I am not able to predict.

Regular professional inspections of the trees on this site are advised at intervals of no more than three years. This report should be considered valid for the next three-year period, on the understanding that the recommended tree work and/or re-inspections are carried out.

As remedial/safety work recommended in this report proceeds, an assessment of any other tree work that may be revealed as being necessary should be carried out as part of the operation.

I have not undertaken an inspection for the presence of nesting birds, bats or bat roosts in the trees.

25. Replanting for landscape and conservation enrichment

At this early stage a planting scheme has not been prepared but can be drawn up at a later date, preferably in consultation with the designer of the proposed development when ground protection areas for new trees can be considered.

Where trees that are in a TPO are felled SHDC will require replanting on a "one for one" basis. They generally prefer native species.

26. Site clearance

Any burning carried out on site should be a minimum of 5m from the crown spread of trees.

27. Conclusion

The information provided in this report is intended as a design tool for the proposed development site. It is advised that it is taken into consideration and incorporated into a planning application/specification before submission to SHDC.

As the trees are in a Conservation Area it is necessary to give notice of six weeks to SHDC before work is carried out on them. The attached General Guidance document provides further information.

Developers may wish to remove from the site trees that are included in this report and for which no recommendation has been made for their removal. Should this be the case consultation with SHDC is advised as the Council may be prepared to accept that not all the trees on the site need to be retained.

Tree 1, oak, Tree 6, holly, and Tree 7, laurel, will be affected by the proposed access and recommendations have been made in the schedule for their root areas to be protected by a no-dig driveway and fencing that should be in place prior to its use as an access and for the delivery of building materials on to the site.

I am concerned about Trees 10, 11 and 12, beech, because of their size and proximity to the Library building.

One of the main requirements for work is the removal of ivy from a number of the trees and for them to be re-inspected and assessed

Where trees are close together, for practical purpose it may be better to erect protective fencing as a straight line to the dimensions of the tree with the largest RPA.

It is important that the barriers for both the Root Protection Areas and for ground protection are in place and remain undisturbed whilst construction is in progress.

Arthur Arbon Tree Advisory Services Ltd

ASSESSMENT OF SIGNIFICANT TREES FOR PROPOSED DEVELOPMENT SITE, INCLUDING CONSTRAINTS INFORMATION AND ROOT PROTECTION AREA (RPA) REQUIREMENTS

British Standard 5837:2005 Trees in relation to construction - Recommendations

Trees in Conservation Area

Site: The Vicarage, Church Street, Holbeach, Lincolnshire
Client: Stephen Roberts Associates, Deepdale Enterprise Park, Nettleham, Lincoln, LN2 2LL
Survey date: 2 June 2010
Weather: Hot and sunny

Tree ref No	Species	Est ht (m)	Ht of crown clearance (m)	Stem diam (mm)	Branch spread (m)	Size for species	Age class	Physiological condition Health & Vigour	Other comments including pests/diseases & structural condition	Risk when recommended work carried out	Estimated remaining contribution Years	Category grading
1	Oak	15	4.0	350	N 2 E 2 S 6 W 5	Medium	Middle	Assume good Normal	Risk now: assume low Minor amount of ivy prevents full inspection	Assume low subject to final inspection	Minimum 40	Assume A1
Recommended arboricultural work: remove ivy, re-inspect and assess. **Required Root Protection Area** (based on stem diameter - see formula below): 55.4 sq m. RPA to be a square of 7.4m with protective fencing being 3.7m from centre of tree, or a circle enclosing 55.4 sq m. As tree has good vigour the 20% offset can be employed. The offset minimum distance for protective fencing from the tree is therefore 3.0m on its northern side with the necessary compensation distance being achieved by the open ground to the west to achieve the Root Protection Area of 55.4 sq m. The use of a no-dig driveway can be considered. Further information is provided in the attached document HolbeachVicarage01. Unless an alternative access for vehicles and delivery of building materials to the site can be found, the no-dig driveway should be in place before such use is made of the access. Protective fencing should be in place at all times on the southern side of an access.											
2	Holly	7	1.0	330 at root flare	N 2 E 2 S 3 W 1	Medium /large	Middle	Fair (fork) Moderate	Risk now: low Forks within 1m of ground level. Crack in bole at fork extends to ground level. Sparse vigour in high crown. Minor amount of ivy prevents full inspection.	Low	Minimum 10	C1
Recommended arboricultural work: remove ivy, re-inspect and assess. Assuming no further defect found retain for the present providing there is no building within falling distance. **Required Root Protection Area:** 34 sq m. RPA to be a square of 5.8m with protective fencing being 3.0m from centre of tree, or a circle enclosing 34 sq m.												

Tree ref No	Species	Est ht (m)	Ht of crown clearance (m)	Stem diam (mm)	Branch spread (m)	Size for species	Age class	Physiological condition Health & Vigour	Other comments including pests/diseases & structural condition	Risk when recommended work carried out	Estimated remaining contribution Years	Category grading
3	Holly	7	1.0	230	N 1 E 2 S 2 W 2	Medium /large	Middle	Fair (fork) Moderate	Risk now: low Forks at 3.5m above ground level.	Low	Minimum 20	B1
Recommended arboricultural work: nil **Required Root Protection Area:** 23 sq m. RPA to be a square of 4.9m with protective fencing being 2.5m from centre of tree, or a circle enclosing 23 sq m.												
4	Oak	7	1.0	100	N 2 E 0 S 2 W 3	Small	Young	Poor (shape) Low	Risk now: low Suppressed by trees to the east. No long-term future.	Low	Minimum 10	C1 (size)
Recommended arboricultural work: remove ivy, re-inspect and assess. Assuming no further defect found retain for the present providing there is no building within falling distance. **Required Root Protection Area:** not large enough for assessment but will be protected by the RPAs of other trees close by.												
Trees 1 to 4 grow as a group close together and afford mutual protection.												
5	Birch	23	2.0	550 over ivy. 530 used	N 4 E 4 S 5 W 5	Large	Mature	Assume good Normal	Risk now: assume low Dense ivy prevents full inspection	Assume low subject to final inspection	Minimum 20	Assume B1
Recommended arboricultural work: remove ivy, re-inspect and assess. **Required Root Protection Area:** 127.1 sq m. RPA to be a square of 11.5m with protective fencing being 5.5m from centre of tree, or a circle enclosing 127.1 sq m. Re-position proposed drive to avoid RPA of tree.												

Tree ref No	Species	Est ht (m)	Ht of crown clearance (m)	Stem diam (mm)	Branch spread (m)	Size for species	Age class	Physiological condition Health & Vigour	Other comments including pests/diseases & structural condition	Risk when recommended work carried out	Estimated remaining contribution Years	Category grading
6	Holly	8	1.0	360	N 5 E 5 S 2 W 4	Large	Mature	Fair Moderate	Risk now: assume low Ivy prevents full inspection. Multi-stemmed. Adjacent to proposed development site.	Low	Minimum 20	Assume B1
Recommended arboricultural work: *remove ivy, re-inspect and assess.* Lift crown 2.5m above ground level. **Required Root Protection Area:** 59 sq m. RPA to be a square of 7.7m with protective fencing being 4.0m from centre of tree, or a circle enclosing 59 sq m. The use of a no-dig driveway can be considered – see Tree 1 for recommendations for root protection.. Further information is provided in the attached document HolbeachVicarage01.												
7	Laurel	8	Ground level	420 at root flare	N 2 E 3 S 2 W 3	Large	Mature	Good Normal	Risk now: low Dense heavy crown following repeated crown reductions. Overgrown garden shrub.	Low	Minimum 10	C1 (species)
Recommended arboricultural work: nil. **Root Protection Area if required:** 55 sq m. RPA to be a square of 7.5m with protective fencing being 4.0m from centre of tree, or a circle enclosing 55 sq m. The use of a no-dig driveway can be considered – see Tree 1 for recommendations for root protection. Further information is provided in the attached document HolbeachVicarage01.												
8	Golden holly	11	600mm	320	N 2 E 2 S 3 W 3	Large	Mature	Good Normal	Risk now: low *On raised* bed approximately 300mm above surrounding area	Low	Minimum 40	A1
Recommended arboricultural work: retain in its present form. **Required Root Protection Area**: 46 sq m. RPA to be a square of 6.8m with protective fencing being 3.5m from centre of tree, or a circle enclosing 46 sq m.												
8a – not found												

Tree ref No	Species	Est ht (m)	Ht of crown clearance (m)	Stem diam (mm)	Branch spread (m)	Size for species	Age class	Physiological condition Health & Vigour	Other comments including pests/diseases & structural condition	Risk when recommended work carried out	Estimated remaining contribution Years	Category grading
9	Beech	26	2.0	1.55m at root flare	N 9 E 9 S 8 W 8	Very large	Over-mature	Fair (pollarding)	Pollarded within 2m of ground level many years ago, resulting in approximately 12 No large stems, some of which have similar large dimensions to the stem of Tree 9a.	Nil or reduced	Minimum 20	B1
9a	Beech	22	2.0	710 at root flare		Large	Mature	Normal	Stands between Trees 9 and 9b			
9b	Beech	22	2.0	430		Medium / large	Mature		There is a small pocket of rot on its north-east side 1.4m above ground level, and it has a very heavy lean to the west where there is open ground.			

Risks at present: Tree 9 is the major risk from the point of view of the limbs on its southern side being sufficiently large to cause damage should they fail to the newly built properties. Subsidence damage to buildings to the south.

Root Protection Area if required: with its stem diameter being 1.55m at its root flare an RPA of 755 sq m would be required. The BS caps RPAs at 707 sq m, which means that the RPA should be a square of 27m with protective fencing being 13.5m from centre of tree, or a circle enclosing 707 sq m.

Respectively, Trees 9a and 9b require RPAs of 158 sq m and 84 sq m, requiring squares of 12.5m and 9.0m. These would be encompassed by the RPA of Tree 9.

Further information on these trees is shown below.

Trees 9, 9a and 9b grow close together, virtually as a single tree, and should be managed as a group.

Apart from the pocket of rot on Tree 9b, no other significant defects were noted, eg cavities, fungus, and no crown branches were noted as having broken.

Concerns

Because of the size, shape, over-maturity, particularly of Tree 9, and the location of the trees there are two main concerns for the safety and protection of the new buildings/dwellings that are within some 10m of Tree 9 to the south.

Firstly, the considerable "sail" area presented by the crowns of all three trees could be liable to damage in strong winds, when the very heavy limbs on the south side of Tree 9 could fail and reach these properties.

Secondly, as I understand from Mrs Wickstead that subsidence damage has occurred to the Vicarage in the past, there is concern regarding the risk of subsidence damage to the properties to the south, including the Library, that could also be affected by Trees 10, 11 and 12, also beech.

With this in mind I excavated a trial hole to try to establish the presence of clay. Details of this are shown in document HolbeachVicarage01, together with information extracted from Cutler and Richardson's book "Tree Roots and Buildings".

Options for work

Consider having a full soil assessment made over the whole site.

Option for tree work 1 If the trees are retained, on Tree 9 at previous points of pollarding 1.5m above ground level on south side remove the 2 limbs that overhang the new buildings and the small limb growing immediately to the east on north side of the limbs to be removed. Undertake minor shaping as necessary.

Re-inspect trees at intervals of 3 years.

Option for tree work 2 As the trees are mature/over-mature and have a short safe useful life expectancy, remove all three trees and undertake generous replanting. Information is shown in HolbeachVicarage01.

Recommendation Option 2 removal and replanting is preferred, as this provides the opportunity to establish a succession of tree cover on the site.

Should the trees be retained building should not be carried out within their crown spreads.

Tree ref No	Species	Est ht (m)	Ht of crown clearance (m)	Stem diam (mm)	Branch spread (m)	Size for species	Age class	Physiological condition Health & Vigour	Other comments including pests/diseases & structural condition	Risk when recommended work carried out	Estimated remaining contribution Years	Category grading
10	Beech	17	1.0	310	N 2 E 2 S 3 est W 2	Medium	Middle	Poor (fork) Normal	Risk now: medium (fork) Physical damage to Library - high Tight V fork 4m above ground level. Tree within 2m of Library to the south. *Low branches touching* Library walls and roof. Other comments below.	Medium or Nil	Minimum 10	C1 (fork)
Other comments: by reducing the height of one of the forked branches by 50% this formative training could address the problem of the weakness of the fork. The main problem, however, is caused by the close proximity of the Library to the tree. As the species grows to forest size the juxtaposition of the Library and the tree is not compatible. **Recommended arboricultural work:** remove tree and replant. If not carried out within the next 12 months, branches growing towards/touching the Library should be removed. **Root Protection Area if required:** 43.5 sq m. RPA to be a square of 6.6m with protective fencing being 3.5m from centre of tree, or a circle enclosing 43.5 sq m.												
11	Copper beech	17	1.8	260	N 3 E 2 S 3 est W 2	Medium	Middle	Good Normal	Risk now: low. Physical damage to Library - high Satisfactory except for its position in relation to the Library 2m to the south. Low branches touching Library walls and roof. Other comments below.	Medium or Nil	Minimum 10	C1
Other comments: the main problem is caused by the close proximity of the Library to the tree. As the species grows to forest size the juxtaposition of the Library and the tree is not compatible. **Recommended arboricultural work:** remove tree and replant. If not carried out within the next 12 months, branches growing towards/touching the Library should be removed. **Root Protection Area if required:** 30.6 sq m. RPA to be a square of 5.5m with protective fencing being 3.0m from centre of tree, or a circle enclosing 30.6 sq m.												
12	Copper *beech*	15	1.7	210	N 2 E 2 S 3 est W 1	Medium	Middle	Good Normal	Risk now: low Physical damage to Library - high Satisfactory except for its position in relation to the Library 3m to the south-east. Low branches touching Library walls and roof. Other comments below.	Medium or Nil	Minimum 10	C1
Other comments: the main problem is caused by the close proximity of the Library to the tree. As the species grows to forest size the juxtaposition of the Library and the tree is not compatible. **Recommended arboricultural work:** remove tree and replant. If not carried out within the next 12 months, branches growing towards/touching the Library should be removed. **Root Protection Area if required:** 20 sq m. RPA to be a square of 4.5m with protective fencing being 2.0m from centre of tree, or a circle enclosing 20 sq m.												

Tree ref No	Species	Est ht (m)	Ht of crown clearance (m)	Stem diam (mm)	Branch spread (m)	Size for species	Age class	Physiological condition Health & Vigour	Other comments including pests/diseases & structural condition	Risk when recommended work carried out	Estimated remaining contribution Years	Category grading
13	Sycamore	20	1.5	950 over ivy. 900 used	N 6 E 6 S 7 W 5	Very large	Mature/ over-mature	Assume fair Normal	Risk now: assume low Dense ivy prevents full inspection. Stands adjacent to the car parking on the highway to the west. On north side at ground level an area of 25cm wide x 55cm high is area of bark damaged some years ago. *At present the timber is sound and not thought to be* a problem.	Assume low subject to final inspection	Minimum 20	Assume B1
Recommended arboricultural work: remove ivy, re-inspect and assess. Ensure that low branches overhanging the highway are lifted – 2.5m footpath and 5.2m car park/carriageway. Re-inspect within 3 years **Required Root Protection Area:** 366 sq m. RPA to be a square of 19.0m with protective fencing being 9.5m from centre of tree, or a circle enclosing 366 sq m.												
14	Sycamore	18	1.5	640 over ivy. 600 used	N 3 E 7 S 3 W 5	Large	Mature	Assume good Normal	Risk now: assume low Dense ivy prevents full inspection. Minor amount of dead wood in crown. Stands adjacent to the car parking on the highway to the west.	Assume low	Minimum 20	Assume B1
Recommended arboricultural work: remove ivy, re-inspect and assess. Remove dead wood from crown. Ensure that low branches overhanging the highway are lifted – 2.5m over footpath and 5.2m over car park/carriageway. **Required Root Protection Area:** 163 sq m. RPA to be a square of 12.8m with protective fencing being 6.5m from centre of tree, or a circle enclosing 163 sq m.												
15	Sycamore	19	1.8	1.45m over ivy	N 5 E 9 S 6 W 7	Very large	Over-mature	Assume good Normal	Risk now: assume low Very dense ivy covers much of the tree and prevents full inspection. Stands adjacent to the car parking on the highway to the west.	Assume low	Minimum 20	Assume B1
Recommended arboricultural work: remove ivy, re-inspect and assess. Ensure that low branches overhanging the highway are lifted – 2.5m footpath and 5.2m car park/carriageway. **Required Root Protection Area:** with its stem diameter being 1.45m over dense ivy an RPA of 951 sq m would be required. The BS caps RPAs at 707 sq m, which means that the RPA should be a square of 27m with protective fencing being 13.5m from centre of tree, or a circle enclosing 707 sq m.												

Tree ref No	Species	Est ht (m)	Ht of crown clearance (m)	Stem diam (mm)	Branch spread (m)	Size for species	Age class	Physiological condition Health & Vigour	Other comments including pests/diseases & structural condition	Risk when recommended work carried out	Estimated remaining contribution Years	Category grading
16	Yew	5	Ground level	160 at root flare	N 2 E 2 S 2 W 2	Small	Young	Good Normal	Risk now: low Forks at 500mm above ground level. Suppressed by trees to south and north.	Low	Minimum 10	C1 (size)
Recommended arboricultural work: nil. **Required Root Protection Area:** protected by RPAs of trees to south and north.												
17	Walnut	15	1.0	210	N 2 E 2 S 2 W 5	Medium	Middle	Fair (lean) Moderate	Risk now: low Crown grows to west to find light.	Low	Minimum 20	B1
Recommended arboricultural work: nil. Required Root Protection Area: **protected by RPAs of trees to south and north.** Ensure that low branches overhanging the highway are lifted – 2.5m footpath and 5.2m car park/carriageway.												
18	Oak	20	600mm	860	N 7 E 9 S 7 W 8	Very large	Mature/ over-mature	Good Normal	Risk now: low Minor amount of dead wood in crown.	Low	Minimum 40	A1
Recommended arboricultural work: remove dead wood from crown. *Ensure that low* branches overhanging the highway are lifted – 2.5m footpath and 5.2m car park/carriageway. **Required Root Protection Area:** 335 sq m. RPA to be a square of 18.3m with protective fencing being 9.0m from centre of tree, or a circle enclosing 335 sq m.												
19	Holly 7 No	Up to 7	Ground level	Av 70	Forms a 3m square	Small	Young	Good Normal	Risk now: low Satisfactory. Stems approximately 1m apart.	Low	Minimum 10	C1 (size)
Recommended arboricultural work: nil. **Required Root Protection Area:** erect protective fencing as a square 2m clear of the holly.												

Tree ref No	Species	Est ht (m)	Ht of crown clearance (m)	Stem diam (mm)	Branch spread (m)	Size for species	Age class	Physiological condition Health & Vigour	Other comments including pests/diseases & structural condition	Risk when recommended work carried out	Estimated remaining contribution Years	Category grading
20	Golden yew	4	Ground level	250 at root flare	Forms a 3m square	Small/ medium	Middle	Good Normal	Risk now: low Well trimmed and produces good foliage effect. Of garden interest only.	Low	Minimum 20	B1
Recommended arboricultural work: continue present management. **Required Root Protection Area:** 20 sq m. RPA to be a square of 4.4m with protective fencing being 2.0m from centre of tree, or a circle enclosing 20 sq m.												
21	Acacia	16	1.5	600 at root flare	N 5 E 6 S 4 W 5	Medium / large	Middle/ mature	Fair (forks) Normal	Risk now: low/medium (forks) Grows from 3 stems within 600mm of ground level. Long-term future reduced because of forks. Fierce spines on bole.	Low	Minimum 20	B1
Recommended arboricultural work: lift crown 2.5m above ground level. Cut off the spines on bole up to a height of 2.5m. **Required Root Protection Area**: 113 sq m. RPA to be a square of 10.6m with protective fencing being 5.0m from centre of tree, or a circle enclosing 113 sq m.												
Tree 22, mountain ash, Tree 23, Swedish whitebeam, Tree 24, copper beech, and Tree 25, yew, grow very close together, affording mutual protection, and should be managed as a group. Because of the general condition of the trees in the group and their categorization as C, a special effort to retain them is not considered worthwhile.												
22	Mountain ash	12	3.0	110	N 0 E 2 S 2 W 1	Small	Young	Poor Moderate	Risk now: low Suppressed by other trees.	Low	Minimum 10	C1 (size)
Recommended arboricultural work: nil. **Root Protection Area if required:** erect protective fencing a minimum of 2m from the tree.												

Tree ref No	Species	Est ht (m)	Ht of crown clearance (m)	Stem diam (mm)	Branch spread (m)	Size for species	Age class	Physiological condition Health & Vigour	Other comments including pests/diseases & structural condition	Risk when recommended work carried out	Estimated remaining contribution Years	Category grading
23	Swedish whitebeam	10	2.0	200	N 1 E 2 S 1 W 2	Small	Young	Poor (shape) Moderate	Risk now: low Suppressed by other trees.	Low	Minimum 10	C1
Recommended arboricultural work: nil. **Root Protection Area if required:** erect protective fencing a minimum of 2m from the tree.												
24	Copper beech	13	Ground level	140	N 1 E 3 S 2 W 3	Small	Young	Poor Low	Risk now: low Suppressed by other trees	Low	Minimum 10	C1 (size)
Recommended arboricultural work: nil. **Root Protection Area if required:** erect protective fencing a minimum of 2m from the tree.												
25	Yew	5	Ground level	180 at root flare	N 1 E 2 S 1 W 1	Small	Young	Fair Moderate	Risk now: low Suppressed by other trees.	Low	Minimum 10	C1
Recommended arboricultural work: nil. **Root Protection Area if required:** erect protective fencing a minimum of 2m from the tree.												

Tree ref No	Species	Est ht (m)	Ht of crown clearance (m)	Stem diam (mm)	Branch spread (m)	Size for species	Age class	Physiological condition Health & Vigour	Other comments including pests/diseases & structural condition	Risk when recommended work carried out	Estimated remaining contribution Years	Category grading
Tree 26 is not on the proposed development site but could be affected by building work.												
26	Large leaf lime	26	Ground level	890	N 5 E 6 S 6 W 6	Very large	Mature/ over-mature	Fair Normal	Risk now: assume low Ivy prevents full inspection. Crown reduced many years ago at 4m from where numerous, now large, have developed.	Assume low subject to final inspection	Minimum 20	Assume B1
Recommended arboricultural work: remove ivy, re-inspect and assess. **Required Root Protection Area**: 358 sq m. RPA to be a square of 19.0m with protective fencing being 9.5m from centre of tree, or a circle enclosing 358 sq m. As tree has good vigour the 20% offset can be employed. The offset minimum distance for protective fencing from the tree is therefore 7.6m on its southern side with the necessary compensation distance being achieved by the open ground around the tree to achieve the Root Protection Area of 356 sq m. If access and the delivery of building materials is made to the site near this tree, a no-dig driveway technique should be used to carry the weight of such items with root protection in place at all times.												
Trees to the north of the Vicarage and south of the boundary of Holbeach churchyard, plus those around the old coach house. All were given a visual assessment but it was restricted because of ivy on some of the trees. Apart from this restriction none was found to require attention from a safety point of view, although it is advisable to remove the 3 holly around the coach house. If required low branches, where they affect pedestrians, could be crown lifted to 2.5m.												
West and north sides of driveway/ parking area												
3 medium oak 1 very large oak	3 medium sycamore 1 large sycamore	1 small horse chestnut 1 very large horse chestnut	4 small holly 4 medium holly 1 large holly	1 medium copper beech	1 small wild cherry	1 small yew	1 large elder	Numerous stems of hazel				
Around old coach house												
5 large hazel	3 large holly – because of their close proximity to the building their removal is advised.											

British Standard states that young trees with a stem diameter below 150mm should be categorized as "C" , and furthermore that all "C" category trees will usually not be retained where they would impose a significant constraint upon development.

Formula for calculation of Required Root Protection Area/s (RPA) in square metres and suggested minimum distance development to tree/s

Root Protection Area = $\frac{(\text{Stem diameter (mm) at 1.5m above ground level} \times 12)^2}{1{,}000} \times 3.142$.

Where trees fork below 1.5m above ground level, stem diameters are taken at root flare (ground level) with that measurement being multiplied by 10 and not 12 as shown in the formula.

It is advised that Root Protection Areas should normally be a square scaffold framework 2.3m high barrier, as shown in Figure 2 of the BS, with the tree in the centre. In some cases the tree could be in the centre of a circular Root Protection Area.

Where trees are close together, for practical purpose it may be better to erect protective fencing as a straight line to the dimensions of the tree with the largest RPA.

The protective fencing for the RPA barriers, as specified in the BS, should be in place to ensure root protection prior to the start of building activities and kept in place until completion of development. An all-weather notice/s should be erected on the barrier stating *Construction exclusion zone – Keep out*. These areas shall be out-of-bounds at all times. Any areas prescribed for tree planting should be fenced off in the same way.

The RPA does not represent the distance of development from trees. RPAs and suggested minimum distances are rounded to the nearest decimal point to 0.5. Distances from site features are taken from the centre of trees.

Alternative for RPA using 20% offset THIS CAN BE ASSESSED IF REQUIRED BY CLIENT.

Item 5.2.4a of the BS – on the assessment of an arboriculturalist, for an individual open grown tree of strong vigour it may be acceptable to offset the RPA distance by up to 20% in one direction only providing that the RPA is compensated for on open ground on its other sides.

British Standard 5837 categories

Age class	Young	Middle-aged	Mature	Over-Mature	Veteran
Physiological condition	Good	Fair	Poor	Dead	

Category A	High quality, minimum 40 years	**Category B**	Moderate, minimum 20 years
Category C	Low, minimum 10 years, or young tree diam >150mm	**Category R**	Lost within 10 years

Size for species	Small	Medium	Large	Very Large
Health & vigour:	Normal	Moderate	Low	
Risk at present	Low	Medium	High	

Assessment of significant trees for proposed development site, including constraints information and Root Protection Area requirements

British Standard 5837:2005 Trees in relation to construction - Recommendations

Trees in Conservation Area

Site: The Vicarage, Church Street, Holbeach, Lincolnshire
Client: Stephen Roberts Associates, Deepdale Enterprise Park, Nettleham, Lincoln, LN2 2LL

GENERAL PROCEDURES AND GUIDANCE FOR IMPLEMENTING TREE WORK

1. Legal position -Tree Preservation Orders, Conservation Areas, Listed Buildings and Planning Consents

As it is understood from South Holland District Council (SHDC) that the trees are in a Conservation Area, notice of six weeks must be given to them before work is begun on the trees. The same is true if the Vicarage is a Listed Building, and should any of the trees be in a Tree Preservation Order (TPO), application must be made to the Council for consent to carry out tree work.

Trees that are in the classification "dead, dying, dangerous" are exempt from TPOs. It is, however, advised that contact is made with the Council before undertaking work (unless any potential danger requires to be dealt with immediately). In such cases it is suggested that written notice of five days is given to the Council to enable them to make a site visit to confirm if the tree/s are within the exemption.

The removal of dead wood and "cleaning" as specified in British Standard 3998 : 1989 *Recommendations for tree work* does not require consent. The removal of branches over a dwelling may require consent.

Normally, where trees in a TPO are removed, Councils require replanting on a one for one basis.

2. Felling Licences – Forestry Act 1967 (including TPOs, Conservation Areas and Listed Buildings)

A felling licence is not required in this case as trees that are in gardens are exempt from these regulations.

3. Standards of tree work, tender documents and contract specification

Tree work - Work that is to be carried out should be specified to British Standard 3998 : 1989 *Recommendations for tree work.*

Tender documents and contract specification - Regarding the preparation of a tender document and specification for work I find that information provided by the Arboricultural Association, under Guidance Notes No 8 *Standard Conditions of Contract* published in June 2008, to be most helpful. Copies can be obtained from them at "Ampfield House", Ampfield, Romsey, Hampshire, SO51 9PA, telephone 01794 368717. The cost is £30.00 per copy.

I am prepared to draw up the above documents upon request, and to supervise the work.

It is advised more than one price for the work is obtained.

4. Use of contractors and insurance

Tree work is inherently dangerous and it is essential that such work be carried out by fully trained, competent, and insured contractors only.

The person instructing the work should be satisfied as to the credentials and competency of any contractors used. In particular, this person is recommended to inspect the insurance documents of any contractor, before giving instructions for the work to commence, to ensure that the contractor is insured for tree work and has current public liability insurance cover to £5 million, or the amount they wish to specify.

In addition to normal methods of safety being employed by the contractor, operators should wear the correct safety climbing equipment when working off the ground. This should include the correct body harness and safety lines, so that whilst working there is nil risk of the operator falling.

Any order placed for tree work should make it clear that for safety reasons there is to be a minimum of two operatives on the site at all times when work is in progress.

5. Types of contractor to use

The skills of a qualified tree surgeon, with adequate insurance, are required to undertake the work.

I do not have any experience of tree surgeons who work in the Spalding area but I have found the following to undertake satisfactory arboricultural work:

Alan Myles, 5 Arlington Road, Newtoft, Market Rasen, LN8 3NP. Telephone 01673 885056

Paul Bavin, 22 Portrush Drive, Grantham, Lincs, NG31 9GD Telephone 01476 561986.

B & B Tree Specialists, Five Mile Lane, Washingborough, Lincoln. Telephone 01522 790313.

I have no business connection with these organisations.

6. Disposal of arisings

If Trees 9, 9a and 9b, beech, are removed they may have some small value to help offset costs, but overall I expect the work to be at a cost to the Church.

It is assumed that the tree surgeon will be required to remove all arisings. Thought should be given as to how they (timber, lop, top and brash) are to be removed from the site to prevent damage to structures, surfaces, e.g. drives, lawns etc.

Tree surgeons working on the site could cause damage to Root Protection Areas with their vehicles and, as stated in document HolbeachVicarage01, no-dig driveways and/or protective fencing should be in place before vehicles use the site and timber is extracted.

To save cost, however, and to benefit conservation consideration could be given to having the larger pieces of timber left neatly on site as "bio-stack/s". It will be necessary to ensure that the bio-stack/s are properly constructed. Ideally the timber should be cut into lengths of no less than 2m and no more than 3m, and the timber stacked with all pieces laid in the same direction. Where bio-stack/s are in public places they should be secured down with wire hawsers to prevent disturbance.

Brash and small branches could be put through a chipper and used as garden mulch.

7. Treatment of stumps of felled trees

Stumps should normally be cut at 50-75mm above ground level. As there is access for a machine to be taken to them they could be ground out to a depth of, say, 15cm. This is probably the ideal treatment. Provision should be made to refill any depressions with good quality topsoil.

The only person I know of who provides a service to grind out stumps is:

Malcolm Fowler, Stump Busters, Garth End, Low Road, Grayingham,
Lincolnshire DN21 4ER. Telephone 01652 648864. Mobile 077831 707108.

It is expected that the stumps of all the hardwood/deciduous species will produce regrowth after the trees have been felled.

Alternatively stumps of hardwood/deciduous species can be treated with an "environmentally friendly" chemical to kill them. Should this method be decided upon Glyphosate (Roundup) is a suitable systemic liquid chemical that could be used. Roundup is applied in solution with water, and is sold at most garden centres. More than one treatment may be necessary.

Children and animals should be kept away from treated stumps for the appropriate period and other full safety recommendations used.

Use of pesticides is subject to "The Control of Pesticides Regulations 1986 (Statutory Instrument 1510, 1986). People either using or employing others to do this work are advised to make themselves fully conversant with these regulations. It is not the purpose of this paper to give full information on this subject, rather to draw attention to the position. There may be other more recent legislation on this matter of which I am not aware.

8. Duty of care – regular inspections

Owners and those responsible for trees are advised to inspect them every twelve months and to keep a record of having done so. Such an inspection is generally to assess tree condition as responsible owners. Should any problems like die-back, fungal brackets, cavities or broken limbs be noted the owners can then attend to the work. If there are serious problems the professional opinion of an arborist should be sought.

9. Disturbance of birds and bats

Birds
It is an offence under Section 1 of the Wildlife and Countryside Act 1981, to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built. Trees should be inspected for the nests of birds all year round but especially between the months of March and August.

Bats
It is necessary to be satisfied that bats are not inhabiting trees as they are protected under the Conservation (Natural Habitats & c.) Regulations 1994, as amended by the Conservation (Natural Habitats & c.) (Amendment) Regulations 2007.

Under Regulation 39(1) of the Habitats Regulations, a person commits and offence if they:

a) Deliberately capture, injure or kill a bat;

b) Deliberately disturb a bat in a way as to be likely significantly to affect

(i) the ability of a significant group of bats to survive, breed or rear or nurture their young; or
(ii) the local distribution or abundance of a species;

c) Damage or destroy a breeding or a resting place of a bat.

In addition to the above legislation, bats continue to be the subject of certain provisions under Section 9 of the Wildlife and Countryside Act 1981 (as amended by the Countryside and Right of Way [CRoW] Act 2000).

This makes it an offence for a person to:

(a) Intentionally or recklessly damage or destroy any structure or place which a bat uses for shelter or protection;

(b) Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection; or

(c) Intentionally or recklessly obstructs access to any structure or place which a bat uses for shelter or protection.

Under the Countryside and Rights of Way Act 2000, all trees that require work, whether branch removal or felling, must be inspected to ensure that bat roosts are not present. A bat roost is interpreted as "any structure or place, which is used for shelter or protection" whether or not bats are present at the time.

If any proposed work is likely to destroy bats or their roosts, the appropriate Statutory Nature Conservation Organisation (Natural England) must be notified, and allowed a reasonable time to advise on whether proposed action should be carried out and, if so, the method to be used.

Advice may be obtainable from Colin Faulkner, Bat Ecologist and County Recorder for the Lincolnshire Bat Group, telephone 01775 766286.

One person I know of who undertakes inspections for bats is Garry C Steele, Ecologist, 'Tyto Alba', Cole Lane, Stickford, Boston, Lincolnshire, PE22 8EU. Telephone/fax: 01205 480477, e-mail: gcsteele@tiscali.co.uk.

Precautions to protect birds and bats

Prior to the contractor starting work, the person/organisation should give written instructions that the contractor should climb any part of the tree/s affected and undertake an inspection for both bats and birds so that they are not disturbed, and a decision made whether the work should proceed at that time. If bats are present work should not proceed until an assessment has been made with Natural England, Peterborough.

Should bats be found after work has begun, it should stop immediately and the matter reported to Natural England for them to advise on the position.

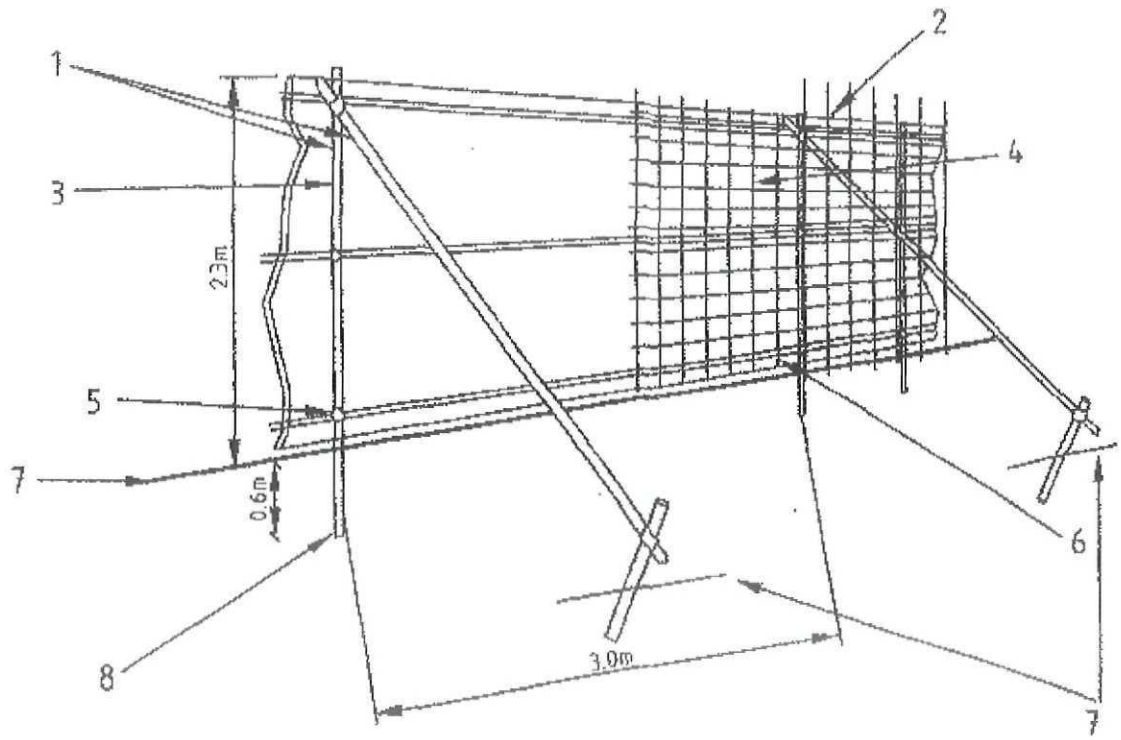
Arthur Arbon Tree Advisory Services Ltd
9 June 2010 D116/HolbeachVicarageAppendix

9.3 Ground protection

9.3.1 Where it has been agreed during the design stage, and shown on the tree protection plan, that vehicular or pedestrian access for the construction operation may take place within the root protection area (RPA), the possible effects of construction activity should be addressed by a combination of barriers and ground protection. The position of the barrier may be shown within the RPA at the edge of the agreed working zone but the soil structure beyond the barrier to the edge of the RPA should be protected with ground protection.

9.3.2 For pedestrian movements within the RPA the installation of ground protection in the form of a single thickness of scaffold boards on top of a compressible layer laid onto a geotextile, or supported by scaffold, may be acceptable (see Figure 3).

9.3.3 For wheeled or tracked construction traffic movements within the RPA the ground protection should be designed by an engineer to accommodate the likely loading and may involve the use of proprietary systems or reinforced concrete slabs (see 11.8 and 11.9).



1 Standard scaffold poles
2 Uprights to be driven into the ground
3 Panels secured to uprights with wire ties and where necessary standard scaffold clamps
4 Weldmesh wired to the uprights and horizontals
5 Standard clamps
6 Wire twisted and secured on inside face of fencing to avoid easy dismantling
7 Ground level
8 Approx. 0.6 m driven into the ground

Figure 2 — Protective barrier

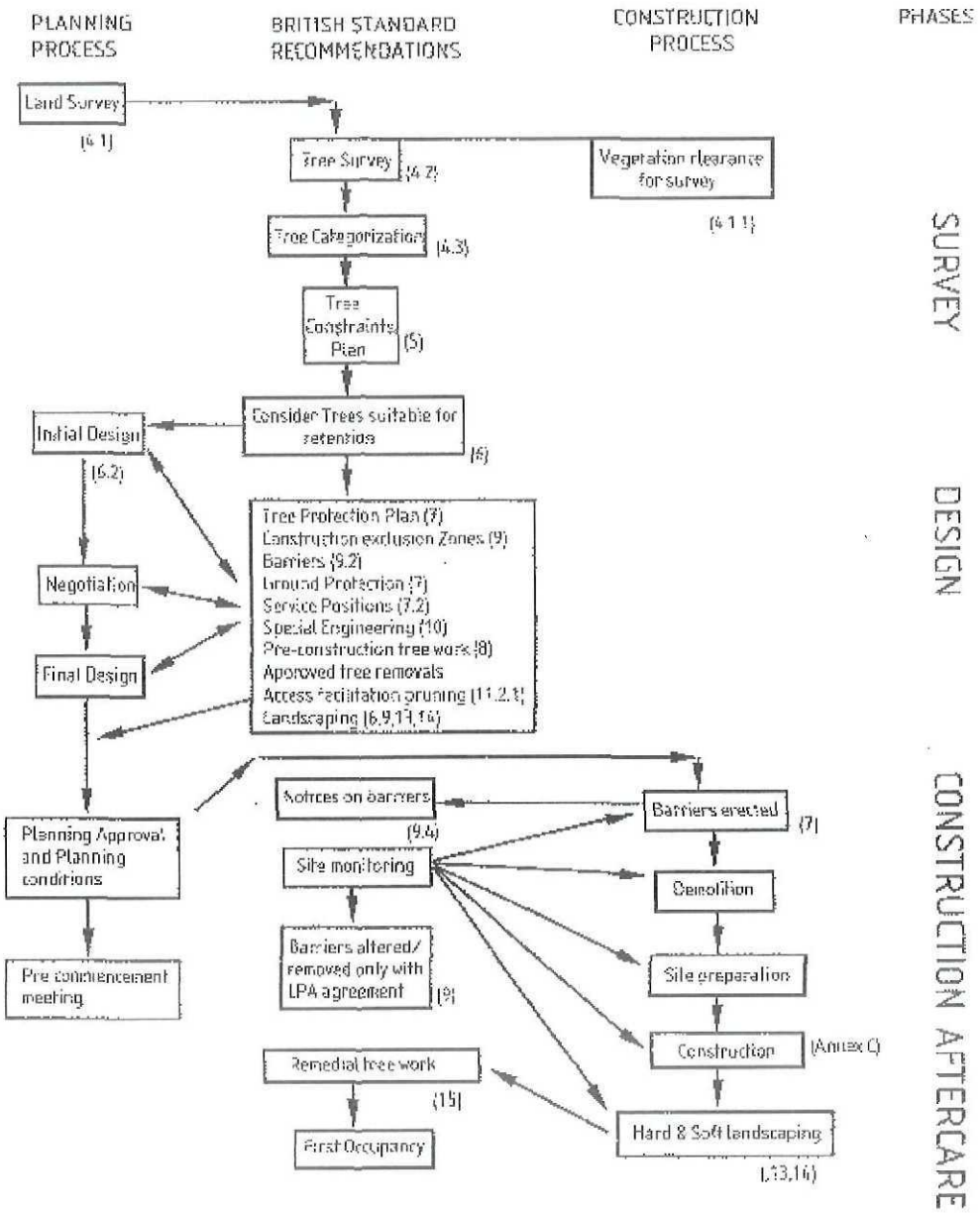
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Table 1 — Cascade chart for tree quality assessment

TREES FOR REMOVAL		
Category and definition	**Criteria**	**Identification on plan**
Category R Those in such a condition that *any existing value* would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	• 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 R category trees (i.e. 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 (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree).	DARK RED

TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	**Criteria — Subcategories**			**Identification on plan**
	1 Mainly *arboricultural* values	**2 Mainly landscape values**	**3 Mainly cultural values, *including conservation***	
Category A **Those of high quality and value:** in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant *and/or* principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B **Those of moderate quality and value:** those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm *damage*)	*Trees present* in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. *trees of moderate quality within an avenue that* includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider *locality*	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C **Those of low quality and value:** currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	GREY
	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 150 mm should be considered for relocation.			

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Figures in brackets refer to Clause numbers.

Figure 1 — Flow diagram summarizing planning for trees on development sites

3.2.2 The layout of this standard follows the sequence of the flow diagram in Figure 1. Following the land survey (see 4.1) the existing trees on and adjacent to the site should be surveyed (see 4.2) and categorized (see 4.3). The constraints these trees pose should be plotted on a tree constraints plan (see Clause 5) and those selected for retention should be plotted on a tree protection plan as a result of the negotiations within the design process (see Clause 7). Areas for new landscaping should be identified at this time (see 6.2.2). The position of all excavations and any special engineering required can be specified in the form of arboricultural method statements. Once work is due to begin on site the arboriculturist should meet the site agent at a pre start meeting to ensure the correct erection of barriers and ground protection forming the construction exclusion zone (see Clause 9).

Diocese of Lincoln
THE CHURCH OF ENGLAND

The Venerable T R Barker
Archdeacon of Lincoln

Head of Planning and Development
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

COPY

10 August 2010

Dear Mr Williams

Application for permission to build a new vicarage in Holbeach

The Church of England, like all other organisations, has to review its buildings and the deployment of its personnel.

In our case, there has been a considerable reduction in the number of full time, stipendiary, clergy across Lincolnshire. However, we are committed to maintaining the provision of our full time, stipendiary, clergy in key centres, of which Holbeach is one.

It is a long established tradition that parish clergy are resident in the parishes in which they minister. For the convenience both of clergy and of parishioners it is usual for the parsonage house to be situated close to the parish church, and at the heart of the community.

The vicarage in Holbeach is no longer satisfactory as a parsonage house, and we suspect that it would be extremely difficult to attract any clergy to live in the existing house. The Diocese of Lincoln, therefore, proposes to build a new vicarage and has identified a plot within the curtilage of the existing vicarage as offering a suitably sized and located position for building a new house. I know that others have already demonstrated the unsuitability of the existing house in their letters to you. I wish to underline these points and, at the same time, emphasise the commitment of the Diocese of Lincoln to continuing ministry in Holbeach.

In 2003, South Holland District Council agreed to the construction of the new parsonage house in Spalding in the grounds of the old parsonage on the corner of Church Street and Halmer Gate. This proved to be an excellent arrangement and an ideal position for the Vicar of Spalding and his successors.

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I hope that the Council will be willing to take an equally generous and far-sighted view in allowing the construction of a new vicarage in Holbeach, so that we can continue to exercise our commitment to the town and its people.

Yours sincerely,

Archdeacon of Lincoln

cc Cllr Francis Biggerdike
Cllr Rita Rudkin
Cllr Michael Taylor

The Parish of All Saints Holbeach

From : Revd. Canon John Wickstead
Vicar of Holbeach

The Vicarage,
Church Walk,
Holbeach,
Lincs. PE12 7DT.
Tel. 01406 422185
email: wickstead@btinternet.com

The Planning Committee,
South Holland District Council,
Council Offices,
Priory Road,
Spalding PE11 2XE.

25th May 2010

Dear Sir/Madam,

Planning Application for New Vicarage, Church Street, Holbeach

I write in my personal capacity and behalf of my wife, Mrs. Alison Wickstead. We wish to indicate our support for the above application, and we do so on three grounds.

First, the present Vicarage is now completely unfit for purpose. It was built in 1939 for a clergyman in very different circumstances, and is not suitable for a modern parish priest and his/her family living on a very modest stipend. The building and grounds are far too large and the house is extremely cold in winter, costing upwards of £2,500 per annum to heat and light. Furthermore there is no way of separating the domestic part of the house from the workbase – something our medical GP's and other professionals refused to accept decades ago.

Second, a new Vicarage on the proposed site would be close to the Church and accessible to people from the town centre. This would be of benefit to the Vicar, the churchpeople and the wider community. It is difficult to think of other suitable sites in Holbeach. If there are any, they would almost certainly relegate the Vicarage to the margins where it would be much less accessible.

Third, I have a concern for the future. When I retire next year, it is important for the people of Holbeach that a successor of high quality should be appointed. A new Vicarage on the proposed site would be of considerable benefit in this.

If I can be of any further assistance please do not hesitate to contact me.

Yours faithfully,

John Wickstead

The Parish of All Saints Holbeach

From : The Secretary,
Holbeach Parochial Church Council

Diamond House,
Roman Bank,
Holbeach Clough,
Spalding,
Lincs. PE12 8DJ.

The Planning Committee,
South Holland District Council,
Council Offices,
Priory Road,
Spalding PE11 2XE.

25th May 2010

Dear Sir/Madam,

Application for Permission to Erect New Vicarage off Church Street, Holbeach.

At its meeting on 18th of this month Holbeach Parochial Church Council instructed me to write to you expressing the Council's support for the above application.

The Council is in favour of building a new house on the proposed site for the following reasons:

- It would keep a new Vicarage in the centre of the local community rather than having it located further to the margins as it would on any other feasible site.
- There is a shortage of other such suitable sites in Holbeach.
- A new house on this site would be close to the Church, and accessible from the town centre. This would benefit the wider community as well as church members and the parish priest.
- The present Vicarage is no longer suitable for a parish priest and his/her family living on a modest stipend. It is economically and ergonomically extremely inefficient.
- In the present Vicarage there is no way of segregating the domestic and working parts of the building.
- When the present incumbent retires in 2011, a well-designed modern house close to the Church, would be extremely helpful in recruiting a successor of high quality.

We trust that the Committee will take all these factors into account when making a decision.

Yours faithfully,

Gill Graper

Mrs. G. Graper

John King

JHK/sab/16377

9 July 2010

The Planning Committee
South Holland District Council
Priory Road
SPALDING
Lincs PE11 2XE

Dear Sirs

Planning Application
New Vicarage - Holbeach

As I have lived in Holbeach all my life, I wish to write to you to pledge my support for the above application.

I feel it would be much more sensible to keep the vicarage as close to the church as possible. The church vicarage, in my opinion, should be central to the town centre providing easy access for the vicar and his parishioners.

The vicarage has always been a central part of the community and it would not be practicable if the new vicarage were to be built on the outskirts of the town.

I do hope you will look upon this application favourably.

With best wishes.

Yours faithfully

JOHN H KING

HOLBEACH MANOR FLEET ROAD HOLBEACH SPALDING LINCS PE12 7AX
TEL: 01406 422600 FAX: 01406 423423 EMAIL: JHK12345@HOTMAIL.COM

DIOCESE OF LINCOLN
THE CHURCH OF ENGLAND

Chair of the Planning Committee
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

Maximilian Manin
Chief Executive

Our Ref: P1-051

5th January, 2011

Dear Sir

Holbeach Vicarage Replacement

The current Vicar of Holbeach, the Reverend John Wickstead, will retire this year. During his tenure of the property he has made representations regarding the inadequacies of the current vicarage. These views coincide with views expressed by previous vicars of Holbeach and so the Diocese nominated the property as unsuitable some while ago. Holbeach is an important Living and the Church is very well supported locally. Therefore we need to provide a replacement house to serve as a suitable home and base from which a new priest can run their ministry.

The main factors which make the current house unsuitable are that the layout does not allow for the separation of the family and working areas, that the house is very difficult to heat economically (especially bearing in mind the means of a priest on a stipend) and that the other running costs (including the maintenance of the extensive grounds) are also excessive for a 21st century parsonage. The maintenance costs for the current vicarage are over 50% more than the average parsonage house in the Diocese.

The Lincoln Diocesan Trust & Board of Finance Ltd (as the Diocese's Parsonages Board) has a statutory duty under the Parsonages Measure to provide *suitable* parsonage housing for stipendiary priests within the Diocese. We need to address the situation at Holbeach whilst there is an opportunity so to do, so as to allow the appointment of a successor. Of particular concern is that all the factors mentioned in my first paragraph will deter potential candidates from accepting the post and so leave Holbeach without a priest. This is clearly an unacceptable outcome.

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The Vicarage is in the heart of the community and the town centre, next to the Church, and there is strong local opinion that this should remain the case. In order to explore all options, we engaged architects to consider various possibilities with regard, first of all, to potential adaptation of the existing house to make it suitable. Unfortunately no scheme of adaptation to the existing property can create a satisfactory solution.

Following consultations, including within the Parish, the consensus of opinion was that a new house would be necessary and that the best way forward would be to build a purpose-designed replacement Vicarage within the grounds of the existing one. This would meet the needs of today's clergy and encompass best design practice, including environmental considerations. Therefore, we re-briefed the architects to design a parsonage that meets these criteria and which would be in keeping with the surroundings. We believe that the plans submitted achieve these goals, and in our consultations with local church and community officials there has been unanimous support for them.

I write to outline aspects of the legal position, to add my support for current proposal and to urge the planning committee to approve the application. I very much hope that you will be able to do so.

Yours faithfully



Maximilian Manin

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