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Arboricultural Report (Ver 4)
Drive-Through Coffee Retail Unit

Killingwoldgraves Lane

Killingwoldgraves

Beverley

East Riding of Yorkshire

December 2021

Client Contact

Love! Developments (Yorkshire) Ltd

12 Innovation Drive

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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 Killingwoldgraves Lane, Killingwoldgraves, Beverley, East Riding of Yorkshire.

- The development proposals are for the erection of a Drive through Coffee Retail Unit
- The access for the development has been approved as part of a previous planning application.
- The layout as indicated on plan 2A is indicative and will be the subject of a future planning applications including a reserved matters planning application.

1.2 The arboricultural survey was commissioned by Lovel Developments (Yorkshire) Ltd. 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:-

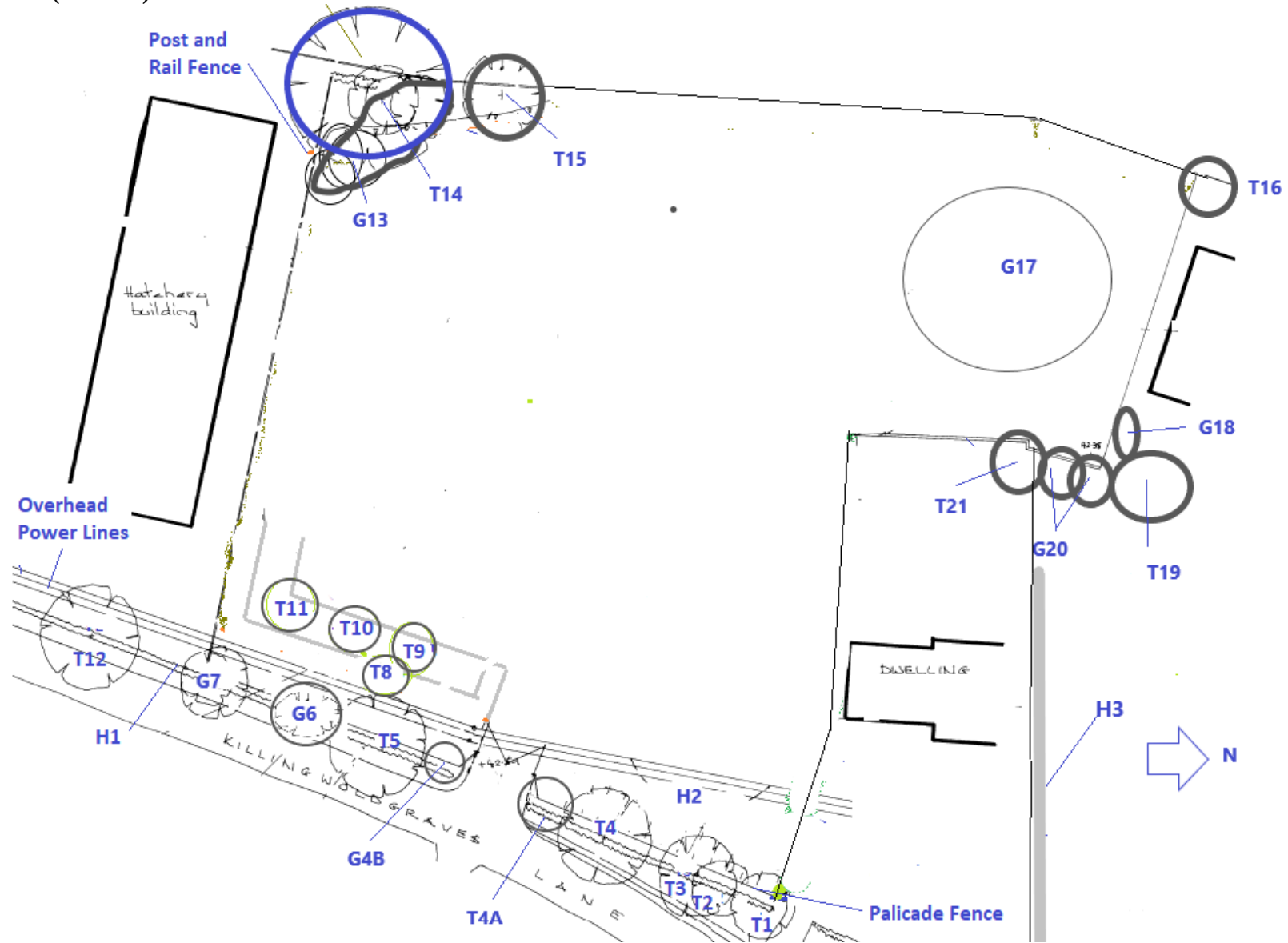
- Designated tree number.
- Tree Species – the common name has been given followed by the Latin or scientific name.
- Height.
- Stem or base (multi stemmed trees) diameter and root protection area.
- Crown clearance (height of the periphery of the crown spread above ground level).
- Branch spread (to 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 (Plan 1A)



2.2 Site Plan – (Plan 1B)



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. The root protection distance which has been expressed as a radius from the trunk of the tree has been given below the diameter measurement.
- 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

3.12 Tree and Hedge Schedule

Note - The root protection areas (RPA) are listed as a radius in metres, below the stem diameter in the schedule below.

Tree No	Species	Height M	Stem Dia RPA	Branch Spread	Age Class	Physiological condition	Structural Condition	Preliminary Management Recommendations	Useful life expectancy	Category grading
T1	Cherry	8m	300e 3.6m	3m	M	Good	Good	No action	20+	C2
T2	Cherry	8m	300e 3.6m	3m	M	Good	Good	No action	20+	C2
T3	Ash	14m	300e 3.6m	3m	M	Good	Good	No action	-	C2
T4	Cherry	14m	400e 4.8m	4m	M	Good	Good	No action	20+	C2
T4A	Leyland Cypress	10m	300e 3.6m	3m	MA	Good	Good	Remove for access	40++	C2
T4B	Ash saplings	6m	100e 1.2m	2m	Y	Good	Good	Remove for development	-	C2
T5	Ash	15m	300e 3.6m	5m	M	Good	Good	Remove for development	-	C2

Tree No	Species	Height M	Stem Dia RPA	Branch Spread	Age Class	Physiological condition	Structural Condition	Preliminary Management Recommendations	Useful life expectancy	Category grading
G6	Ash (Multi stems)	9m	200e 2.4m	3m	Y	Good	Good	No action	-	C2
G7	Ash (Multi Stems)	9m	200e 2.4m	3m	Y	Good	Good	No action	-	C2
T8	Norway Maple	12m	520 6.2m	4m	M	Good	Good	Remove for development	40++	C2
T9	Whitebeam	12m	420 5.0m	4m	M	Good	Good	Remove for development	30+	C2
T10	Whitebeam	10m	470 5.6m	4m	M	Good	Good	Remove for development	20+	C2
T11	Whitebeam	10m	440 5.3m	4m	M	Good	Good	Remove for development	20+	C2
T12	Ash	15m	590 7.1m	5m	M	Good	Good	No action Tree on adjacent land	-	C2
G13	Elm Trees 10 stems approx.	10m	200e 2.4m	3m	M	Poor	Good	Remove for development One tree showing signs of Dutch Elm Disease	-	C2

Tree No	Species	Height M	Stem Dia RPA	Branch Spread	Age Class	Physiological condition	Structural Condition	Preliminary Management Recommendations	Useful life expectancy	Category grading
T14	Elm Tree	22m	1000e 12.0m	10m	M	Good	Good	No action Large specimen showing no signs of Dutch Elm Disease at the time of inspection.	-	B2
T15	Elm Tree	14m	470 5.6m	4m	M	Good	Good	Remove for development	-	C2
T16	Ash	12m	300e 3.6m	3m	M	Good	Good	No action Tree on adjacent property	-	C2
G17	Willow Scrub	2m	100e 1.2m	2m	Y	Good	Good	No action	-	C2
G18	Leyland Cypress	10m	300e 3.6m	3m	M	Good	Good	No action Trees on adjacent land	40+	C2
T19	Poplar	20m	600e 7.2m	4m	M	Good	Good	No action Tree on adjacent land	20+	C2
G20	Monterey Cypress (2 Trees)	15m	500e 6.0m	4m	M	Good	Good	No action Trees on adjacent land	20+	C2
T21	Monterey Cypress	22m	700e 8.4m	4m	M	Good	Good	No action Tree on adjacent land	20+	B2

Hedge No	Species	Height M	Stem Dia RPA	Branch Spread	Age Class	Physiological condition	Structural Condition	Preliminary Management Recommendations	Useful life expectancy	Category grading
H1	Hawthorn	2m to 4m	200e 2.4m	2m	M	Good	Good	No action	30+	C2
H2	Hawthorn and Privet	3m to 4m	200 2.4m	2m	M	Good	Good	No action	30+	C2
H3	Leyland Cypress	4m to 6m	200e 2.4m	1m	M	Good	Good	No action, hedge on northern boundary	30+	C2

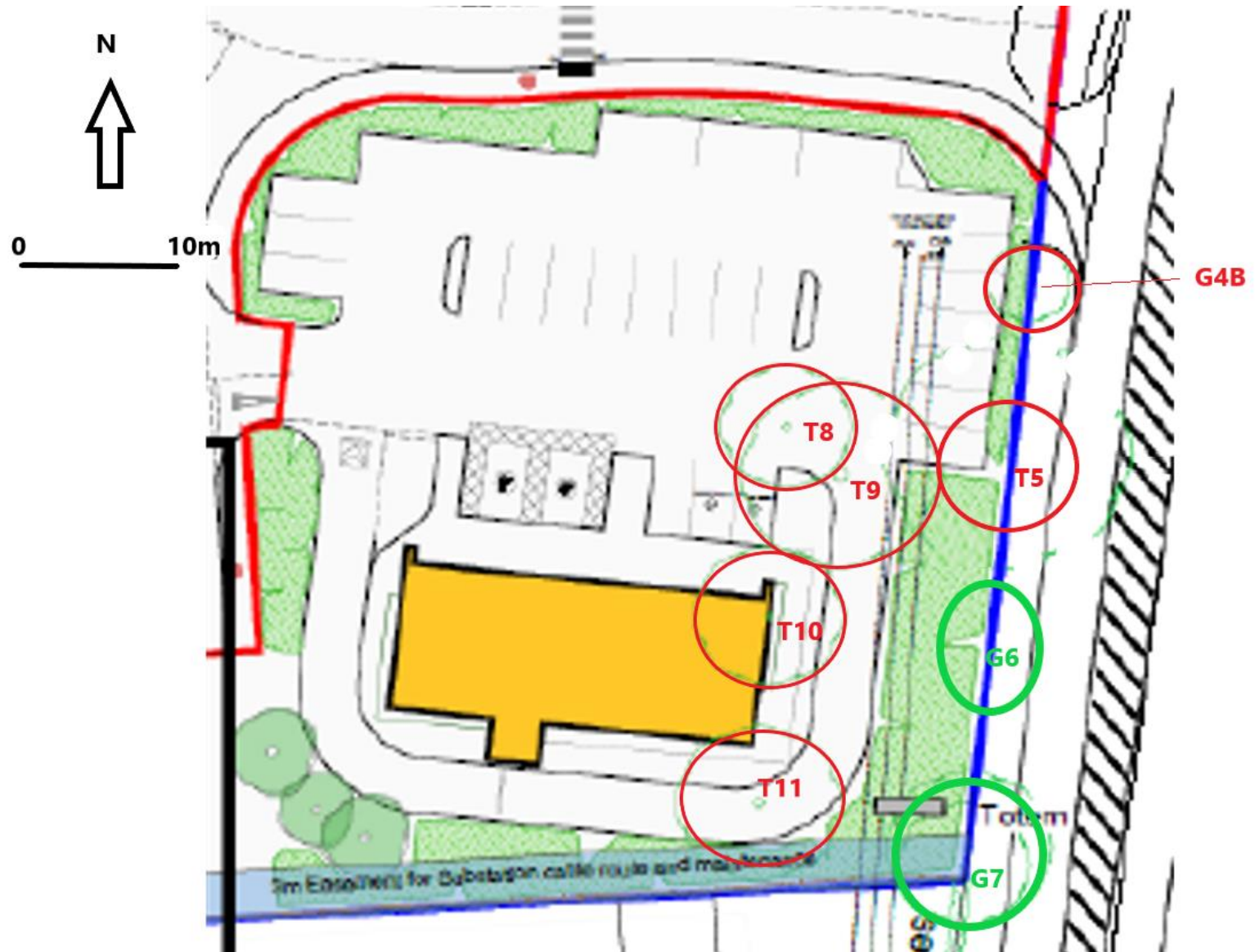


4.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT

4.1 Indicative Plan for Future Applications - Plan 2A



4.2 Proposed Development Plan 2B



4.3 General Comments

The proposals are for the erection of a drive through coffee retail unit with associated car parking.

4.4 Tree Removal and Pruning

The proposed development requires the removal of trees G4b T5, T8, T9, T10 and T11. Trees T8 to T11 are located behind the frontage hedge and trees are not prominent in the street scene. The ash – T5 is proposed to be removed but the ash trees G6 and G7 also within the frontage hedge are to be retained. The opportunity would exist for the replanting of 6 new semi mature trees (25cm girth) along the frontage hedge to replace the trees removed and provide additional tree planting along the frontage. These trees could be of an alternative native species which would not be susceptible to ash dieback disease. Shrub planting could also be undertaken to reinforce the frontage hedge.

4.5 Root Protection Measures

Tree protection measures in the form of protective fencing are considered necessary during construction work. Details of the position of the fencing have been shown on plan 3A and details of the fencing construction in appendix A.

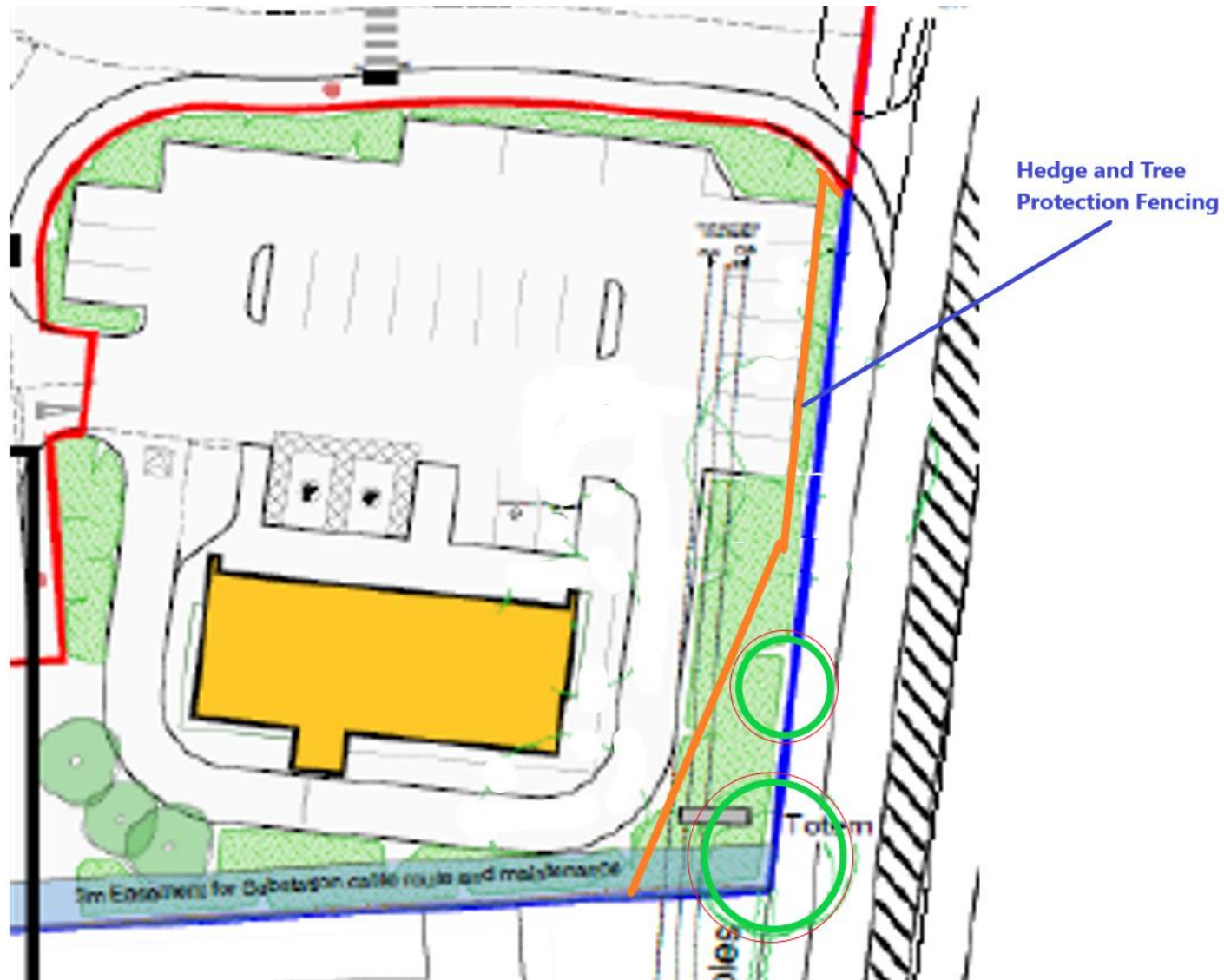
4.6 Construction and Storage Space

Adequate space exists for construction work and for the supply and storage of materials utilising the vacant areas of the site, or the parking area.

4.7 Services

No new services will be dug within the root protection areas of the tree to be retained.

5.0 TREE PROTECTION MEASURES (Plan 3A)



6.0 ARBORICULTURAL METHOD STATEMENT (AMS)

6.1 General Site Management Constraints

- No soil stripping, compaction, excavation or removal is to take place other than for the foundations, services and drainage as proposed.

6.2 Local Planning Authority Meeting

- The Local Planning Authority to be notified not less than 72 hours prior to commencement of works on site.

6.3 Tree Removal and Site Clearance

- Trees G4B, T5, T8, T9, T10 and T11 to be removed for the development.

6.4 Erection of Tree Protection Fencing

- Tree Protection Fencing and to be erected as indicated on the Tree Protection Plan (plan 3A) and as detailed in Appendix A. Notices to be erected on the fencing at 5m intervals stating 'Tree Protection Fencing - Do not remove'.

6.5 Construction Work

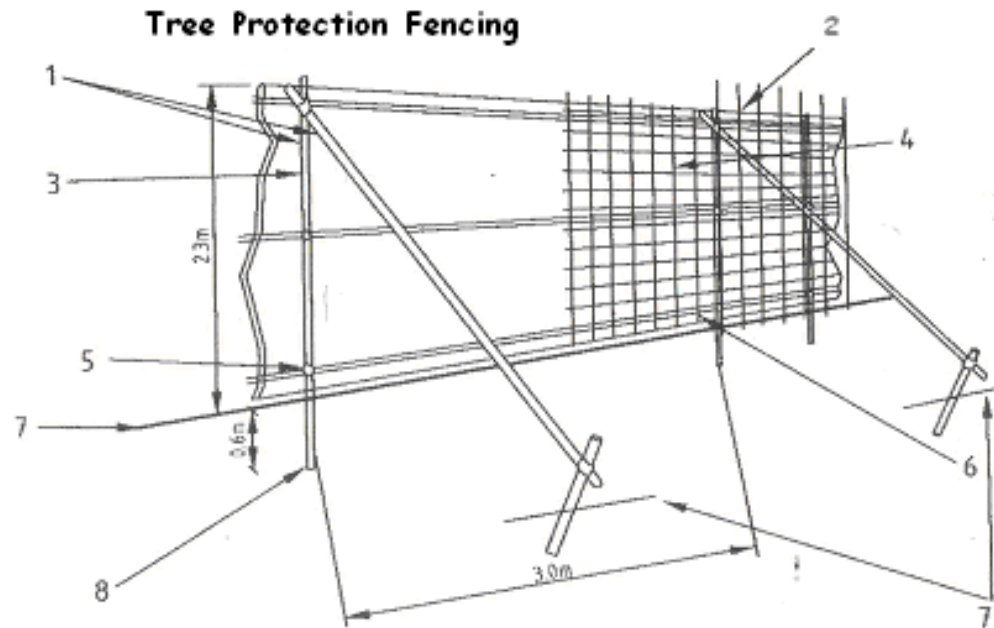
- Once the tree protection measures are in place then construction work can commence.
- Services for the development are to be located as indicated on the plans with the service runs agreed with the architect and service providers before any excavation work commences. No services to be located within the root protection areas of the trees.
- No site materials to be stored within the fenced tree protection areas.

6.6 Completion of work.

- On completion of the construction work the tree protective can be removed.

7.0 Appendix A – Tree Protection Details

Extract from BS5837



- 1) Standard Scaffold Poles
- 2) Uprights to be driven into the ground
- 3) Panels secured to uprights with wire ties
- 4) Weldmesh
- 5) Standard clamps
- 6) Wire twisted and secured on inside of fence
- 7) Ground level
- 8) Approx 0.6m into the ground

