Peace Arboriculture

Caroline Hall

Tree survey and works recommendations at Damgate, Holbeach PE12 7BH

Site: **Seagate Homes site, Damgate, Holbeach PE12 7BH**

Commissioned by: **Lee Russell, Seagate Homes**

Date: **December 2025**



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1.0 Instructions

1.1 Introduction

This report has been prepared at the request of Lee Russell of Seagate Homes to assess boundary trees located adjacent to the Seagate Homes development site at Damgate, Holbeach, and to provide a full works specification for their management.

The works include pruning of Hybrid Black Poplars protected under TREE PRESERVATION (Holbeach No. 33) ORDER 2024, made on 10/12/2024 and confirmed on 06/06/2025, as well as non-TPO works to collapsed or dead trees, hedgerow species, and White Willows located behind the Poplar line.

The purpose of this report is to:

- Describe the trees and current site conditions
- Identify management requirements for each boundary group
- Provide a clear specification for contractors
- Provide wording suitable for a Tree Preservation Order (TPO) application
- Support Seagate Homes in ensuring the safe and appropriate management of boundary vegetation adjacent to new residential properties

1.2 Date of inspection: 03/12/2025

Inspected by:

Caroline Hall, BSc (Hons), Tech Cert Arbor A – Arboriculturalist

Eamonn Hall, MA – Arboricultural Assistant

The trees were inspected from both the development site and the off-site side adjacent to the farm track, allowing a full view of the boundary vegetation and rear-facing canopies. Groups A, B and C (see appended plan) were visually inspected from ground level, and their boundaries were marked with barrier tape on the day of the inspection.



Weather conditions during the inspection were clear and fair, though ground conditions were wet and muddy.

2.0 Limitations

2.1 The inspection was conducted from ground level only; no climbing or aerial inspection was undertaken.

2.2 Observations relate solely to visible features at the time of inspection; tree condition can change over time due to weather events, decay progression, or ground disturbance.

2.3 No soil analysis, excavations, or root investigations were undertaken.

2.4 This report focuses on safety, shading and structural concerns relevant to the development and does not constitute a full arboricultural impact assessment (AIA).

2.5 This report must be read together with the accompanying Tree Works Summary plan showing Groups A, B and C and the colour-coded legend.

2.6 Contractors must satisfy themselves that the works can be undertaken safely and must comply with all current industry standards (BS 3998:2010 the Wildlife and Countryside Act 1981 and Conservation of Habitats and Species Regulations 2017).

2.7 It is understood that these limitations are accepted by the client.

3.0 Disclaimers

3.1 This assessment reflects site conditions as they existed on the inspection date. Any future alterations to the site—such as excavation, changes to ground levels, construction, or removal of neighbouring trees—may influence the condition, stability, or behaviour of the trees and could render conclusions partially or wholly invalid.

3.2 *Trees are dynamic, living organisms subject to ongoing growth and environmental influences. No tree can ever be guaranteed as completely safe; regular monitoring and maintenance are therefore essential.*

4.0 Description of site

4.1 Site Description & Boundary Grouping

The boundary vegetation forms a long linear strip adjacent to the development site. The group consists of mature Hybrid Black Poplar trees, White Willow, and boundary hedgerow trees. These trees form a significant feature and species are in keeping with the local landscape.

For clarity, the boundary has been divided into three geographical groups, marked on site with barrier tape and shown on the Tree Work Summary Plan:

- Group A: Rear of Plots 172–179
- Group B: Rear of Plots 121–125 (plots not yet constructed)
- Group C: Boundary adjacent to the attenuation ponds

4.2 Overview of Tree Condition and Rationale for Works

The boundary is dominated by mature Hybrid Black Poplars, 18–20 m tall, many with large diameters and high canopies typical of close plantation-grown trees.
Several trees have long, extended lateral branches reaching toward the development site.
Behind the Poplars is a line of mature White Willow, several of which are suppressed, leggy, or partially collapsed. An unmanaged hedgerow of Hawthorn and Cherry Laurel lies in front of the Poplars, overhanging the garden boundaries.

Collapsed trees were identified in Groups A and B.


Group A: Rear of Plots 172–179


Group B: Rear of Plots 121–125

4.3 Justification for Poplar Works (for TPO purposes)

The proposed reductions are justified on both amenity and safety grounds. Hybrid Black Poplars, are a fast-growing species known for their height, lateral spread, and relatively brittle wood. Planted closely in a linear arrangement, the trees create a significant shading effect over the rear gardens of adjacent new residential plots, which may impact the usability and enjoyment of the space. Additionally, the long, extended limbs and overall stature of these trees increase the risk of branch failure, particularly under wind exposure or adverse weather conditions. A targeted reduction of up to 6 metres in height and up to 33% of lateral branch growth will reduce mechanical loading, mitigate the risk of limb or branch failure, and improve daylight penetration, while retaining structurally balanced and healthy trees.

Although detailed Arboricultural Impact Assessments or Method Statements were not available at the time of this report, the trees' position relative to the proposed development, their species characteristics, and their current form provide clear justification for the works. The proposed reductions are proportionate, consistent with BS 3998:2010 (Tree Work – Recommendations), and represent a sustainable compromise that balances tree retention, long-term health, and residential amenity. By maintaining the majority of the trees' structure and form, the works ensure both safety and ongoing landscape value.

5.0 Recommendations

5.1 Group A – adjacent to plots 172-179

The proposed works include reduction and safety measures to the Poplars, Willows, hedgerow trees, and dead or collapsed trees within the group. The Hybrid Black Poplars (TPO) are proposed to be reduced by up to 6 metres in height and up to 33% laterally, with deadwood removal and the severing and clearance of ivy to allow proper inspection and reduce the risk of limb failure. The removal of collapsed trees and dead standing trees exceeding 3 metres is also recommended to address site safety. Hedgerow trees along plot boundaries may be pruned back to the fenceline, with an accompanying height reduction to reform and strengthen the hedge. Safety works to the White Willows, as specified in the Contractor Version, are also proposed to manage suppressed, leggy growth and reduce potential hazards over the adjacent farm track. All proposed works are proportionate, consistent with BS 3998:2010, and intended to balance tree retention with residential amenity and site safety.



5.2 Group B – adjacent to Plots 121–125

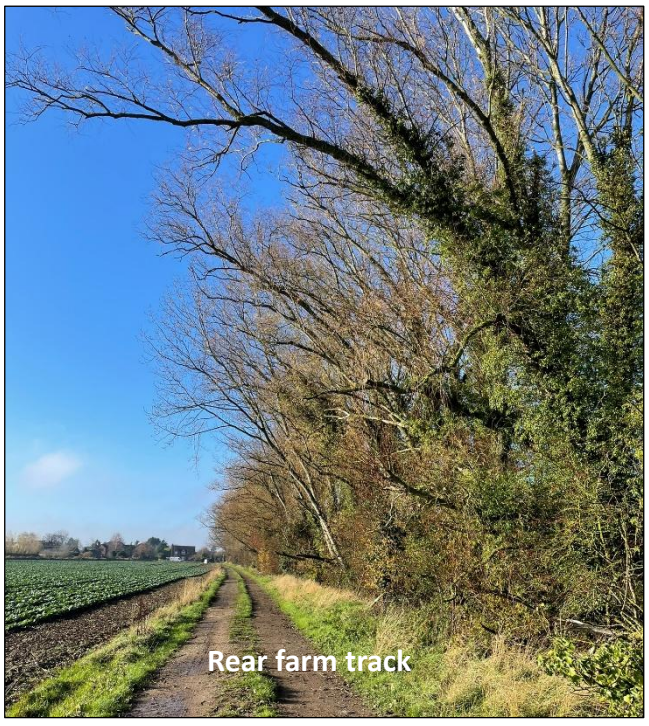
This group comprises approximately 14 older Hybrid Black Poplars protected under a Tree Preservation Order (TPO), standing at 19–20 metres in height with girths of around 1 metre. The plots to the front of this group are not yet set out. The group also includes hedgerow trees along the frontage and White Willows behind, neither of which are subject to TPO protection. A collapsed Poplar extends onto the site, with further collapsed Willow material present within the group. The proposed works for this area include full reduction of the Hybrid Black Poplars, removal of the collapsed Poplar and any dead standing trees exceeding 3 metres, clearance pruning of hedgerow trees back to the site boundary, and height reduction to reform the hedge line. Safety works to the White Willows, as specified in the Contractor Version, are also proposed to address suppressed and unstable growth. These recommended works are intended to manage safety risks, reduce shading, and support the continued health and structural stability of the retained trees, consistent with BS 3998:2010.



Group B

5.3 Group C – Adjacent to Attenuation Ponds

Group C, located adjacent to the attenuation ponds, comprises Poplars protected under a TPO, White Willows, and a front hedgerow, neither of which are subject to TPO protection. The Poplars are in similar condition to those in Groups A and B, but because of their location adjacent to the ponds and their minimal impact on the proposed development, no works are planned at present. The White Willows are suppressed and leggy in places, and safety works should be undertaken as specified in the Contractor Version provided in the following section. The front hedgerow remains in situ and requires no immediate intervention.



Rear farm track

5.4 **Full Works Specification (Contractor Version)**

(To be issued with the plan for quoting)
All works must comply with BS 3998:2010

Hybrid Black Poplars (TPO Works – Group A approx. 30 trees, Group B approx. 14 trees)

1.Crown Height Reduction: aim for a broadly uniform crown line while maintaining adequate living crown on each tree.

- Reduce crown height by up to 6 metres, variable per tree
- Maintain at least 50% of the live crown
- Cut to suitable growth points
- Trees lacking lower crown structure must be adjusted for height

2. Lateral Reduction (Development Side)

- Reduce lateral branches by up to 33% over gardens
- Cut to appropriate secondary branches

3. Dead wood removal

- Remove dead wood greater than 25 mm in diameter

4. Ivy Management

- Sever ivy at base

Collapsed and Dead Trees (Groups A & B)

- Remove collapsed trees
- Remove dead standing trees over 3 m in height
- Retain smaller snags where safe and ecologically beneficial





Hedgerow Works (Groups A & B, Non-TPO)

- Cut back Hawthorn/Cherry Laurel to boundary
- Reform as a hedgerow line and reduce height to 2 metres
- Remove dead/damaged material as required

Willow Safety Works (Groups A, B & C, Non-TPO)

- Reduce or remove structurally defective, collapsed or partially failed stems
- Reduce long, over-extended limbs where risk of failure exists
- Ensure safe clearance over farm track and boundaries

5.5 **Wording for TPO Application (Poplar Works Only)**
(To be submitted with the Tree Works Application under the Holbeach No. 33 Order)

Hybrid Black Poplars in Groups A and B: Crown height reduction by up to 6 metres; lateral branch reduction by up to 33% on the development side; removal of dead wood greater than 25mm diameter; and removal/severing of ivy from lower stems. Works sought to reduce shading to new gardens and mitigate risk from large mature trees adjacent to residential properties.

5.6 Wildlife Considerations
Works must comply with the Wildlife and Countryside Act 1981, which protects nesting birds. No pruning should be undertaken between March and September unless it is confirmed that no active nests are present.

Bats, protected under the Conservation of Habitats and Species Regulations 2017, do roost in trees, though typically within features such as deep cavities, lifted bark plates, or vertical cracks. If evidence of bats or potential roosts is detected during works, operations must cease immediately, and advice should be sought.

6.0 Conclusion

The boundary vegetation comprises mature Poplars, Willows and hedgerow species, with several collapsed or dead trees requiring removal. The proposed pruning works provide a balanced and defensible approach that preserves tree amenity, improves day-to-day usability of new garden spaces, and reduces foreseeable risks. The attached plan and specification clearly define location groups (A, B, C) and the associated works.

7.0 References

BS3998:2010 - *Tree work Recommendations*
BS5837:2012 - *Trees in relation to design, demolition and construction - Recommendations*
European Tree Pruning Guide 1999
The Body Language of Trees – Claus Mattheck and Helge Breloer
Manual of Wood Decays in Trees – C Mattheck and K Weber
Fungal Strategies of Wood Decay in Trees – F.W.M.R. Schwarze, J. Engels and C. Mattheck
Quantified Tree Risk Assessment USER MANUAL version 5 – QTRA Ltd, Mike Ellison
www.forestry.gov.uk

APPENDICES

TREE WORKS SUMMARY PLAN

TPO Information

SEAGATE HOMES, DAMGATE, HOLBEACH
TREE WORKS SUMMARY

Group A – Rear of Plots 172–179

Poplars (TPO): Reduce height by up to 6 m; reduce laterals toward gardens by up to 33%

Collapsed/Dead Trees: Remove collapsed tree; remove dead standing trees >3 m (retain smaller stumps), remove dead wood >25 mm; remove/sever ivy

Hedgerow: Cut back to boundary; reform hedge line

Willows: Safety works (removal/reduction of defective stems)



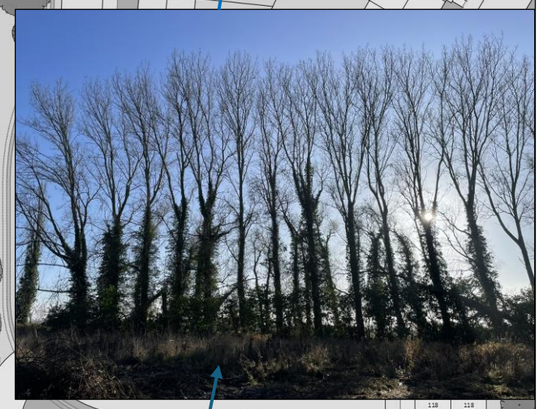
Group B – Rear of Plots 121–125 (not yet constructed)

Poplars (TPO): Reduce height by up to 6 m; reduce laterals toward development by up to 33%

Collapsed/Dead Trees: Remove collapsed tree extending over the site; remove dead standing trees >3 m (retain smaller stumps) remove deadwood >25 mm; remove/sever ivy

Hedgerow: Cut back to boundary; reform hedge line

Willows: Safety works (removal/reduction of defective stems)



Group C – Boundary Adjacent to Attenuation Ponds

Poplars (TPO): No works proposed

Hedgerow: Hedgerow works in this section optional

Willows: Safety works (removal/reduction of defective stems)

WORKS LEGEND: TPO WORKS TO POPLARS | NON TPO WORKS TO POPLARS | HEDGEROW WORKS | WILLOW WORKS

PREPARED BY CAROLINE HALL, DECEMBER 2025

date: 6 June 2025
your reference:
our reference: LVD/TPO – Holbeach No.33
ask for: Mrs Lisa Davies
email: ldavies@sholland.gov.uk
Direct Dial: 01775 764511

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

tel: 01775 761161
fax: 01775 711253
www.sholland.gov.uk

Mr. L. Russell
Seagate Homes
Pudding Lane
Pinchbeck
Spalding
PE11 3 TJ

IMPORTANT THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

Dear Mr Russell

Town and Country Planning Act 1990
Town and Country Planning (Tree Preservation) (England) Regulations 2012
The South Holland District Council Tree Preservation (Holbeach No.33) Order 2024

I wrote to you on 10 December 2024 to advise you that South Holland District Council ("the Council") had made the above tree preservation order ("the Order") on 10 December 2024, and sent you a copy.

The Council has now considered whether or not the Order should be confirmed (or, in other words, made permanent). Two objections were received about the Order; which were considered before reaching our decision. On 6 June 2025 the Council decided to confirm the order without modification. A copy of the Order is enclosed for ease of reference so that you are aware of its terms.

None of the objections were considered to impinge on the confirmation of the Order. For more information about our decision, please contact Diane Fairchild Fenton (the Council's Trees and Nature Conservation Officer) at South Holland District Council, Council Offices, Priory Road, Spalding, PE11 2XE or email DFairchild@sholland.gov.uk or telephone 01775 764483.

As a result, in simple terms, no one is allowed to cut down, top or lop, without the Council's permission, any of the trees protected by the Order.

If you disagree with the Council's decision to confirm the Order without modification you can challenge it by applying to the High Court under section 284 of the Town and Country Planning Act 1990 ("the 1990 Act"). You can apply to the High Court if you believe:

1) the Order is not within the powers of the 1990 Act; or
2) that any of the requirements of the 1990 Act or the Town and Country Planning (Tree Preservation) (England) Regulations 2012 have not been complied with.

You must apply to the High Court within six weeks from the date of our decision.

Yours sincerely

LVD

Lisa Davies
Senior Planning Lawyer
Legal Services

Enc.

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 198

SOUTH HOLLAND DISTRICT COUNCIL
TREE PRESERVATION (HOLBEACH NO.33) ORDER 2024

Date Order made: 10/12/24
Date Order confirmed: 06/06/25

South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Town and Country Planning Act 1990
The South Holland District Council
Tree Preservation (Holbeach No.33) Order 2024

The South Holland District Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order:

1. Citation

This Order may be cited as The South Holland District Council Tree Preservation (Holbeach No.33) Order 2024

2. Interpretation

(1) In this Order "the authority" means the South Holland District Council

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

3. Effect

(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

4. Application to trees to be planted pursuant to a condition

In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 10 day of December 2024

The **COMMON SEAL** of **SOUTH HOLLAND DISTRICT COUNCIL** was hereunto affixed in the presence of:





Authorised Signatory

CONFIRMATION OF ORDER

This Order was confirmed by **South Holland District Council** without modification on the 6 day of June 2025

~~Or~~

~~This Order was confirmed by **South Holland District Council** subject to the modifications indicated by ....., on the ..... day of .....~~



.....

Signed on behalf of South Holland District Council

Authorised Officer

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by **South Holland District Council** on the day of

.....

Signed on behalf of South Holland District Council

Authorised Officer

VARIATION OF ORDER

This Order was varied by **South Holland District Council** on the day of by a variation order under reference number a copy of which is attached

.....

Signed on behalf of South Holland District Council

Authorised Officer

REVOCATION ORDER

This Order was revoked by **South Holland District Council** on the day of

.....

Signed on behalf of South Holland District Council

Authorised Officer

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually

(encircled in black on the map)

None

Trees specified by reference to an area

(within a dotted black line on the map)

Reference on map	***Description***	***Situation***
A1	All black poplar within the area marked A1 on the map (The type encountered are likely to be hybrid black poplars, but any other form is included).	Area of trees which border a drain and the south western portion of a field (associated with Holbeach Manor) having development potential, which adjoins Dam Gate to the west and to the south a farm track which connects Dam Gate with Branches Lane to the east.

Groups of trees

(within a broken black line on the map)

None

Woodlands

(within a continuous black line on the map)

None

SOUTH HOLLAND DISTRICT COUNCIL



HOLBEACH TREE PRESERVATION ORDER NO.33 2024

PLAN: TF:536508 324425

NOT TO SCALE.

DATE: 4TH DECEMBER 2024.

Kate Bellamy,

Council Offices, Priory Road,
Spalding,
Lincs PE11 2XE,

South Holland District Council 100018351

N