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Arboricultural Report (ver 1)
Planning Application - Parking

East House Farm

Back Street

Langtoft

Driffield

East Riding of Yorkshire

September 2021

Client

Edwardson Associates

Paddock House

10 Middle Street South

Driffield

East Riding of Yorkshire

YO25 6 PT

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1.0 INTRODUCTION

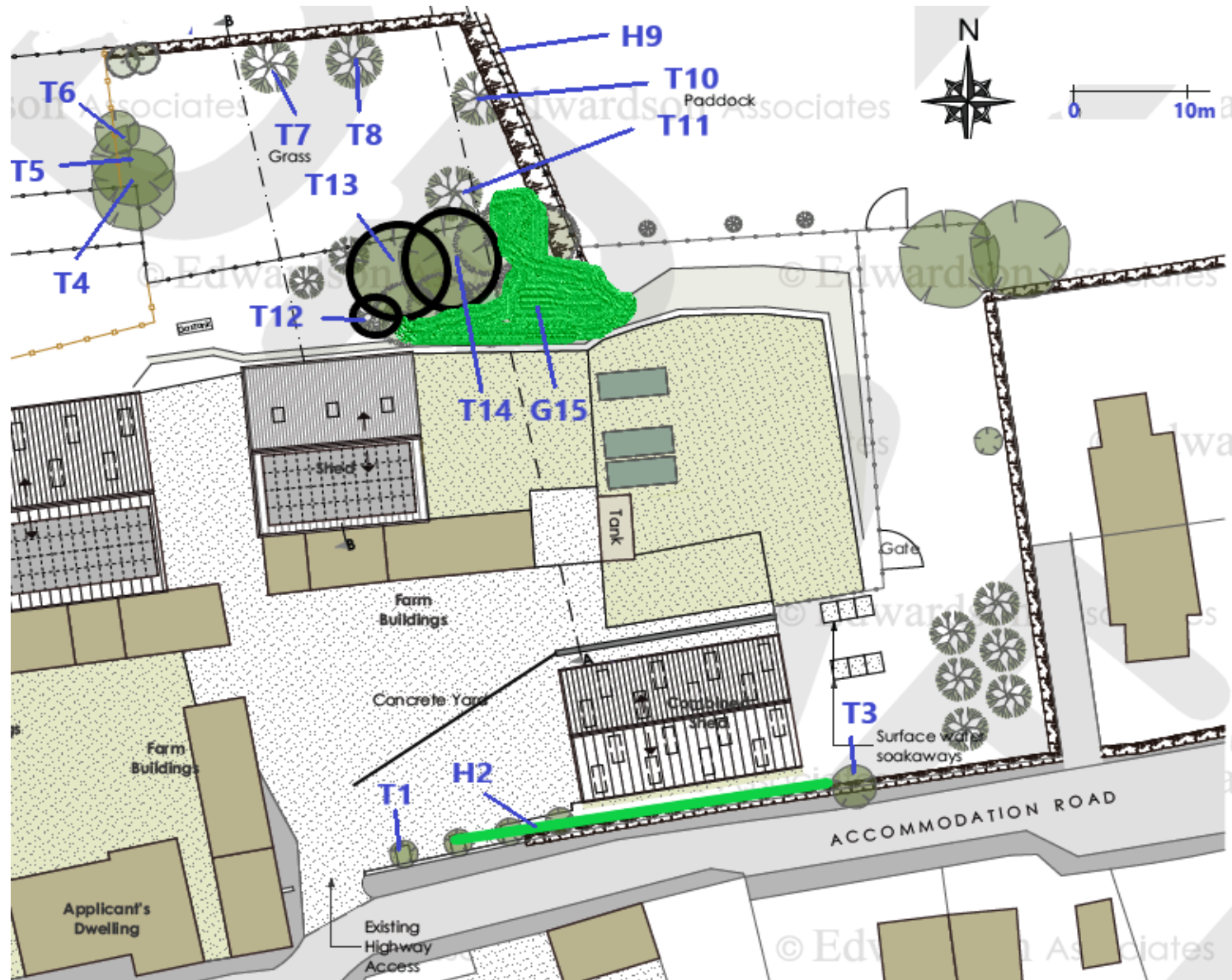
- 1.1 This report provides information in accordance with British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' for a proposed development on land at East House Farm, Langton. The application is for the change of use of land to create a staff parking area.
- 1.2 The arboricultural survey was commissioned by Edwardson Associates and is linked to the design work undertaken by them as architects and planning consultants for the site. The aims of the survey were to undertake an assessment of all the existing trees within proximity of the proposed development, including trees on adjacent land.
- 1.3 The following information has been recorded in accordance with BS 5837:2012:-
- Designated tree number.
 - Tree Species – the common name has been given followed by the Latin or scientific name.
 - Height.
 - Stem or base (multi stemmed trees) diameter and root protection area.
 - Crown clearance (height of the periphery of the crown spread above ground level).
 - Branch spread (to N, S, E, and W).
 - Age class. This is given as young (Y), mature (M), and over mature (OM).
 - Physiological condition - general comments given only, poor, fair, good.
 - Tree structural condition - general comments given only, poor, fair, good.
 - Useful life expectancy.
 - Preliminary management recommendations.
 - Tree category (A, B, C or U).

2.0 SITE PLANS

2.1 Location Plan 1A



2.2 Site Plan 2A



3.0 SURVEY METHODOLOGY AND SCHEDULE

- 3.1 The survey was carried out to British Standard 5837:2012, using the categories explained below:
- 3.2 The trees were assessed visually from ground level. Where potential problems were identified, further inspection by tree climbing is recommended. No digging or drilling methods were employed during this survey.
- 3.3 The trees were not given number tags.
- 3.4 The approximate height of each tree is measured from ground level to top of canopy using a clinometer.
- 3.5 The approximate diameter of each tree is measured at 1.5m above ground level using a diameter tape measure.
- 3.6 The age of each tree is based upon experience (Y= young, MA = middle aged, M= mature, OM=over mature).
- 3.7 The physiological condition of the trees is based upon experience (Good, Fair, Poor, Dead).
- 3.8 The structural condition and description is also based on experience (Good, Fair, Poor).
- 3.9 Both the approximate expected lifespan remaining and category/rating of each tree is based on the surveyor's experience.
- 3.10 The retention category of each tree or group of trees is based upon the information detailed above using the following categories:
- A Trees of high quality and value
 - B Trees of moderate quality and value
 - C Trees of low quality and value
 - U Trees to be removed for arboricultural reasons
- 3.11 The following subcategories have been used in rating tree value
- 1 Mainly arboricultural qualities
 - 2 Mainly landscape qualities
 - 3 Mainly cultural values, including conservation

3.1.12 Tree Schedule

(Note – Root Protection Area provided as a radius from trunk, listed below the Stem Diameter in the table below)

Tree no	Species	Height	Stem Dia RPA	Branch Spread	Crown Height	Age Glass	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Useful life Expectancy	Category Grading
T1	Birch	4m	100 1.2m	1m	1m	Y	Good	Good	No action	40+	C2
H2	Hawthorn Ash	3m	100e 1.2m	1m	-	M	Good	Good	No action	40+	C2
T3	Ash	16m	400e 4.8m	4m	3m	M	Good	Good	No action	-	B2
T4	Silver birch	18m	450 5.4m	5m	1m	M	Good	Good	Remove one low limb over parking area at 3m	20+	B2
T5	Silver Birch Twin stems	20m	500e 6.0m	5m	2m	M	Good	Good	Crown lift to 3m over parking area.	20+	B2
T6	Sycamore	4m	100 1.2m	1m	2m	Y	Good	Good	No action Suppressed by adjacent tree	40+	C2
T7	Plum	7m	350 4.2m	3m	2m	M	Fair	Fair	Twin stem, minor crown dieback Remove for development	20+	C2

Tree no	Species	Height	Stem Dia RPA	Branch Spread	Crown Height	Age Glass	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Useful life Expectancy	Category Grading
T8	Cherry Twin stem	12m	400e 4.8m	3m	2m	M	Fair	Fair	Remove for development	20+	C2
H9	Hedge Snowberry	2m	100e 1.2m	1m	-	M	Good	Good	No action	20+	C2
T10	Cherry	15m	370 4.4m	4m	2m	M	Fair	Fair	Remove for development Included fork at 1m	20+	C2
T11	Cherry	12m	300e 3.6m	3m	2m	M	Good	Good	Remove for development	20+	C2
T12	Plum	5m	170 2.0m	2m	2m	M	Good	Good	Remove for access road	20+	C2
T13	Ash Hawthorn	15m	500e 6.0m	6m	2m	M	Good	Good	Crown lift to 3m over access road Multi stemmed with hawthorn growing tight to clump of stems	-	B2
T14	Ash	20m	390 4.7m	7m	2m	M	Good	Good	No action	-	B2

Tree no	Species	Height	Stem Dia RPA	Branch Spread	Crown Height	Age Glass	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Useful life Expectancy	Category Grading
G15	Scrub Elderberry, wild plum Apple	3m	100e 1.2m	2m	-	MA	Fair	Fair	Section remove and pruning for access road	20+	C2

4.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT

Plan 2A – Proposed Layout



4.1 Tree Removal and Pruning

The proposed car park has been shown with the removal of 5 small trees, T7, T8, T10, T11 and T12. None of the trees are significant landscape features. In addition, an area of scrub (part of G15) will require removal for the proposed access road.

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4.2 Root Protection Measures

Birch Trees T4 and T5

The car parking would be within the root protection areas for trees T4 and T5. It is therefore suggested that a low invasive method of construction is adopted for the car parking beneath the two birch trees. Details of the method of construction is provided in appendix B, which includes a method statement.

Ash Tree T13

The ash tree T13, is not a large tree but the trunk is fairly broad and also has a hawthorn growing tight to it to make measuring the trunk to assess the root protection area is difficult. It has therefore been estimated at 6m. The car park itself results in very minimal encroachment into the root protection area. The access road also impacts slightly on the root protection area. It is suggested that a low invasive method of construction is also adopted for this section of the access road. It will also be important to ensure that the new access road will be ramped and the section shown as 'Low Invasive Driveway Construction', on the Tree Protection Plan 3A, should be at the approximate ground level as it passes the tree.

Tree Protection Fencing

Tree protection fencing would be required during the construction work. Details have been shown on plans 3A and 3B together with the fencing construction in appendix A.

4.3 Services and Construction Space

No new services will be dug for the proposed development and adequate construction space and storage is available within the existing yard.

5.0 ARBORICULTURAL METHOD STATEMENT (AMS)

5.1 General Site Management Constraints

- No soil stripping, excavation or removal is to take place within the car parking area.

5.2 Local Planning Authority Meeting

- The Local Planning Authority to be notified not less than 72 hours prior to commencement of works on site. Existing trees to be removed to be marked or identified ready for Local Authority meeting. Tree protection fencing to be in position ready to agreed.

5.3 Removal of Existing Tree

- Existing trees to be removed following Local Authority meeting as listed in the tree schedule, pages 7, 8 and 9.

5.4 Erection of Tree and Hedge Protection Fencing

- The existing trees and hedges to be protected with tree protection fencing as illustrated on plans 3A. See appendix A and B.

5.5 Construction Work and Low Invasive Vehicular Access

- With the tree protection fencing in place the construction work can commence.
- Driveway and parking beneath the birch trees to utilize the low invasive construction method as detailed in appendix C.
- No site materials to be stored within the tree protection areas.

5.6 Completion of work.

- On completion of the construction work the tree protection fencing can be removed.
- Light cultivation of any bare ground may be required to enable seeding or turfing. Such light cultivation would not exceed 5cm and therefore have no impact on the existing trees.

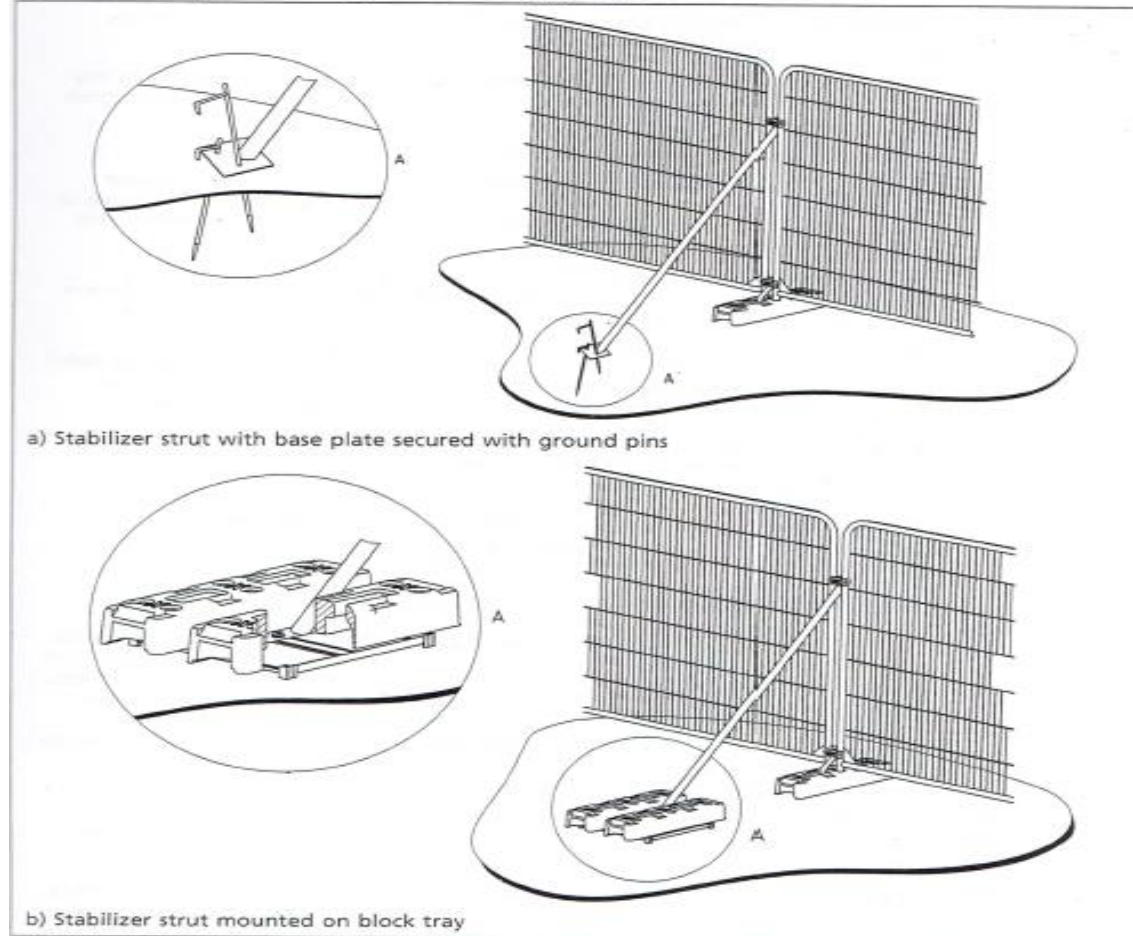
Appendix A – Tree Protection Fencing (Plan 3A)



Appendix B - Tree Protection Fencing

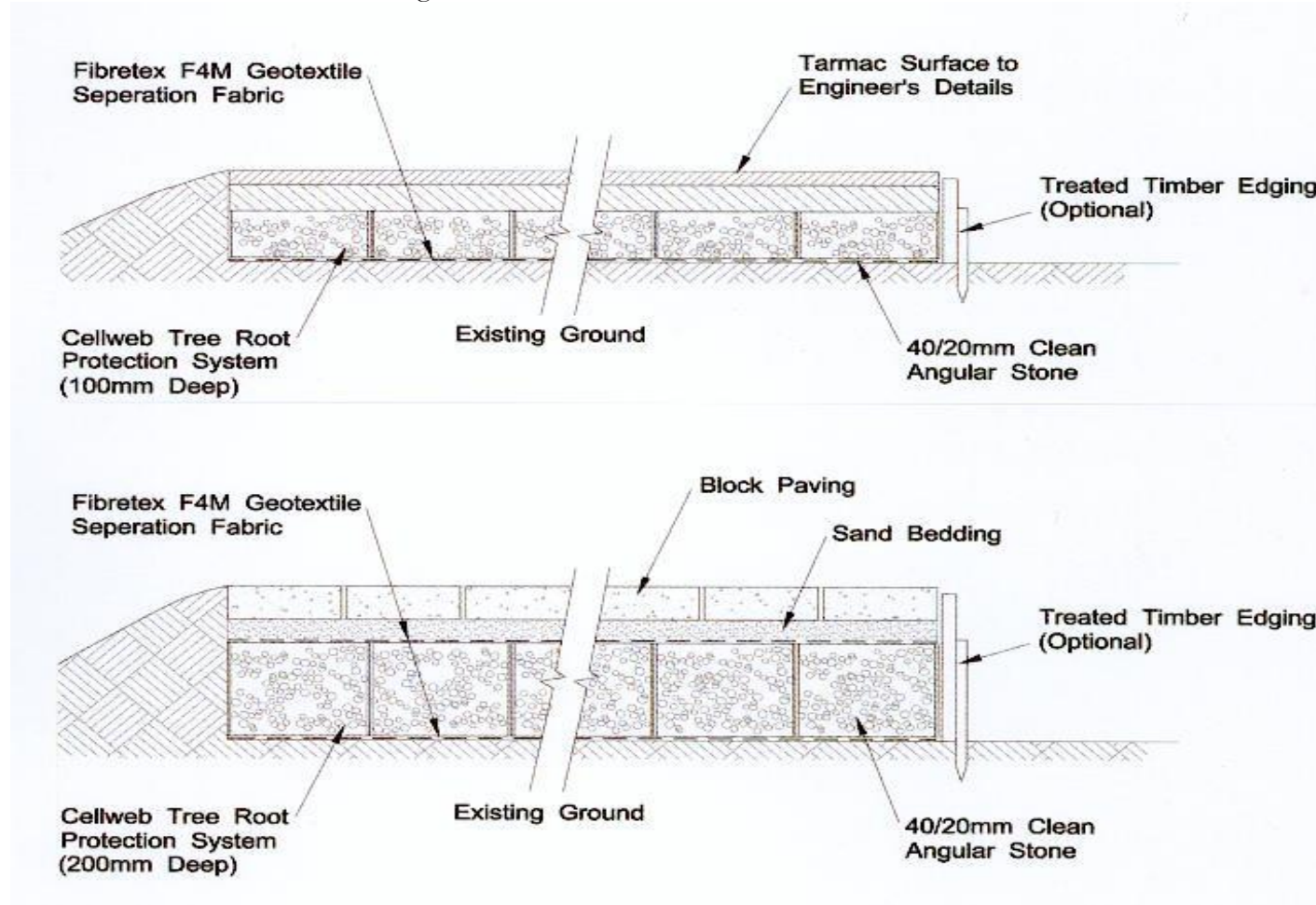
Extract from British Standard 5837:2012 – Above ground stabilizing system. (eg Heras 151 steadfast system – height 2m, length 3.5m. 25mm galvanised steel)

Figure 3 Examples of above-ground stabilizing systems



Appendix C - Creation of Low - Invasive Vehicular Access

The access drive construction to comply with **British Standard 5837:2012 'Trees in relation to construction'**. Low-invasive vehicular access in proximity to trees. One such product that is suitable is the CellWeb, tree root protection system that allows for a variety of surface materials although block paving in this instance would seem a suitable finished material. Examples of the CellWeb construction system are shown below. A 100mm deep construction depth would be sufficient for cars and light vehicles.



Driveway Construction Method Statement

- Surface vegetation and debris to be removed by cutting and lightly raking the surface.
- The surface of the existing ground to be raked to reduce compaction.
- Fill in any hollow with sharp sand.
- Lay a geotextile oil resistant membrane which conforms to TS65.
- Lay a Geogrid / cell web material (100mm depth).
- Construct roadway edging with treated boards and pegs.
- Fill Geogrid with 10/40mm clean angular stone. This must not be tipped on to the Geogrid but should be placed at one end and then pushed on to the geogrid so that any machinery used moves onto a spread sub base and not directly onto the unfilled grid or the ground on either side of the geogrid.
- A further geotextile membrane which conforms to TS20 Geotextile specification is to be placed on top of the filled geogrid.
- A layer of 30mm sharp sand is to be placed on top of the TS20 Geotextile.
- Final surfacing to be with crushed stone 20mm to 5mm.