NORTHONS LANE, HOLBEACH
for Gleeson Homes

TREE SURVEY

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DRAWING: 3653/1 (EXISTING TREES ON SITE)

1.0 GENERAL

1.1 This tree survey was undertaken by Martin Popplewell (Landscape Architect) on 19 June 2020 on behalf of Gleeson Homes in conjunction with proposals for residential development on site.

1.2 The survey should be read in conjunction with drawing 3653/1 (Existing Trees on Site).

1.3 The study site is located towards the north western edge of the town of Holbeach. It is bounded to the east and south by the rear gardens of adjacent dwellings. The northern and western boundaries are undefined and lie mid-way across an open field in agricultural use at the time of the survey. The A17 Newark to Kings Lynn road lies a short distance from the northern site boundary (beyond a line of trees).

1.4 The site is presently in agricultural use and an arable crop has been sown. Ground is relatively level across the site at around three metres Above Ordnance Datum (AOD). Beyond the site, the land remains level in all directions for a considerable distance.

1.5 It is assumed that no trees are included within a Tree Preservation Order and that the site does not lie within a Conservation Area.

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

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

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

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

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

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

2.0 SPECIES AND THEIR ARRANGEMENT IN THE LANDSCAPE

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

2.2 There is no dominant tree species on or adjacent to the site. A wide range of mainly ornamental species can be found as isolated specimens and informal groups along the eastern and southern site boundaries. These include Goat Willow, Cherry, Purple-leaved Plum, Apple, Purple Norway Maple, Silver Birch and Eucalyptus.

2.3 Shrub species (Laurel, Cypress and Privet) are found within a well-established hedge along the eastern boundary. There are also several lengths of unmaintained planting along the western and southern boundaries.

3.0 HEIGHT AND SIGNIFICANCE IN THE LANDSCAPE

3.1 There are no visually prominent trees on site. The tallest are Eucalyptus T7 and Silver Birch T10 at 12m followed by Goat Willow T8 and Norway Maple T9 at 9-10m; however, none of these stand out as visually important features in the local landscape.

3.2 Other than the above the trees on site are only of modest height (around 8m maximum) though these do provide useful low-level screening to adjacent properties.

3.3 The hedge is a well-established feature of substantial size so provides good screening for properties to the east.

4.0 AGE AND CONDITION

4.1 The majority of trees surveyed range from 'Semi mature' to 'Mature' and all are in Fair or Good condition with no action required at this time.

5.0 ENVIRONMENTAL CONDITIONS

5.1 Due to their location on open ground (within open land to the west) trees on site might be expected to be subject to potential impact from prevailing winds. However, there is no evidence of this at the present time and the proposed development is likely to provide increasingly sheltered conditions for trees on site over time.

5.2 Ground water conditions could be a factor in present or future growth or health of trees due to the flat nature of the ground; however any local issues should be resolved by the introduction of a surface water drainage system as part of development.

6.0 CODES USED WITHIN SCHEDULE

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

7.0 TREE QUALITY ASSESSMENT

7.1 **TREES UNSUITABLE FOR RETENTION**

Definition – Category U
(*Shown in broken outline on drawing with cross at trunk location)*
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

Criteria – Category U
Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)

Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.

Trees infected with pathogens of significance to the health and/or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality.

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

7.2 TREES TO BE CONSIDERED FOR RETENTION

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

Criteria - Category A

A1 (*Mainly arboricultural qualities*)
Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).

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

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

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

Criteria - Category B

B1 (*Mainly arboricultural qualities*)
Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable fore retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.

B2 (*Mainly landscape qualities*)
Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.

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

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

Criteria - Category C

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

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

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

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

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8.0 DETAILED SCHEDULE OF VEGETATION ON SITE

Tree number on dwg	Species	Height (m)	Stem diameter (cm)	Branch spread (m)	Age class	Crown clearance + Ht/direction of lowest branch	Physiological condition	Estimated remaining contribution (years)	Category grading	Notes / Structural condition	Preliminary management recommendations
T1	Goat Willow	6	3x10#	2.5m rad.	M	1	Good	20-40	C1	Tree lies offsite but canopy extends over site boundary. Multi-stemmed tree with dense, shrubby crown. Limited access prevents a detailed examination but appears to be in acceptable condition at present	No action
H2	Cypress, Laurel, Privet	<8	<12#	4m wide	M	0	Good	20-40	B2	Well-established hedge along site boundary contains evergreen coniferous and broadleaved species. Some conifers have been allowed to grow out; Dense foliage to ground level provides good screening.	No action
T3	Purple-leaved Plum	7	15#	2m rad.	EM	1.5	Good	20-40	C1	Tree lies offsite but canopy extends over site boundary. Straight main stem and relatively narrow crown. Limited access prevents a detailed examination but appears to be in acceptable condition at present.	No action
G4	1nr. Osier, 1nr. Holly	8	<15#	N 2 S 2.5 E 3.5 W 2.5	EM	1.5	Fair	20-40	C1	Pair of trees in close proximity lie offsite but canopies extend over site boundary. relatively narrow crowns read as one.	No action
G5	3nr. Apple, 1nr. Goat Willow	5	<15#	3m rad.	EM	1+	Fair	10-20	C2	Line of mixed species trees lie offsite, but canopies extend over site boundary. Low shrubby crowns read as one.	No action

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Tree number on dwg	Species	Height (m)	Stem diameter (cm)	Branch spread (m)	Age class	Crown clearance + Ht/direction of lowest branch	Physiological condition	Estimated remaining contribution (years)	Category grading	Notes / Structural condition	Preliminary management recommendations
G6	Cherry, Purple-leaved Plum, Laburnum	<6	<20#	3m rad.	EM	1+	Good	20-40	C2	Line of ornamental tree lies offsite but canopies of some extend over site boundary. Low dense crowns read as one. Limited access prevents a detailed examination, but trees appear to be in acceptable condition at present.	No action
T7	Eucalyptus	12	15	N 4 S 3.5 E 3 W 4	EM	1+	Good	20-40	C1	Tree lies offsite but canopy extends over site boundary. Stem forks into 2 at 2m; narrow, delicate crown typical of species.	No action
T8	Goat Willow	9	45	N 5.5 S 4.5 E 7 W 4.5	M	0+	Good	10-20	C1	Stem forks into multiple limbs @3m; wide spreading dense crown with foliage to ground level in places.	No action
T9	Purple Norway Maple	10	45#	N 4 S 3 E 3 W 4	EM	2	Good	20-40	B1	Tree lies offsite but canopy extends over site boundary. Stem forks into multiple limbs @1m; dense, rounded crown. Limited access prevents a detailed examination, but tree appears to be in good condition.	No action
T10	Silver Birch	12	40#	3m rad.	EM	1.5	Good	20-40	B1	Tree lies offsite but canopy extends over site boundary. Straight main stem and evenly balanced, relatively narrow crown. Limited access prevents a detailed examination, but tree appears to be in good condition.	No action
G11	2nr. Cherry	5	10(e) 20(w)	N 3 S 1 E 2.5 W 3.5	EM	0+	Fair	10-20	C2	Pair of trees lie immediately adjacent to boundary fence. Both have been topped at 1.5m resulting in low dense crowns that read as one. Foliage to ground level in places.	No action

9.0 GENERAL RECOMMENDATIONS

9.1 Generally

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

9.2 Trees in relation to Development

Consider the depth of foundations with reference to NHBC recommendations.

9.3 Tree Work before Development

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

9.4 Care of Trees during Development

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

GENERAL PRECAUTIONS DURING DEVELOPMENT:

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

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

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

    - Traffic must not enter tree root protection areas.

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

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

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

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

9.5 **Towards Conclusion of Development**

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

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APPENDIX

PHOTOGRAPHS

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Photo 1: ▲
View north showing vegetation along eastern boundary: Goat Willow T1 on right and hedge H2 centre left (with offsite tree belt beyond).

Photo 2:
Norway Maple T9 on left & Silver Birch T10 on right. ▶

Photo 3:
Eucalyptus T7 on left (with tree group G6 beyond) and Goat Willow T8 centre right. ▼



