

TREE CONSTRAINTS PLAN (to BS5837 2012, carried out by Robert McGuinness ND Arb. CMLI)

Summary

Sanders Farm is a 2.85hectare property in rural Hewas Water, St Austell. There are currently two separate dwellings on the farm and the planning application to which this tree survey relates is for the replacement of one of them - The Bale House. Located on the north side of the farm the two houses are set within a mature garden. The boundaries of the garden are well defined with mature trees and well established shrubs. The Bale House occupies the western half of the garden and the original house the east and as yet the boundary between the two properties is less defined but as part of the application a new native species hedgerow is proposed. This tree survey has been limited to the trees that will or will possibly be affected by the development proposals. Access to the site will remain as is currently the case i.e. a single track driveway and the parking area will also remain. There is direct access to the site via the paddock any larger construction traffic and storage will be through and in this field.

From the photographs it can be seen that the farm has good tree cover with a range of age groups - the applicants have planted numerous native trees as part of a strategy to enhance biodiversity and extend the habitat at the farm. The mixed native shelter belt to north of the property is on neighbouring land it provides much of the 'tree line' especially visible from Griggs Country Store (see fig 1 below) the property to the north. Other trees on site are associated with the hedgebanks and the old farmhouse non of which are in the vicinity of the development; in fact there are only five trees that are indeed likely to be affected the development and they are included in the survey below.

TREE SURVEY

Tree no.	Species	Height(M)	Girth	Spread	Age Class	Comments/condition/management	Longevity	BS Category
T1	Holly	10	ms<300	3,6,1,6	mature	growing from Cornish hedge, good condition	>50	Cat B
T2	Lime	14	520	6,6,4,5	earlymature	bifurcated at 1.5m, tight fork, monitor	<30	Cat B
T3	Cedar	13	350,250	5,5,5,5	earlymature	good condition, prune to suit development	<30	Cat B
T4	Sycamore	13	550,350,450	7,7,7,1	mature	good condition hedgerow tree, previously coppiced	<30	Cat B
T5	Holly	6	200,200,200	2,2,2,2	mature	useful hedgerow holly, will pair with T1	>50	Cat C

NOTES

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BLOCK PLAN 1:500



SANDERS FARM
VIEW FROM THE NORTH (CAR PARK @ GRIGGS FARM SHOP)
SHELTER BELT RUNNING ALONG NEIGHBOURING BOUNDARY - TREES WILL NOT BE AFFECTED BY THE PROPOSALS



WEST ELEVATION



SOUTH ELEVATION



VIEW OF CEDAR AND LIME FROM WITHIN THE GARDEN

REVISION

CLIENT
C & J ROBINSON

PROJECT
REPLACEMENT OF EXISTING DWELLING - BALE HOUSE, SANDERS FARM

PROJECT N°
156

DRAWING TITLE
TOPO. AND TREE CONSTRAINTS PLAN

DRAWN BY
RNM

DRAWING N°
156-PL-02

REVISION
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SCALE
1:200

CHECKED BY
RNM

DATE
01.06.18

DRAWING STATUS
b

a PRELIMINARY	ISSUED FOR APPROVAL e
b ISSUED FOR PLANNING	ISSUED FOR CONSTRUCTION f
c ISSUED FOR INFORMATION	AS BUILT g
d ISSUED FOR TENDER	

