



### *Independent Arboricultural Consultancy*

The site occupies a strip of land on the southern edge of pastureland in a rural setting. It is accessed via a single track lane. The main feature is an area of plantation woodland of mainly larch. Some of the trees are in a poor condition with dead specimens and others uprooted. To the east is an area of hard standing backing on to a rocky outcrop and screened from the road by a grass ridge. To the west is an area of rough grazing pastureland. There is a small area of thorn trees on the northern edge of the pastureland, linking it to the plantation. A gravel path runs along the southern edge of the plantation to link the pastureland and the area of hard standing. The proposal is to install five glamping pods within the pastureland to provide accommodation for guests. A timber clad log cabin is proposed for open ground by the pastureland.

The ground is on a steep slope to the north.

Whilst many of the trees are in a poor condition, the works do not require the removal of any trees. The site has not been actively managed for some time, and there is scope for enhancing the landscape. The Local Planning Authority has approved the development subject to a number of conditions. These include the provision of a Tree Protection Plan, a Landscaping Scheme and a Hedgerow Replacement Plan.

The trees will be protected by including them in a Construction Exclusion Zone. A Passing Bay is to be created on the south-western edge of the glamping area. Using this as a temporary off-loading bay for delivery of materials, the plantation area can be retained for pedestrian access only.

The landscaping works focus on enhancing the road frontage with a new Hazel hedge and a Hawthorn/Blackthorn hedge.

**SITE I Aerial**



## CONTENTS

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## 1. REPORT SUMMARY

### 1. Instruction

This report has been commissioned by the applicants, Mr and Mrs Woodbine.

### 1.2 Scope and Purpose of the Report

It has been commissioned to fulfil conditions 7, 8 and 9 of the planning approval. These require a landscaping scheme, a Tree Protection Plan and a Hedgerow Translocation/Replacement plan.

### 3. Drawings

- 3.1. The tree location is indicated in the plans supplied by the architects. The Tree Constraints Plan is in **Appendix IV**. This plan shows the existing layout.
- 3.2. The Arboricultural Impact Assessment Plan (IAP) indicates the tree constraints with reference to site constraints.
- 3.3. The Tree Protection Plan (TPP) indicates the protection measures which are proposed to be applied to the site. This plan accompanies the Method Statement, which is detailed in Section 7.

## 2.0 SITE OVERVIEW

### 2.1 Location:

#### 2.1.1 The setting

2. The site is in a rural setting, surrounded by farmland. Much of the local setting is pastureland. It is a generally secluded setting.

## **2.2 Aspect and Topography**

1. The site is south-facing.
2. The site is sloping up hill. In the area of hard standing, the site backs on to a sheer cliff of bed rock.

## **3. Overview of Trees and Other Vegetation**

- 3.1. The main feature is an area of mainly Larch plantation woodland. The trees here are generally in a poor condition. There are Larch and Pine on the road frontage. There are mature Hazel on the road frontage by the glamping area and thorn trees on the slop adjacent to the glamping area.

## 3.0 SCOPE OF TREE SURVEY

### 1. Survey Details

1. The survey was undertaken on Thursday 3rd February 2022.
2. The report has been based upon Visual Tree Assessment (VTA) methodology, as devised by Mattheck (1993) and addition to Hazard Evaluation by Matheny & Clark (1993). Guidance is also taken from Lonsdale (1999) *Principles of Tree Hazard Assessment and Management*.
3. The survey was undertaken to level one. A more detailed inspection is recommended prior to opening of the facility to guests.

## 4.0 FINDINGS OF TREE SURVEY

### 4.1 Details of the survey

The trees have not been subject to a detailed survey. With care, the plantation woodland can be excluded from the construction works. A detailed survey is recommended prior to opening the facility to guests.

### 4.2 In summary

The trees were not in leaf when inspected, and so vigour has not been assessed. However, the Larch are generally in a poor condition. A programme of managing them is recommended. No individually notable trees were observed. However, they are unaffected by the proposals. A new access is proposed for the parking area. The trees nearby are not individually notable. However, they will be protected from further excavation works.

### 4.3 Tree work priorities

No works are needed to facilitate the construction process. Safety works are anticipated before the site should be opened for visitors.

### 4.4 Tree Protection: General Notes

4.4.1 Before undertaking works to trees protected by a Tree Preservation Order, consent needs to be obtained from the local planning authority which will provide application forms and advice to potential applicants. The removal of dead wood is exempt.



4.4.2 Where the works are proposed for reasons of safety or ill health, a report from a suitably qualified arborist will usually be required. Trees that are dead, dangerous or dying are technically exempt from protection, though it would be prudent to give the local authority 5 days' Notice of Intention and take photographs before undertaking works without prior notice being given. Fines of up to £20,000 per tree exist for unauthorised works to protected trees.

4.4.3 Where planning permission is granted and tree works have been approved as part of the planning consent, no further application is required in respect of protected trees.

4.4.4 Where work is proposed to trees within a conservation area with a trunk diameter of 75mm or greater, measured at 1.5m on the trunk, 42 days' Notice of Intent to undertake the work must be given to the local authority. If there is no response to this, the work may proceed. A fine of up to £20,000 per tree exists if work is undertaken without the Notice being served on the local authority and the notice period honoured.

#### **4.5 Tree Protection Status: Site Specific**

4.5.1 We understand that the site is not within a Conservation Area. We understand that none of the trees are subject to a tree preservation order.

## 5.0 LIMITATIONS OF USE AND COPYRIGHT

### 5.1 Copyright

5.1.1 All rights in this report are reserved. It may only be used by the addresses for the purposes described in point 1.1 above. No part may be reproduced or transmitted in any form, or by any means, electronic, mechanical, by photocopying, recording or otherwise, or stored in any retrieval system of any nature, without our written permission. Until all fees rendered by the consultant to the client have been paid in full, the copyright of any documents, forms, statements, maps, plans and other such material will remain vested in Cedarwood Tree Consultants. No unauthorised use of such material may be made by the client, or any person purporting to be acting on their behalf. It may not be sold, lent, hired out or divulged to any third party not directly involved with this site without the written consent of Cedarwood Tree Consultants

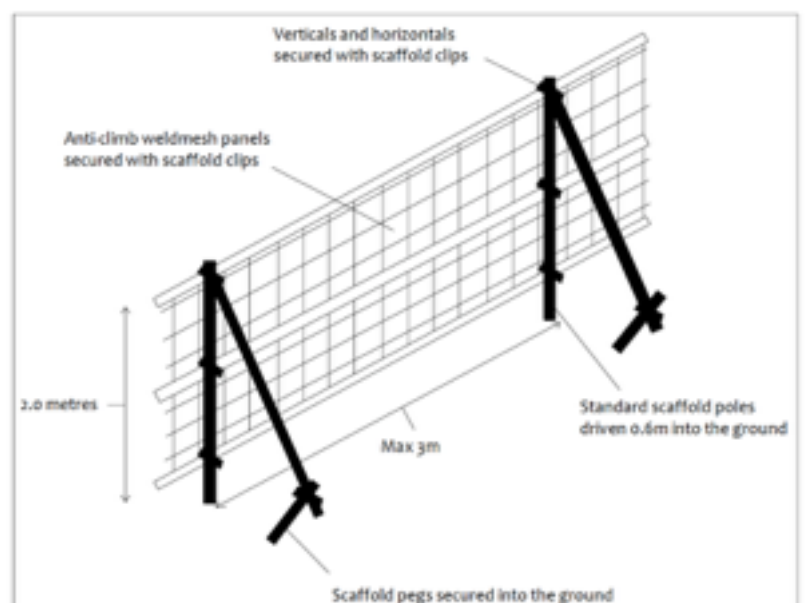
### 5.2 Report Limitations

5.2.1 The trees have only been inspected from ground level, and from the applicant side and the public highway; all conclusions and observations are based on this. No decay detection equipment has been used to assess the trees on site. Where further, more detailed inspections are deemed necessary, this will be specified in the survey.

2. Trees are dynamic organisms, which are in a constant state of development and change. The comments and recommendations of this report will remain valid for a period of twelve months from its completion. Unless otherwise described, all trees affected by the proposed work, on land owned by the client, have been inspected. Trees affected but on neighbouring land will not have been inspected or measured, although observations from within the site will be detailed.
3. It is perfectly normal for trees to occasionally break without anyone or anything being to blame. The breakage is the natural price the tree must pay for achieving an energy-saving, lightweight structure.
4. The parameters assessed for each tree, the methods used, and their limitations are described in Appendix 1 to this report.

### 3. The Full British Standard Methodology

- 3.1. This consists of several steps:
- 3.2. **A tree survey records** the location of each tree along with basic size estimates and quality assessments. In particular the life expectancy of each tree is assessed so that those trees that can realistically be expected to provide long lasting benefits are identified.
- 3.3. **A Tree Constraints Plan (TCP)** plots the constraints, in terms of ground area, that the current tree might require if it were to be retained. Both above (i.e. branches) and below ground (roots) constraints are considered. Since the branches are visibly obvious the below ground constraints are assessed by defining a root protection area for each tree.
- 3.4. **An Arboricultural Implications Assessment (AIA)** assesses the particular impact of any particular design based on the footprint of the proposed building and building requirements such as building material storage, machinery access, service runs and scaffolding requirements.
- 3.5. **A Tree Protection Plan (TPP)** shows the location of proposed protective fences around retained trees and other measures such as ground protection.



## 6.0 ARBORICULTURAL IMPACT ASSESSMENT

### 6.1 Overview

The proposal is to install five glamping units and a log cabin on pastureland on a strip of land which is part of a wider site also containing trees primarily Larch. The site includes an existing area of hard standing and vehicular access. The access will need to be widened. It is close to a group of Beech trees. These are good, but not outstanding specimens. There has been some trunk damage historically to these trees. The trees are east of the access. The access will be widened to the west. The proposals do not require the removal of any trees. Hedgerow planting is proposed to enhance the setting.

**6.2 Impact of Tree Removal:** The proposals do not specifically require the removal of trees, because mitigation measures are available to enable retention.

3. **Mitigation Works:** No mitigation works are needed because no tree removal is proposed.

**6.4 Mitigation Planting:** No mitigation planting is needed because no tree removal is proposed.

However, hedgerow planting is proposed to enhance the landscape.

## **5. Impact of General Construction Activity**

5.1. Tree protection measures are specified in the Method Statement in Section 7. These shall ensure that the impact of general construction traffic shall be minimal. It is imperative that all site personnel, including temporary contractors, are made aware of the Arboricultural Method Statement and the restrictions which apply.

5.2. The site should have sufficient space for siting cabins and storing materials and spoil during the construction phased, if these are required. However, the logistics of the development need to be well organised to ensure that there is adequate space outside of the root protection zones for construction activity.

## **6. Impact of Underground Services and Drainage**

6.1. The site contains sufficient space to enable service and drainage infrastructure to be installed without the need to pass through any Root Protection Areas. There is existing water, electricity and sewage supply to the site. The positions of services should be agreed with the local authority and installation engineers should be made aware of the need to keep trenches outside of RPAs.

## **7. Hazardous Materials:**

7.1. We do not expect there to be an issue with the use or storage of hazardous materials.

# **7.0 Arboricultural Method Statement**

## **1. Use of the Method Statement**

7.1.1 Tree protection measures specified within this report shall be agreed with the local authority so that they may be conditioned upon planning consent. If the agreed protection measures differ from this Method Statement, it should be updated.

2. The site manager must be familiar with all aspects of the Method



## Appendix I: Notes on the Tree Survey and its Limitations

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Data collected on each recorded tree reflects the recommendations provided in paragraphs 4.2.6 and 4.3/Table 1 of British Standard 5837:2005 Trees in Relation to design, demolition and construction — Recommendations.

### Tree Number

T (individual tree), G (group of stems, possibly of coppice origin (i.e. originating from a single tree) or several trees planted together or self seeded) or S (stump of tree, normally cut at or nearby ground level). Shrubs (Sh) may also be recorded where they are considered to provide amenity or privacy that it may be desirable to retain post development.

### Species

Commonly known name; Scientific name is recorded separately.

### Stem Diameter

Larger stems which are likely to define the edge of root protection areas are normally measured at 1.5m above ground level with a diameter tape to the nearest millimetre. Those trees that are less likely to define the edge of the root protection area, or which were difficult to access may have been assessed visually by use of reference instruments such as tape measures or other objects of known size (e.g. a sheet of A4 paper – 21 x 30 cm). Where ivy and other vegetation such as holly, or slope or other considerations prevent accurate measurement the diameter estimate is marked with a \* to show it is approximate. Estimates are stated in centimetres.

Where more than one shoot grows at 1.5m above ground level, the diameter has not been measured at 1.5 m but above the root flare, normally where diameter is smallest between 0.2 and 0.5m above the ground. Such estimates will be recorded as “RF”.

### Branch spread

This parameter records the radial distances between the tree trunk and the end of the furthest branches in the direction of the four cardinal compass points. Where light conditions allow these have been measured on the largest trees using a laser device to the nearest 0.1m. In most cases however, unless the crowns look visibly uneven due to branch loss or neighbouring competing vegetation, circular crowns are assumed, and only one figure is reported.

### Crown Clearance

This parameter estimates the lowest point of the crown from the ground. Minor and dead branches are ignored.

### Structural Condition

Comments on structural condition are restricted to what was seen of each tree; a complete health and safety audit was NOT conducted, but where defects were observed that need further investigation a recommendation for more detailed examination may be provided. Alternatively an annual inspection may be recommended (e.g. of a roadside





## **Appendix II: BS 5837 Categorisation for Tree Quality**

## Explanatory Notes for Tree Schedule

**Species:** Trees are detailed according to their common name. Where it is not possible to accurately identify by common name, the species name may be given, e.g. *Prunus* sp.

**Age:** This is recorded according to the age class for the species and refers to the expected life span.

**N - Newly-planted:** A recently planted tree, which may still be staked. Post-planting maintenance may be required.

**S – Sapling:** A young tree which is recently established. Considerable further growth in height and spread can be expected. Formative pruning may be needed.

**E/M - Early Mature:** A tree within the first third of its expected life span. Further growth in height and spread is possible and some formative pruning may be needed.

**M – Mature:** A tree in the middle third of its' expected life span. Growth will be limited to trunk girth increase. The tree is likely to make its' maximum contribution.

**L/M - Late-Mature:** A tree in the final third of its' expected life span. There may be evidence of a decline in vigour with the presence of dead wood. A tree at this stage of its' life may be unsuitable for retention on a development site, depending on the species.

**V – Veteran:** A tree that has lived beyond its expected life span. The tree may have historical, ecological or social importance. Additional care is likely to ensure sustainable retention.

**Height:** Estimated to the nearest metre.

**Crown Spread:** Measured from the drip line north to south, and east to west.

**Vigour:** An observation of the biological activity of the tree, measured by the growth rate in the current season. A tree may be in decline but retain good vigour.

**G: Good** A tree of high vigour  
**F: Fair** A tree of normal vigour  
**P: Poor** A tree of low vigour  
**D: Dead** A tree that is dead

**Future Life:** An estimation of the trees' expected remaining life, assuming it is protected from significant changes in the local setting. Measured in years.

**Diameter:** A measurement of the trunk at 1.5m above ground level. Recorded in mm. The pre-fix M/S indicates the tree has multiple stems.

## Tree Retention Categories

**Trees are allocated to one of four main categories for suitability to retain. There are three subcategories:**

1. Mainly arboricultural values
2. Mainly landscape values
3. Mainly cultural values, e.g. conservation, historical

### Category A (Green)

**A tree of high quality and value.** It is in such a condition that it is likely to make a significant contribution for at least forty years.

1. Trees that are particularly good example of their species, possibly rare or unusual, or essential to their setting within a group, e.g. the prominent specimen within an avenue.
2. Trees, groups or woodlands providing screening or contributing to views or visually important.
3. Trees, groups or woodlands of significance to conservation, or of historical, commemorative or other values, e.g. veteran trees.

### Category B (Blue)

**A tree of value and quality but less than category A.** A tree in such a condition that it is likely to make a significant contribution for at least twenty years.

1. Trees that may have been classified higher but are downgraded because of their condition, such as structural weakness, past storm damage or unsympathetic management.
2. Trees in a group or woodland setting that forms a distinct landscape feature which is important to the setting, but are not individually important. They may be set within a site and thereby providing little visual impact on the wider setting.
3. Trees with clearly identifiable conservation or other cultural benefits.

### Category C (grey)

**A tree of less quality and value than category B, or one which, although likely to contribute to the setting for more than ten years is unlikely to remain for more than twenty years.** It may be appropriate to retain such a tree until new planting is established (a minimum of ten years is likely), or a young tree with a stem diameter below 150mm.

1. Trees not worth inclusion in the higher categories
2. Trees in groups or woods where this does not convey greater landscape value, or the contribution is low or temporary.
3. Trees with very limited conservation or cultural benefits.

Usually, category C trees will not be retained where this would impose a significant constraint on the development. However, good specimens that are young trees with a stem diameter under 150mm may be considered for relocation.

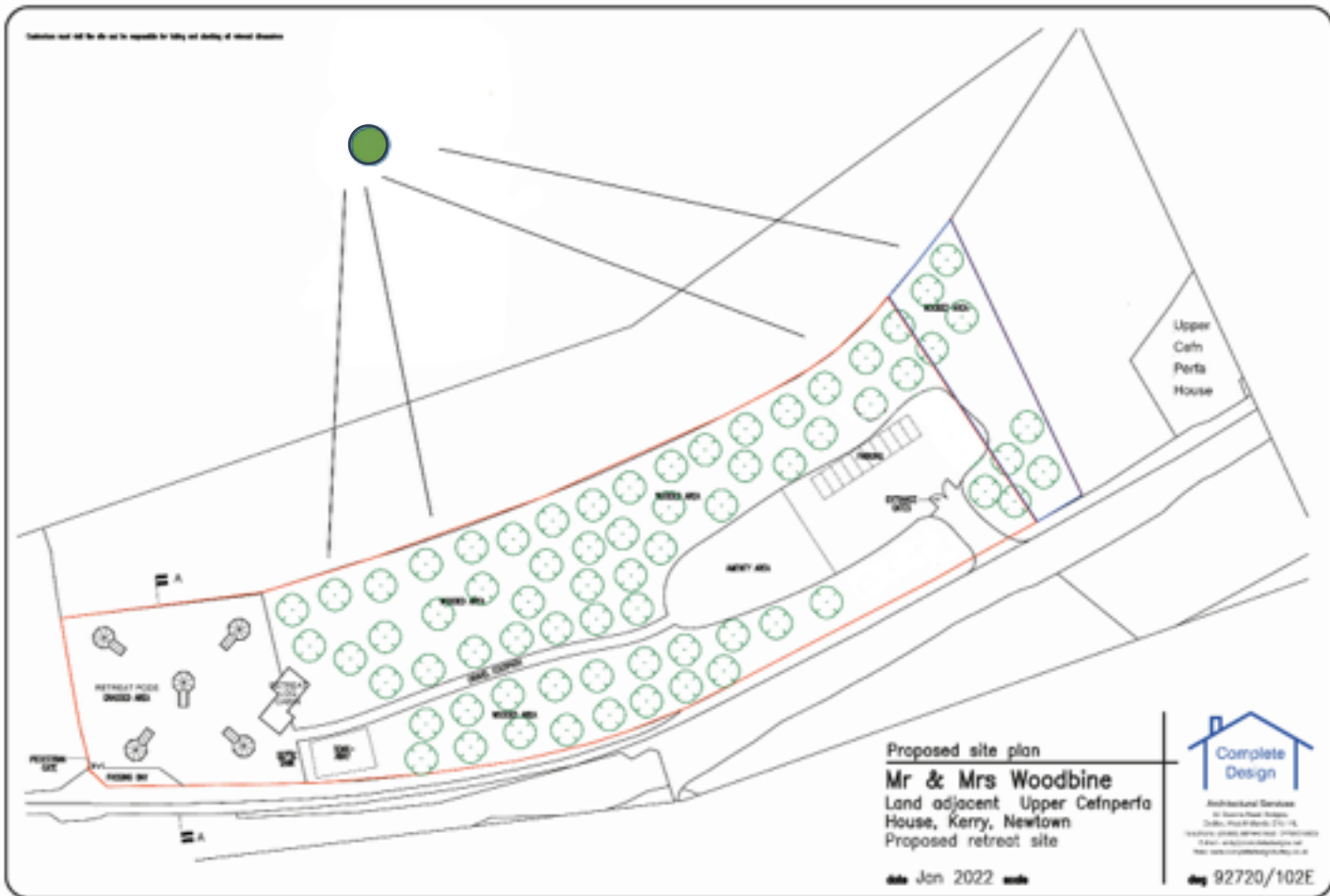
### Category U (red)

This category includes trees that are unlikely to retain any existing value beyond ten years and which should, in the current context, be removed for reasons of sound arboricultural management.

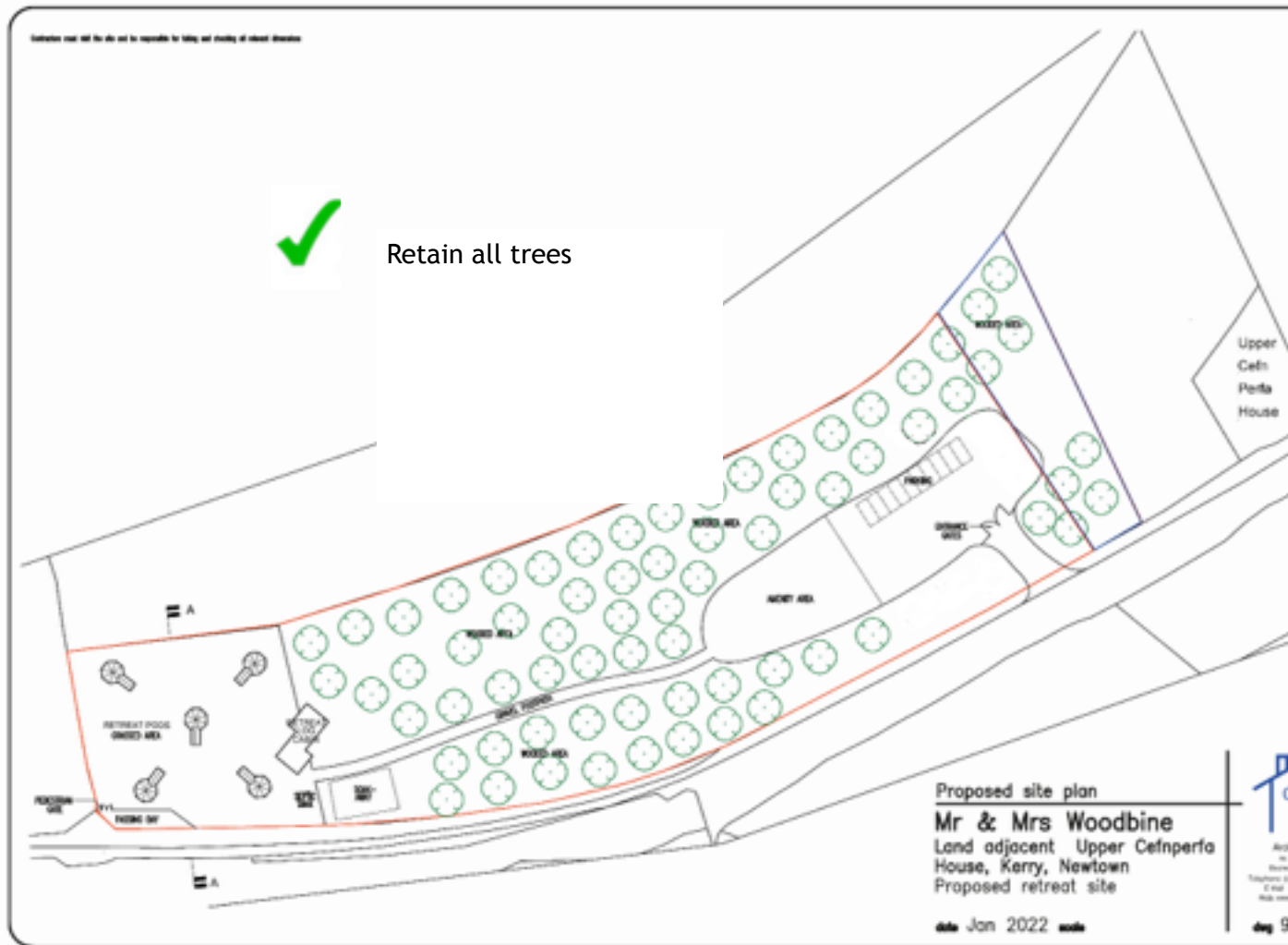
1. Trees that are dead or in irreversible decline



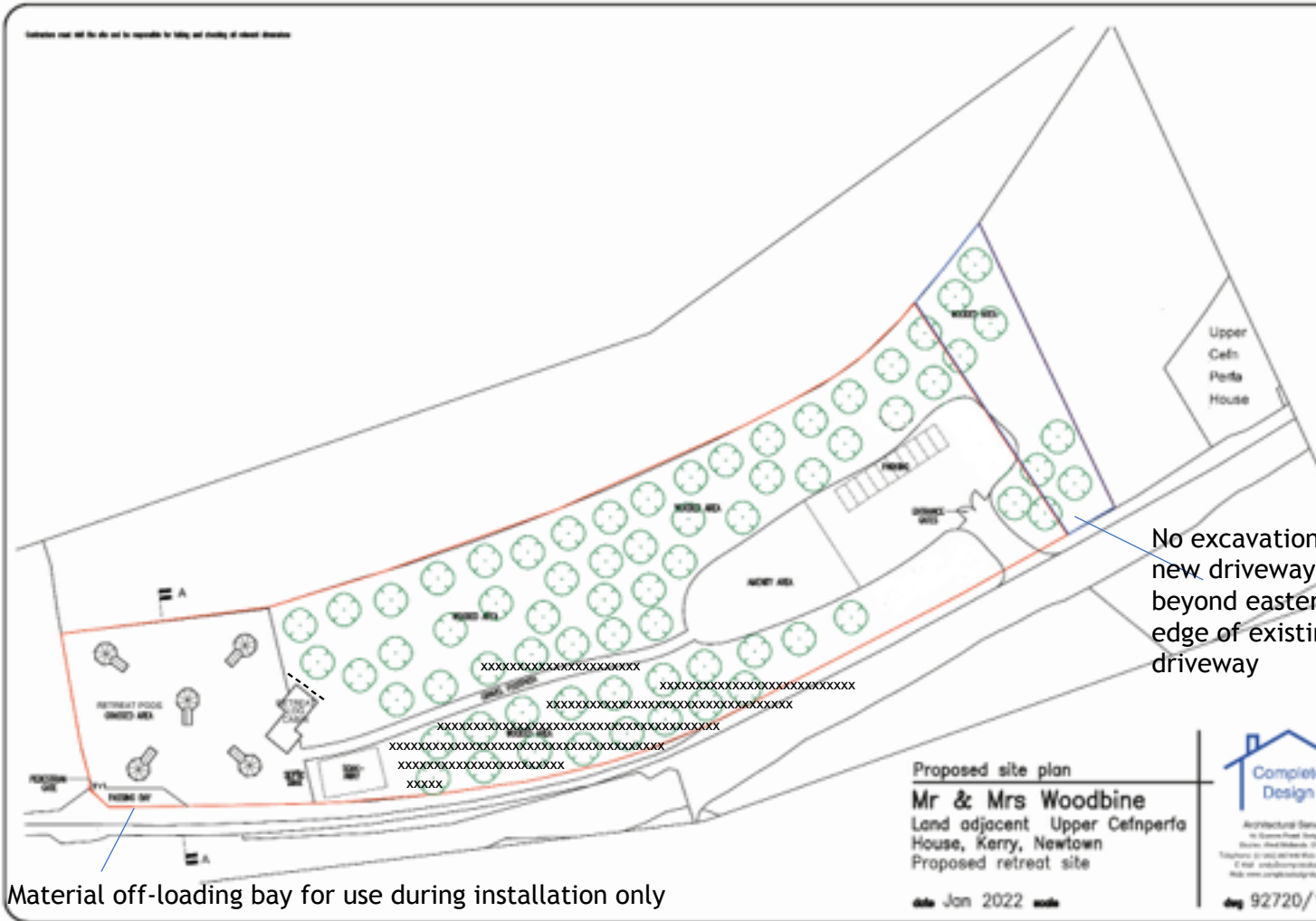
### Appendix III: Tree Constraints Plan



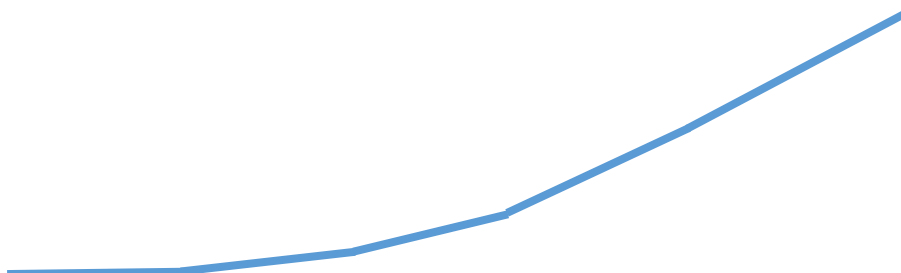
### Appendix IV: Arboricultural Impact Assessment Plan



### Appendix V: Tree Protection Plan



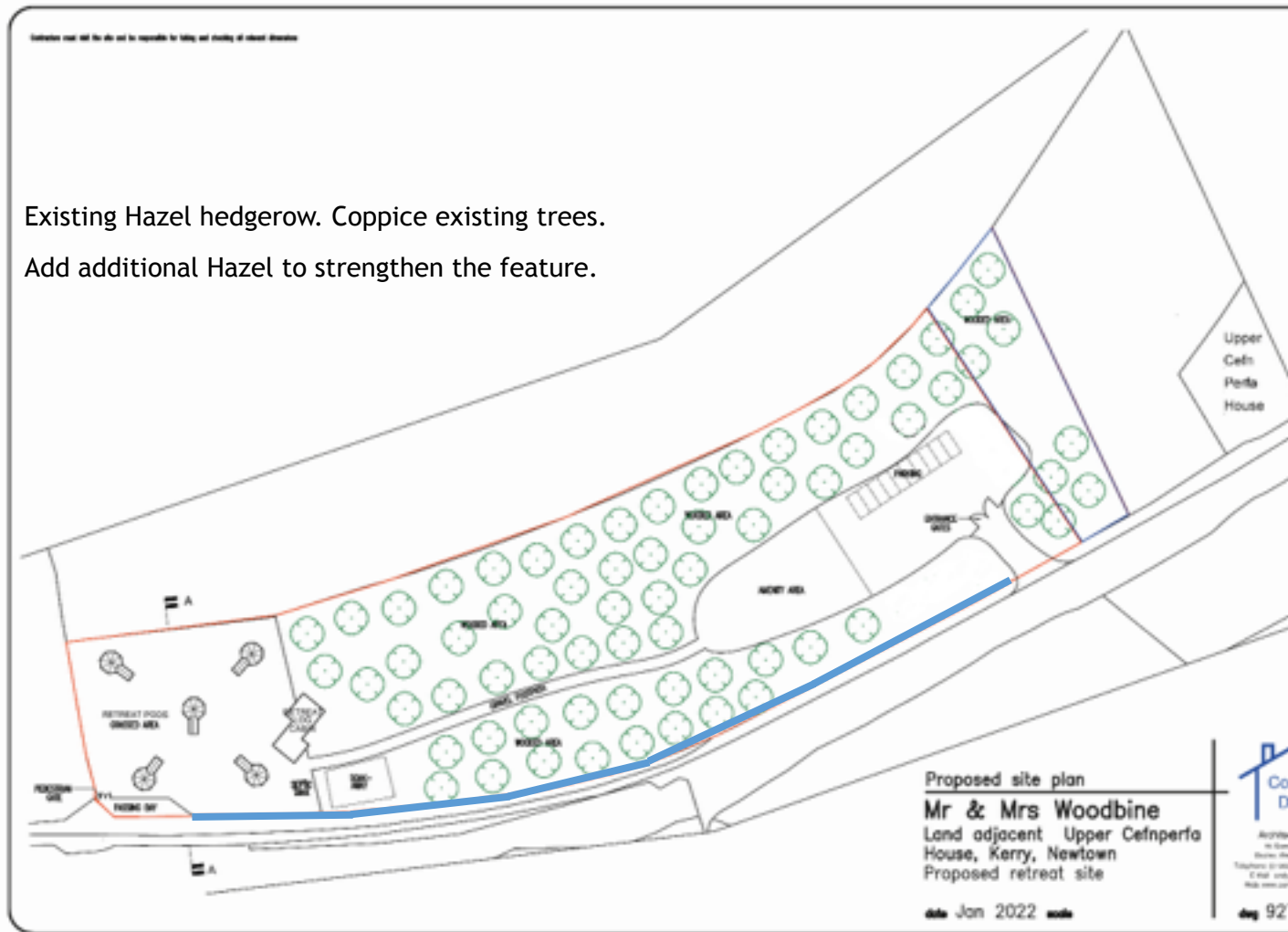
## Appendix VI: Landscape Scheme



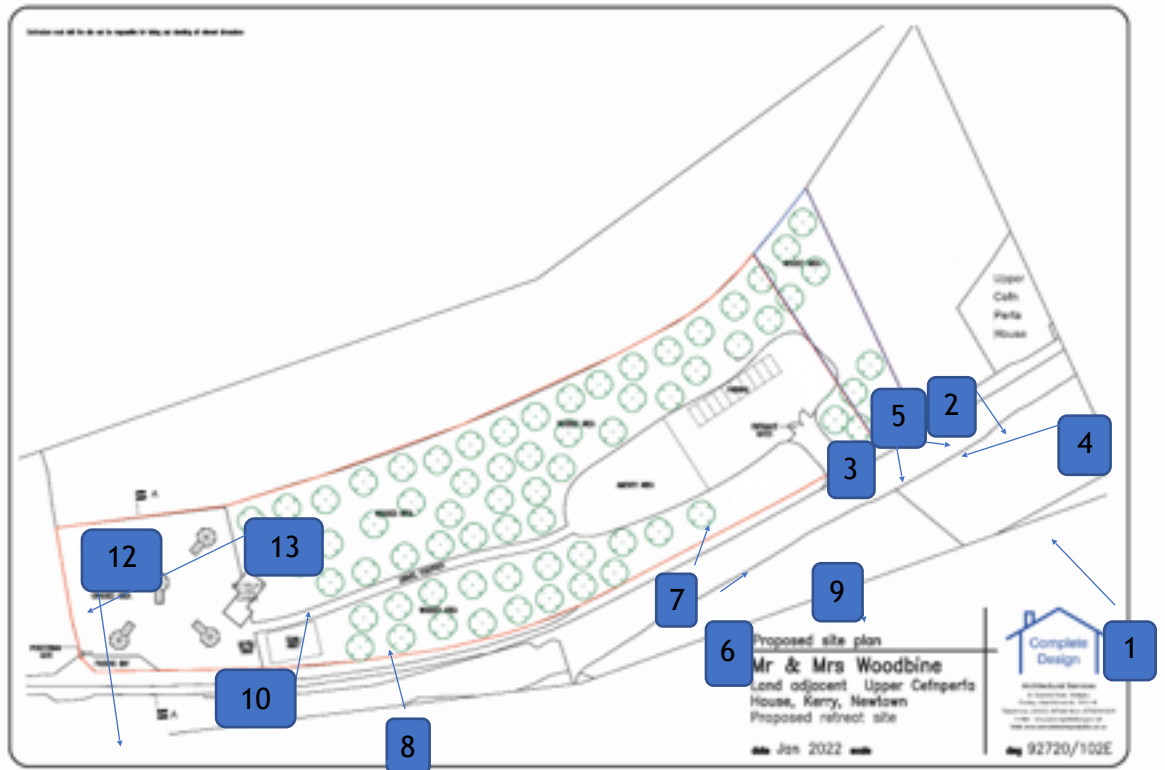


### Appendix VII: Hedgerow Replacement Plan

Existing Hazel hedgerow. Coppice existing trees.  
Add additional Hazel to strengthen the feature.



### Appendix VIII: Photo Location Plan



Reference

Photographs



## Appendix

**Image 3:** Beech trees at the entrance to the car park. Picture taken from the proposed car parking bays.



**Image 5:** This ridge, pictured from the proposed parking bays, could become further parking.



**Image 7:** Stepped footpath into the woodland. This is an example of what the applicants are looking to install.

**Image 4:** View from the Be parking bays and amenity a



**Image 6:** Stood at the edge towards amenity area and c



**Image 8:** A picture of mostly area opposite the soak away

## Appendix IX: Reference Photographs



**Image 9:** Picture taken from the site of the access lane that approaches it.



**Image 10:** Proposed site for the proposed site in the background.



**Image 11:** Hazel hedge to the right of the proposed passing bay as it looks prior to works commencing.



**Image 12:** The proposed passing bay entrance, viewed from the proposed site.

## Appendix IX: Reference Photographs



**Image 13:** Please refer to previous plans. This is hedge 2, located by the proposed glamping pods.



**Image 14:** Please refer to previous plans. This is the view as viewed from the soak area.

End of Report