

Arboricultural Impact Assessment

For proposed development at:

Reed Cottage, Church Lane, Yaxley, IP23 8BT

Prepared by:
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Project Ref: 700

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1 INTRODUCTION

1.1 Instructions

1.1.1 I am instructed by Majestic Groundworks & Construction Ltd to prepare an Arboricultural Impact Assessment to form part of a planning application for proposed development at Reed Cottage, Church Lane, Yaxley, IP23 8BT.

1.1.2 I have been provided with the following information in preparation of this report:

- Topographical survey of Alpha Surveys (Drawing: AS1377-01)
- Proposed Site Plan of Ashenden Architecture

1.1.3 A professional profile outlining my qualifications and experience is contained at APPENDIX 1.

1.2 The Site & Proposal

1.2.1 Reed Cottage is situated on the eastern side of Church Lane, within the village boundary of Yaxley. The property contains a single dwelling, Reed Cottage, set within a large garden.

1.2.2 It is proposed to construct a new detached dwelling to the south of Reed Cottage and divide the plot in two.

1.2.3 The site is not within a Conservation Area and there are Tree Preservation Orders applying to trees on or adjacent the site.

1.3 The Tree Survey

1.3.1 I visited the site on 19/01/2021. Unless otherwise stated all observations were made from ground level and tree dimensions were measured. The survey was to assess trees in relation to proposed development and should not be relied upon as a tree safety survey.

1.3.2 Data from the survey is contained in the Tree Survey Schedule at APPENDIX 2. The Tree Survey Plan at APPENDIX 3 shows the location of the trees in relation to the existing site layout and their quality, as categorised in accordance with “Trees *in relation to design, demolition and construction – Recommendations*” (BS:5837:2012). The categorisation is intended to assist in determining which trees should be removed or retained in the event of development. BS5837 is a standard reference document used by local planning authorities and the Planning Inspectorate when considering trees in the development context.

1.3.3 The categories are summarised as follows:

- Category U: trees not worthy of retention because of their condition
- Category A: trees of high quality
- Category B: trees of moderate quality
- Category C: trees of low quality

1.3.4 The numbers of trees, groups and hedges surveyed by category are detailed in Table 1 below.

	Trees	Groups	TOTALS
Category U	2	0	2
Category A	3	0	3
Category B	8	3	11
Category C	4	1	5
TOTALS	17	4	21

1.4 Photographs from the tree survey

Photo 1. English oak T1.



Photo 2. Leyland cypress G2, Lawson cypress G3



Photo 3. False acacia T4, Lawson cypress G5 and false acacia T6.



Photo 4. Close-up of the crown of false acacia T4, showing impoverished crown.

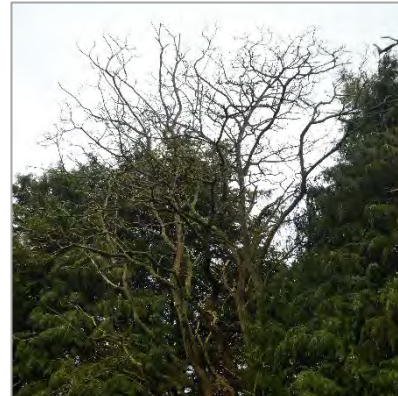


Photo 5. Close-up of the crown of false acacia T6, showing severe die-back.



Photo 6. Trees beech T7, cockspur thorn T8 and Leyland T9 on southern boundary.



Photo 7. Leyland cypress G10



Photo 8. English oak T12, with trees T13 to T21 behind (to the north).



2 Impact Assessment

2.1 Drawings

2.1.1 The Tree Constraints Plan at APPENDIX 4 shows the trees in relation to the proposed site layout, along with the following information:

- Trees proposed for removal or retention
- Root Protection Areas (RPAs) - a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority;
- The approximate daily shadow trace through the main part of the day; and,
- Target notes in relation to the development proposals and arboricultural constraints.

2.2 Trees to be removed due to their condition

2.2.1 False acacia T6 is stag-headed with large diameter dead wood and die-back. Its removal is proposed due to its condition and is not required for development purposes.

2.3 Trees to be removed to enable the development

2.3.1 No trees are to be removed as a result of the development.

2.4 Protection of trees to be retained

2.4.1 The proposed drive extends marginally into the RPA of English oak T12. The proportion of RPA affected is very low. Specialist 'reduced-dig' construction methods are not considered warranted in this instance. Nonetheless, in order to avoid incidental root damage arising from mechanical excavation, it is proposed that the edge of the drive closest to the tree is excavated manually and the roots pruned using clean sharp, pruning tools.

2.4.2 In other respects the trees to be retained can be protected during construction by installation of suitable Tree Protective Fencing.

2.5 The relationship between the trees to be retained and the development

2.5.1 The trees to be retained provide a sense of enclosure and privacy by boundary screening. They do not cast excessive shade over the proposed dwelling or its garden areas.

2.6 Summary of Impact Assessment

- 2.6.1 It is proposed to remove a single Category U tree due to its condition.
- 2.6.2 No other trees will be removed as part of the development.
- 2.6.3 The trees to be retained can be protected during construction by suitable tree protection measures, as detailed in the next section of this report.
- 2.6.4 The trees to be retained enhance and complement the proposed development and do not cause any significant conflicts.

3 METHOD STATEMENTS

3.1 Enabling Tree Works

3.1.1 The tree works detailed in the Schedule at APPENDIX 2 shall be undertaken as part of the development.

3.2 Tree Protective Fencing

3.2.1 Prior to the commencement the development, Tree Protective Fencing shall be erected in accordance with the layout shown on the Tree Protection Plan at APPENDIX 5.

3.2.2 Tree Protective Fencing shall be fit for the purpose of excluding construction activity taking into account the type, intensity and proximity of work taking place around the retained trees. Fencing shall be maintained to ensure that it remains rigid and complete. Notices stating "Tree Protection Area – No Access" shall be affixed to the fencing. A suitable specification is shown at APPENDIX 6.

3.3 Site Facilities

3.3.1 All site huts, parking, delivery and storage areas, welfare facilities, cement/plaster mixing areas etc., should be sited outside of the RPAs of trees to be retained.

3.3.2 There is ample room on site for such site facilities outside of the RPAs of trees to be retained.

3.4 Drive construction within RPA of T12

3.4.1 Within the RPA of T12, and prior to any other excavation, the edge of the drive closest to these trees shall be excavated manually to the reduced level for construction. Any roots encountered shall be cut cleanly back to the face of the excavation using clean, sharp, pruning tools.

3.5 Services

3.5.1 Underground utility services such as mains water, power, telecoms, surface and foul drainage etc., shall be located outside of the RPAs of trees to be retained.

4 CONCLUSIONS

- 4.1.1 Reed Cottage is situated on the eastern side of Church Lane, within the village boundary of Yaxley. The property contains a single dwelling, Reed Cottage, set within a large garden.
- 4.1.2 It is proposed to construct a new detached dwelling to the south of Reed Cottage and divide the plot in two.
- 4.1.3 The site is not within a Conservation Area and there are Tree Preservation Orders applying to trees on or adjacent the site.
- 4.1.4 A survey was carried out of the trees potentially affected by the development. The trees were categorised for their quality / value in accordance with “Trees in relation to design, demolition and construction – Recommendations” BS5837:2012, as summarised in the table below:

	Trees	Groups	TOTALS
Category U	2	0	2
Category A	3	0	3
Category B	8	3	11
Category C	4	1	5
TOTALS	17	4	21

- 4.1.5 It is proposed to remove a single Category U tree due to its condition.
- 4.1.6 No other trees will be removed as part of the development.
- 4.1.7 The trees to be retained can be protected during construction by suitable tree protection measures, as detailed in this report.
- 4.1.8 The trees to be retained enhance and complement the proposed development and do not cause any significant conflicts.

END

APPENDIX 1

Professional Profile for Oisín Kelly

PROFESSIONAL PROFILE FOR OISIN KELLY

Oisín is an Arboricultural Consultant with 29 years' experience across planning, subsidence, tree-risk management, aviation and utility sectors. He acts as an Expert Witness in relation to planning appeals, tree-related subsidence, tree-related property damage and personal injury, and alleged contraventions of tree preservation orders and felling licenses. Oisín has appeared in Magistrates Court, County Court and High Court (including the Technology and Construction Court). He has provided written representations on planning appeals and has appeared at Hearings. He also provides arboricultural services to planners, developers, local authorities, architects and their agents.

ACADEMIC QUALIFICATIONS

BSc Forestry (hons)

Diploma in Management Studies

MEMBERSHIPS

Member of the Arboricultural Association

Member of the Academy of Experts

Associate Member of the Institute of Chartered Foresters

EXAMPLE Projects

BPT Limited v Patterson & Patterson [2016] Central London County Court (TCC)

Brown v Harlow Council [2011] Central London County Court

Lovett, Newman and Barton v Epping Forest District Council [2011] Harlow Magistrates Court

Berent v Family Mosaic Housing [2011] EWHC 1353 (TCC)

Lamb & Lamb v Hampshire County Council [2010] Central London County Court

Loftus-Brigham v Ealing LBC [2003] EWCA Civ 1490,

Eiles v Southwark LBC [2006] EWHC 1411 (TCC)

University of Essex: Tree risk management and arboricultural consultancy at their Colchester, Loughton and Southend Campuses, which contain around 3000 individual trees, and many more in groups and woodlands, of which around 100 are veteran trees. Design of Tree Management Database.

Lawford House is a development of 10 residential units within a parkland setting containing veteran trees. The initial Arboricultural Survey identified the relevant constraints allowing appropriate impact avoidance and mitigation to be 'designed-in'. The consultation phase included representations on a new and existing TPO, which were subsequently revoked and a new TPO re-made in accordance with Oisín's recommendations.

Bolingbroke Park is a major development of 231 residential units and involved detailed consultation with planners at pre-application, application and during construction. Other inputs included Arboricultural Impact Assessments, Arboricultural Method Statements, Veteran Tree Management Plans and appointment as the Arboricultural Clerk of Works.

Bell School Development Site is a residential development of 270 dwellings, comprising houses and apartments, including affordable housing and 100-bed student living accommodation for the Bell Language School. The site is in the Southern Fringe Growth Area of Cambridge. I supported the scheme from design through to planning consent, including consultation meetings with the local planning authority.

Support of various Councils in the redevelopment and infill development of sites on the Housing Revenue Account for affordable housing, including surveys, reports, preliminary advice and public consultations.

CAREER HISTORY

Arborterra Ltd

2019 to present	Co-owner, Arboricultural Consultant	Expert Witness and Arboricultural Consultant providing clients with advice relating to trees and development, tree preservation, tree risk management and tree-related subsidence damage.
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Self-employed Sole Trader

2015 – 2019	Arboricultural Consultant	Expert Witness and Arboricultural Consultant providing clients with advice relating to trees and development, tree preservation, tree risk management and tree-related subsidence damage.
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Landscape Planning Group Limited

2013 - 2015	Principal Consultant	Arboricultural Consultant. To line manage and lead the Planning Team of Arboriculturists, Ecologists and Landscape Architects to meet sales and revenue targets. To manage projects within agreed deadlines, making maximum use of potential revenue opportunities, whilst maintaining client satisfaction.
2008 - 2013	Principal Consultant	Arboricultural Consultant. As above for delivery of Tree Risk Management Services.
2006 - 2008	Regional Manager	Regional Manager of Colchester Officer providing Arboriculture, Ecology and Landscape Services across planning, local government and risk management sectors. Arboricultural Consultant
2004-2006	Director of Technical Services	To provide a focus for commercial innovation in technical skills, system evolution, equipment, software, hardware and R&D. Arboricultural Consultant
2002 – 2004	Head of Insurance of Services	Main client contact and technical authority for provision of tree-related subsidence services to loss adjusters, engineers and insurers across the UK. Line Management of Arboricultural Consulting Staff and administrative support. Arboricultural Consultant
1997 – 2002	Consulting Arboriculturalist	Fee earner specialising in tree-related subsidence.

London Borough of Hounslow

1994 - 1997	Senior Arboricultural Officer	Team leader with responsibility for budgetary control and staff. Maintaining Council owned trees. Providing arboricultural advice to the Planning Department in respect of development control, enforcement and tree preservation
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London Borough of Redbridge

1991 - 1994	Assistant Arboricultural Officer	Maintaining Council owned trees. Providing arboricultural advice to the Planning Department in respect of development control and tree preservation
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APPENDIX 2

Tree Survey Schedule

Tree Survey at Church Lane, Yaxley, IP23 8BT

Tree No.	Species	Stem Diam @ 1.5m (mm)	Height (m)	Crown Spread				Age Range	Physiological Condition	First main branch	Crown Clearance	Comments	Recommendations	Remaining contribution (Yrs)	Amenity	RPA Radius	RPA Area
				N	S	E	W										
T1	English oak	730 x1	12	4.5	4.5	4.5	4.5	MA	F			Crudely topped at 6m. Reach and bark death around topping points. Will require periodic pruning to ensure tree safety.		20+	C3	8.8	241
G2	Leyland cypress	550 x1	12	4.5	0	0	0	EM	F		3.5	DBH 300 - 550		20+	B2	6.6	137
G3	Lawson cypress	250 x1	10	3	0	0	0	EM	G		0			20+	C2	3	28.3
T4	False acacia	420 x1 400 x1	12	4	5	4	7	EM	P			Improverished crown, particularly in centre, north and west. Wood ears growing from bark around main forks.		10+	C2	7	152
G5	Lawson cypress	260 x1	10	4	0	0	0	EM	G		0	Crown on west side only.		20+	B2	3.1	30.6
T6	False acacia	1000 x1	14	5	7	6	6	FM	P			Stag-headed. Very little live growth remaining. Soil heap on south side, against stem.	Fell due to condition.	<10	U	12	452
T7	Beech	260 x1	9	5	5	5	5	SM	G					40+	B1	3.1	30.6
T8	Cockspur thorn*	220 x2	8	4	4	4	4	EM	G			*Species uncertain. Western red Cedar 'Zebrina' growing beneath.		40+	B1	3.7	43.8
T9	Leyland cypress variegated	450 x1*	13	5	5	5	5	EM	G		3			20+	B2	5.4	91.6
G10	Leyland cypress	480 x1*	14	5	0	0	0	EM	G					20+	B2	5.8	104
T11	Japanese cherry	320 x1	2.2	2	2	2	2	MA	G					40+	C1	3.8	46.3

* Denotes estimated dimension

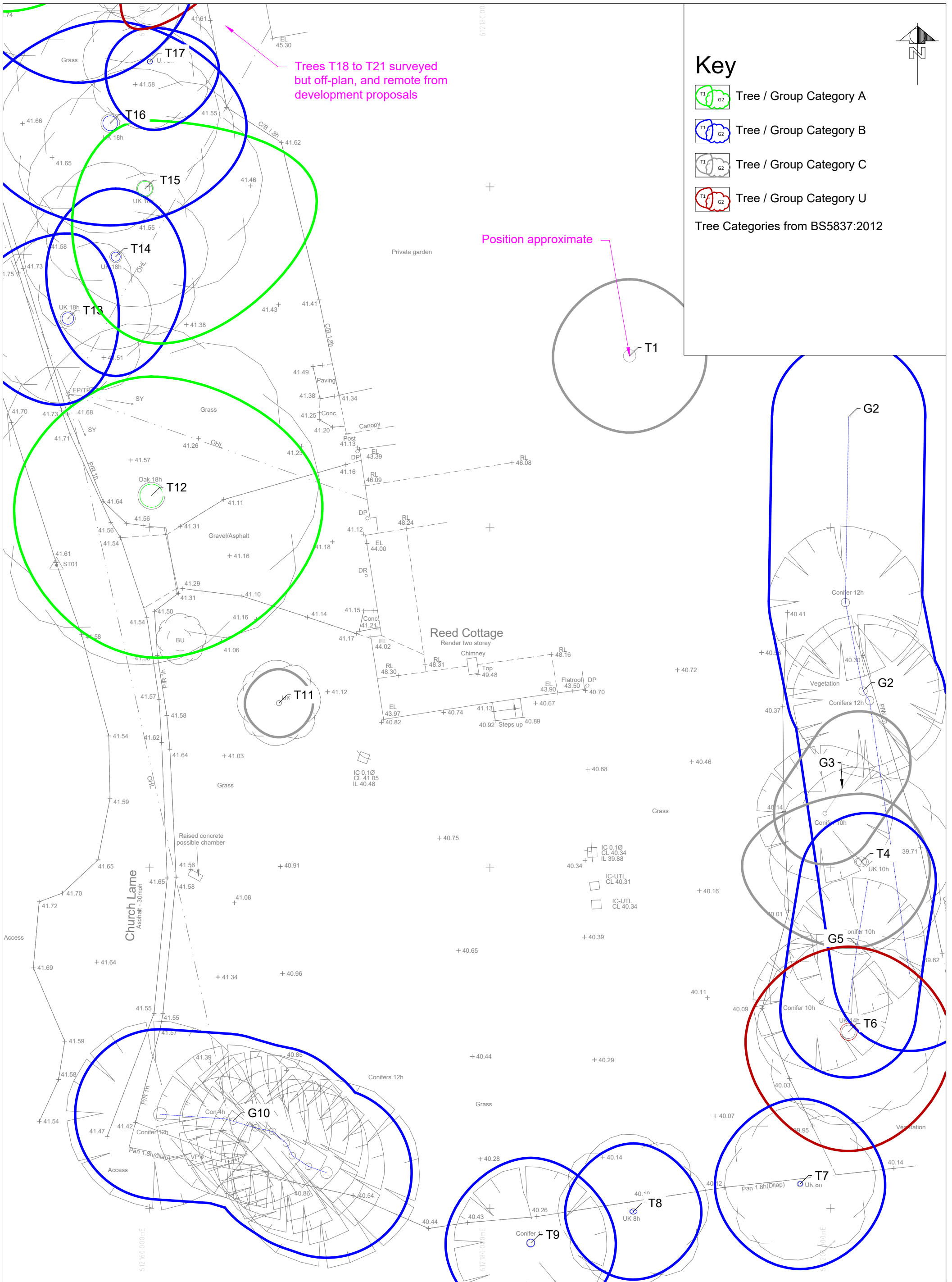
Tree Survey at Church Lane, Yaxley, IP23 8BT


Tree No.	Species	Stem Diam @ 1.5m (mm)	Height (m)	Crown Spread				Age Range	Physiological Condition	First main branch	Crown Clearance	Comments	Recommendations	Remaining contribution (Yrs)	Amenity	RPA Radius	RPA Area
				N	S	E	W										
T12	English oak	1370 x1	19	7	9.5	10	8	FM	F			Impoverished crown, entering regression (retrenchment). Scattered dead wood. Secondafg crown of epicormic shoots along branches.		40+	A3	16.4	849
T13	English oak	690 x1	17	5	5	3	6	MA	F			Sparse, impoverished crown.		40+	B2	8.3	215
T14	English oak	530 x1	17	4	7	4	4	MA	G					40+	B1	6.4	127
T15	English oak	880 x1	19	4	9	10	4	FM	G			Patches of crown impoverishment.		40+	A1	10.6	350
T16	English oak	870 x1	17	6	6	8	8	MA	G			Patches of crown impoverishment.		40+	B1	10.4	342
T17	Field maple	290 x1	9	2	4	4	2.5	EM	F			Stem curves to east due to sharing from oaks.		40+	B2	3.5	38
T18	Horse chestnut	400 x1	8	1	3	5	0.5	EM	P			Topped at 4.5m.		10+	U	4.8	72.4
T19	Common lime	390 x1	17	3	2.5	6	1	EM	F			Slender stem, likely dependent on adjacent horse chestnut for shelter.	Fell to favour oak	40+	C1	4.7	68.8
T20	Horse chestnut	810 x1	19	7	7	7	7	MA	G			Large epicormic branch on SW side could become liable to failure, needs pruning to subordinate growth.	Reduce epicormic limb by 20%	40+	B1	9.7	297
T21	English oak	900 x1*	19	8	8	8	8	MA	G					40+	A1	10.8	366

* Denotes estimated dimension

APPENDIX 3

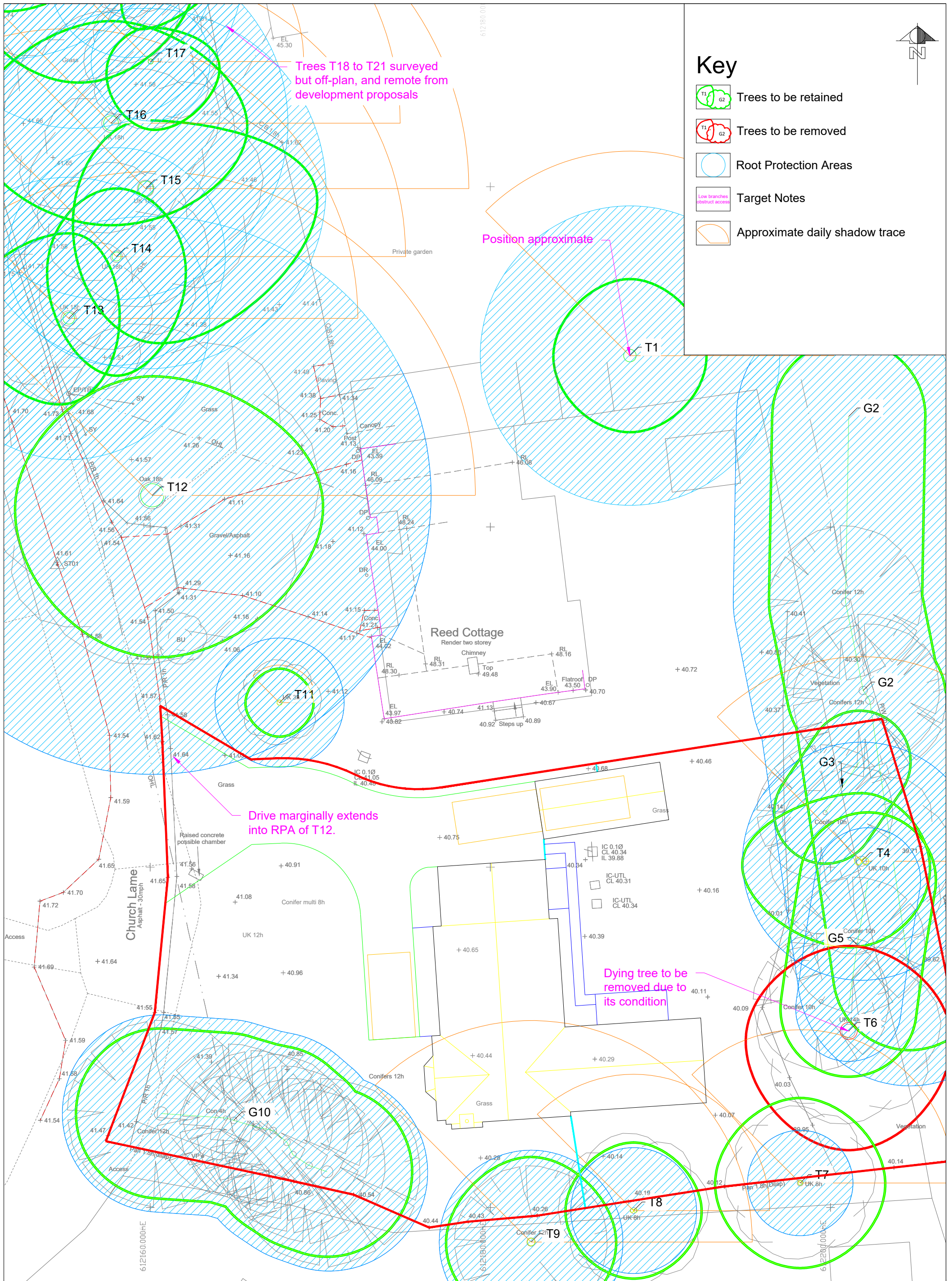
Tree Survey Plan (ref: 700-01)



DRAWING TITLE: Tree Survey Plan	DRAWING NUMBER: 700-01	REV.: -	REVISIONS					PREPARED BY:  Arborterra Ltd
			No	Description	By	Date	Chkd	
CLIENT: Majestic Groundworks & Construction Ltd	ISSUE: For Planning	SCALE: 1:200 @ A3						
LOCATION: Church Lane, Yaxley, IP23 8BT	DATE: February 2021							

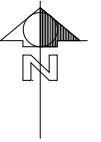
APPENDIX 4

Tree Constraints Plan (ref: 700-02A)



Key

- T1 G2 Trees to be retained
- T1 G2 Trees to be removed
- Root Protection Areas
- Low branches obstruct access Target Notes
- Approximate daily shadow trace



DRAWING TITLE: Tree Constraints Plan	DRAWING NUMBER: 700-02	REV.: A	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: center;">REVISIONS</th> </tr> <tr> <th style="width: 5%;">No</th> <th style="width: 40%;">Description</th> <th style="width: 15%;">Date</th> <th style="width: 40%;">By</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">A</td> <td>Amended layout</td> <td>16/03/2021</td> <td>ok</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS				No	Description	Date	By	A	Amended layout	16/03/2021	ok									PREPARED BY:
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CLIENT: Majestic Groundworks & Construction Ltd	ISSUE: For Planning	SCALE: 1:200 @ A3	Arborterra Ltd																					
LOCATION: Church Lane, Yaxley, IP23 8BT	DATE: February 2021																							

APPENDIX 5

Tree Protection Plan (ref: 700-03A)

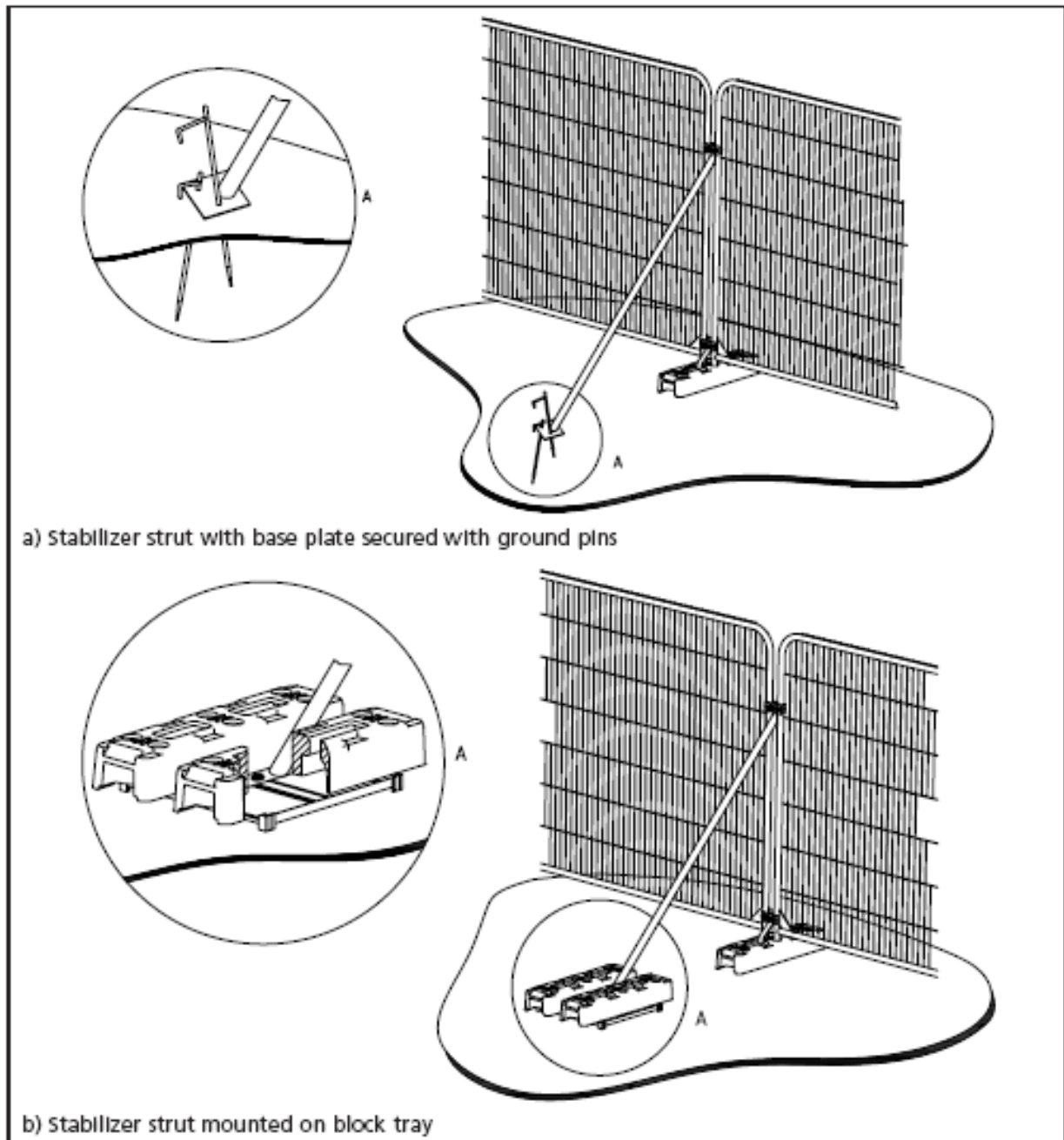
APPENDIX 6

Tree Protective Fencing

Tree Protective Fencing

Alternative Specification

Taken from Figure 3 of BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations"





Tree Protection Area
No Access

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