



OAKFIELD

ARBORICULTURAL SERVICES

Arboricultural Impact Assessment

Wind Willow House,
Hyams Lann,
Holbrook

OAS 23-308-AR01

November 2023

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DISCLAIMER

While all reasonable efforts have been made to identify defects in the subject trees, the statements made in this report do not take into account the effects of extreme weather events, vandalism, accidents or changes to the site that may affect trees that have taken place since the date of the survey. Oakfield Arboricultural Ltd does not accept any responsibility in connection with these factors. The comments and observations made within this report will cease to be valid either within two years of the date of the survey (unless specifically stated elsewhere within the report), or when site conditions change or any works to trees take place that have not been specified within this report, whichever is the sooner.

1.0 Introduction

1.1 Instruction

1.1.1 Oakfield Arboricultural Services were instructed to undertake a tree survey and provide arboricultural advice on the site known as Wind Willow House, Hyams Lann, Holbrook to accompany a planning application.

1.1.2 A detailed survey was undertaken in October 2023 and was carried out in accordance with BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'

1.2 Scope of Works

1.2.1 The scope of 'Trees in relation to construction' is to provide recommendations and guidance on how trees and other vegetation may be satisfactorily integrated into construction and development projects. The overall aim of this is to ensure the continued longevity and quality of amenity contribution that trees appropriate for retention and protection provide. This report and its appendices follow precisely the strategy for arboricultural appraisal and input intended to provide councils with evidence that trees have been properly considered throughout the development process.

1.2.2 This is a preliminary assessment from ground level and observations have been made solely from a visual perspective for the purposes of assessment in terms relevant to planning and development. No invasive or other detailed internal decay detection devices have been used in assessing internal conditions.

1.2.3 Any conclusions relate to conditions found at the time of inspection. Any significant alteration to the site that may affect the trees that are present or have a bearing on planning implications (including level changes, hydrological changes, extreme climatic events or other site works) will necessitate a re-assessment of the trees and the site and render any previous advice/ findings invalid.

1.2.4 This is an arboricultural report and no such reliance must be given to comments relating to buildings, engineering, soil or ecological issues.

1.3 Documentation

1.3.1 The following documentation has been made available

- Proposed layout
- Topographical survey

2.0 Site & Tree Discussion

2.1 Site Description

2.1.1 The site is an area within the curtilage of the private dwelling Wind Willows House located on Hyams Lane in Holbrook. The area in question is to the main access gate and driveway that is dominated by a unmanaged Leyland Cypress hedge/ group and other trees.

2.2 Tree Discussion

2.2.1 A total of eight individual trees and one group of trees have been assessed in detail from ground level by visual means only. The Tree Survey Schedule, at Appendix 2, details the trees in respect of dimension and quality in accordance with the methodology set out in the British Standard 5837:2012. Other trees do exist⁶ on site but are too far from the construction area to warrant any concern.

2.2.2 The trees are mix of species, age, condition and value full details can be found in the survey schedule at Appendix 2.

2.2.3 As per Baebergh District Council online maps the trees are not afforded protection via a tree preservation order or by virtue of being located in a conservation area.

3.0 Development Implication Assessment

3.1 The proposal

3.1.1 The proposal is to construct a 3 bay cart lodge/ garage building with a room above for other uses. The proposal will also include the reconfiguration of the driveway and include any services such as electric and drainage.

3.1.2 The proposal will see the removal of T1- T4 and G1 to accommodate the cart lodge and reconfigure the driveway. T1 and T2 are both in decline, cat U, and their removal is recommended regardless of any proposal. T3, T4 and G1 are all of low quality and their removal will have no significant impact on the site arboricultural value. Replacement planting of a native hedge is to be accommodated.

3.2 Access

3.2.1 Access for both construction and final use requirements will be via the existing access and driveway and have no effect on retained trees.

3.3 Construction

3.3.1 Foundations for the cart lodge are located outside the roto areas of retained trees therefore no specialist considerations are required.

3.3.2 Services although not shown have ample space to be rerouted outside the roto area of retained trees it is not anticipated that any specialist installation methods will be required. All service routes will need to be confirmed prior to installation.

3.4 Cultural implications for retained trees

3.4.1 Tree works due to proximity are of low overall concern and will not lead to excessive pressure to remove trees.

3.4.2 Shade is of no overall concern as the building is not of a habitable nature.

3.5 Tree protection

3.5.1 Tree protection fencing will be required to be installed as shown on the Tree Protection Plan OAS 23-308-TS04. Fit for its purpose fencing must be installed post any tree works and before construction begins on site and will remain in situ throughout the construction phase.

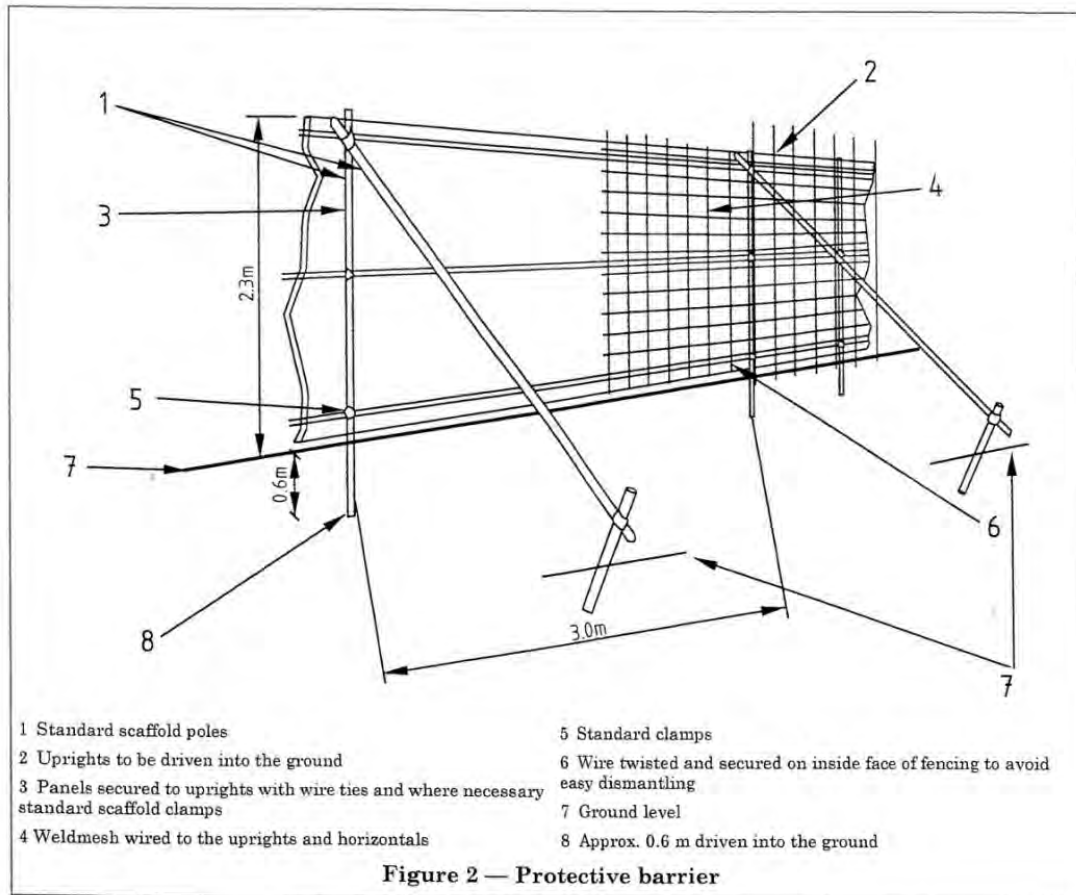
3.6 Site storage, routes and compound areas

- 3.6.1 Adequate room is available for the locating of compounds and material storage within the site boundaries and outside of any measured RPA.

4.0 Conclusions

- 4.1.1 All trees to be removed are of low or poor quality and will have no impact on the site arboricultural value. Replacement planting of a native hedgerow will replace the boundary vegetation.
- 4.1.2 No specialist construction or service installation methods are required with all work located outside the roto areas of retained trees, service routes are to be confirmed.
- 4.1.3 As long as the tree protection fencing is installed and maintained for the duration of the construction phase the proposal will have no material effect on the health and or value of those trees to be retained.

Appendix 1: Tree Protection Fencing



Appendix 2 Tree Survey Schedule

Tree Ref. No.	Species (Common Name)	Height (m)	Canopy Spread				Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
			N	E	S	W										
T1	Cherry	14	5	3	4	4	3	400	480	72.35	F	In moderate decline	<10	U	1	
T2	Cherry	15	5	1	2	4	3	300	360	40.69	F	In moderate decline	<10	U	1	
T3	Horse Chestnut	13	4	2	3	5	2	400	480	72.35	F	Wound @ 4m with exposed heart wood. Suppressed form	20+	C	1	
T4	Pine	9	2	4	5	6	2	450	540	91.56	F	Poor form with low hanging crown over access drive	20+	C	1	
T5	Spruce	15	2	2	3	3	4	375	450	63.59	F	Fair form an condition	20+	B	1	
T6	Hawthorn	10	1	3	3	3	2	350	420	55.39	F	Fair form an condition. Suppressed by Cypress	20+	B	1	
T7	Cherry	18	6	7	6	8	5	900	1080	366.25	F	Large specimen fair form	20+	B	1	

Tree Ref. No.	Species (Common Name)	Height (m)	Canopy Spread				Grnd Clrnc	DBH (mm)	RPR (cm)	RPA (m)	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat	Prelim Tree Work Recommendations
			N	E	S	W										
T8	Sycamore	16	7	7	4	6	2	1000	1200	452.16	F	Fair form and condition	40+	B	1	
G1	Leyland Cypress	18	3	3	4	3	1	600	720	162.78	F	Unmanaged linear group to boundary. Dominates area	10+	C	1	

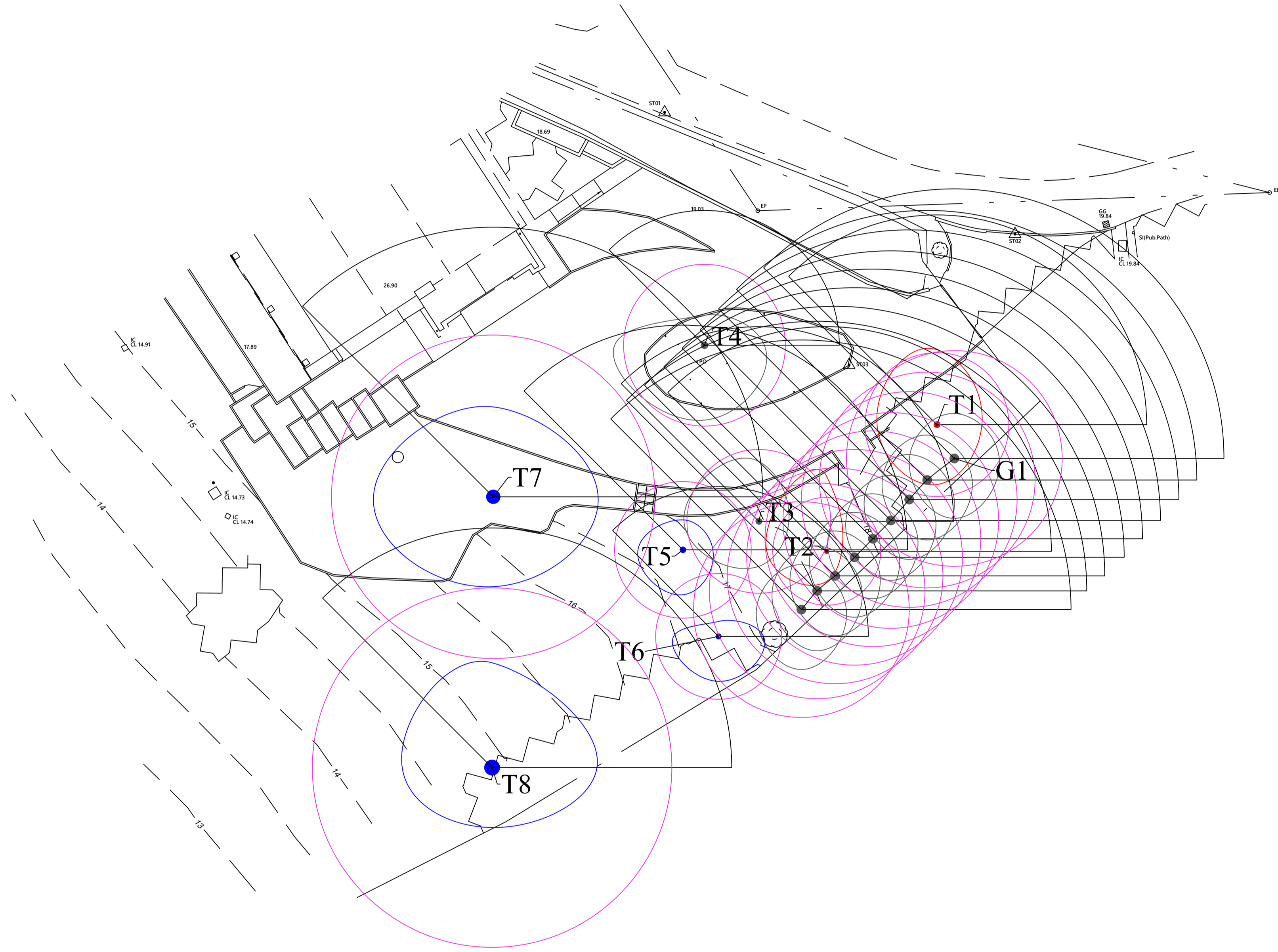
Tree Schedule Explanatory Notes

Ref.no	Identifies trees, groups and hedges on the accompanying plan.
Species	Common names are provided to aid wider comprehension.
Height	Describes the approximate height of the tree measured in metres from ground level
Canopy Spread	Indicates the crown radius from the base of the tree in four compass directions, recorded to the nearest metre.
Ground Clearance	Height of crown clearance above adjacent ground in metres.
DBH (mm)	DBH is the diameter of the stem measured in cm at 1.5m from ground level for single stemmed trees or just above root flare for multi-stemmed trees. Stem Diameter may be estimated where access is restricted.
RPR (cm)	Root Protection Radius (RPR) is area required to be protected measured radially from the trunk centre.
RPA (m²)	Root Protection Area (RPA) is the minimum rooting area in m ² which should remain undisturbed around each tree.
Age Class	Age of the tree expressed as Y- Young, MA- Middle-Aged, EM- Early Mature, M- Mature or OM- Over-Mature
General Condition	Overall condition of tree expressed as :Good, Fair, Poor, Dead
Structural defects/Comments	May include general comments about growth characteristics, how it is affected by other trees and any previous surgery works. Also specific problems such as dead wood, pests, diseases, broken limbs. Etc
Estimated Remaining Years	Categorised in year bands of less than 10, 10+, 20+, 40+
BS Category	B.S. Cat refers to (BS 5837:2005 Table 1) and refers to tree/overall group quality and value; 'A' - High; 'B' - Moderate; 'C' - Low; 'U' - Remove.
Sub Category	Sub Cat refers to the retention criteria values where 1 is arboricultural, 2 is landscape and 3 is cultural including conservational, historic and commemorative

Appendix 3 Photos







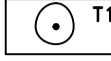


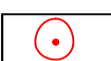

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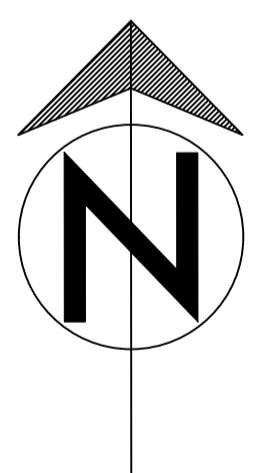
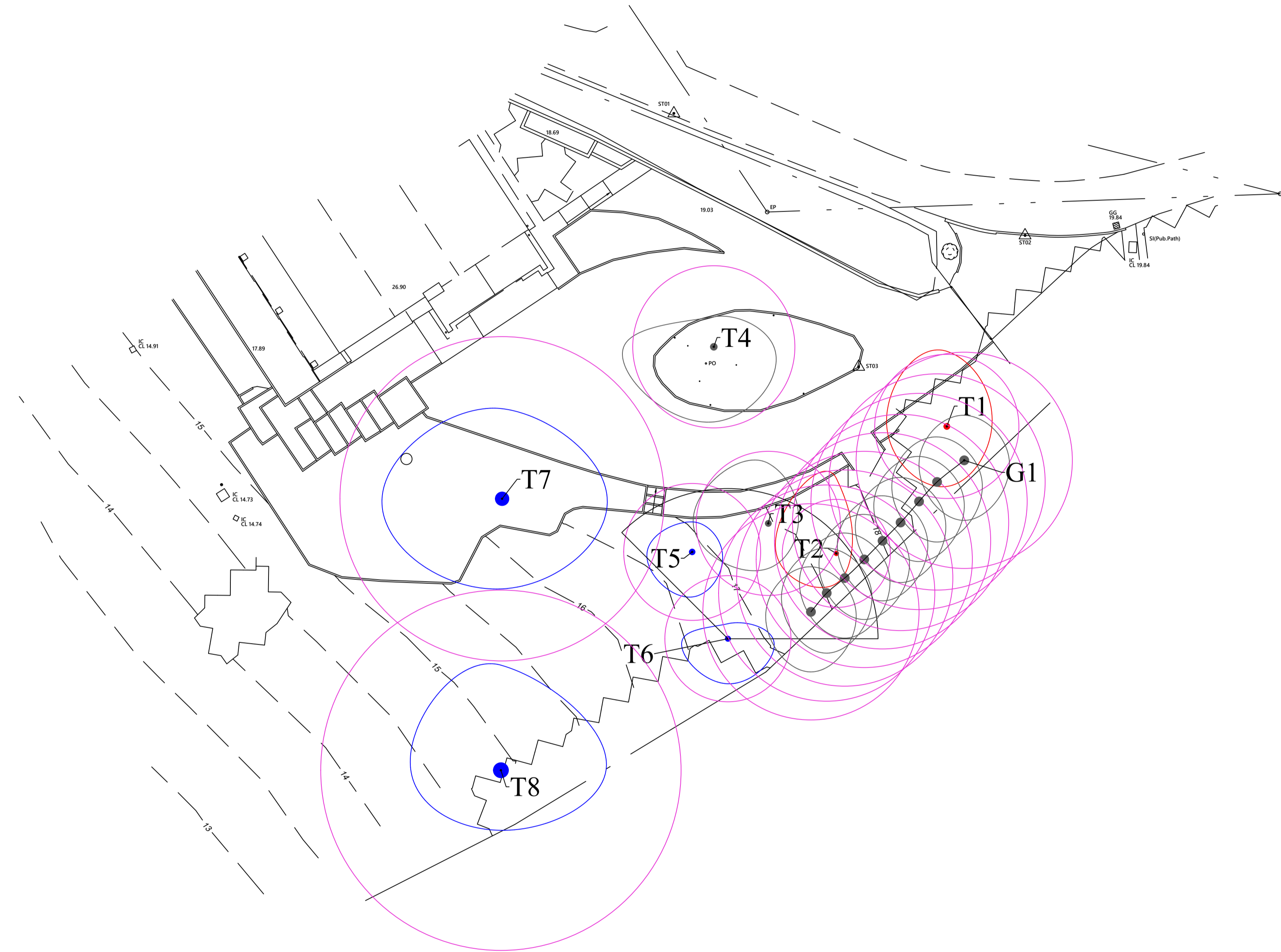
- T1 Existing Tree colour referenced in accordance with BS 5837 2005.
- Blue - Cat B Trees of moderate quality and value
- Grey - Cat C Trees of low quality and value
- Red - Cat R Trees that are dead or showing signs of irreversible decline
- Root Protection Area as calculated in accordance with BS 5837
- Shade pattern as to BS:5837.



REV.	DATE	INITIALS	DETAILS				
CLIENT c/o TMA				DWG. TITLE Tree Constraints Plan			
SITE: Wind Willow House, Hyams Ln, Holbrook							
DRAWN BY SPM	CHECKED BY SPM	SCALE 1:200	DATE Oct 2023	DWG NO. OAS 23-308-TS01	REV.		

KEY

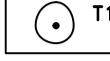


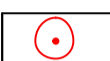


-  T1 Existing Tree colour referenced in accordance with BS 5837 2005.
-  Blue - Cat B Trees of moderate quality and value
-  Grey - Cat C Trees of low quality and value
-  Red - Cat R Trees that are dead or showing signs of irreversible decline
-  Root Protection Area as calculated in accordance with BS 5837

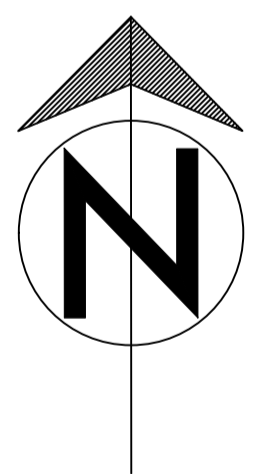
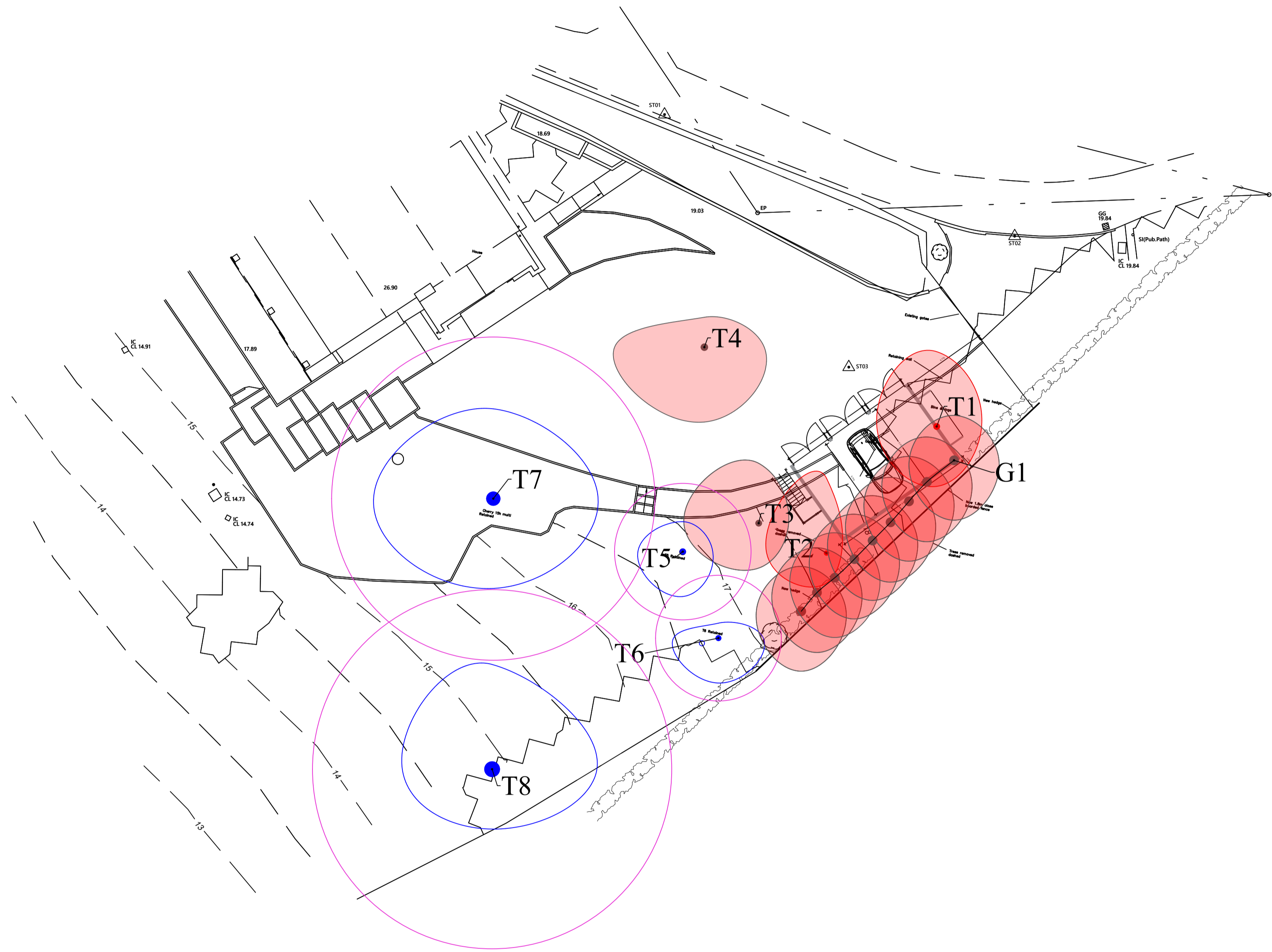


REV.	DATE	INITIALS	DETAILS

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SITE: Wind Willow House, Hyams Ln, Holbrook			
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DWG NO. OAS 23-308-TS02	REV. 		

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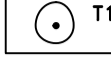
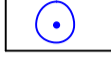
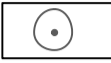
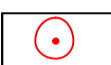

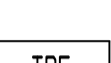
-  T1 Existing Tree colour referenced in accordance with BS 5837 2005.
-  Blue - Cat B Trees of moderate quality and value
-  Grey - Cat C Trees of low quality and value
-  Red - Cat R Trees that are dead or showing signs of irreversible decline
-  Root Protection Area as calculated in accordance with BS 5837
-  Trees/ groups (part or whole) to be removed

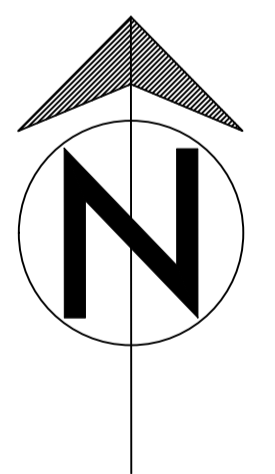
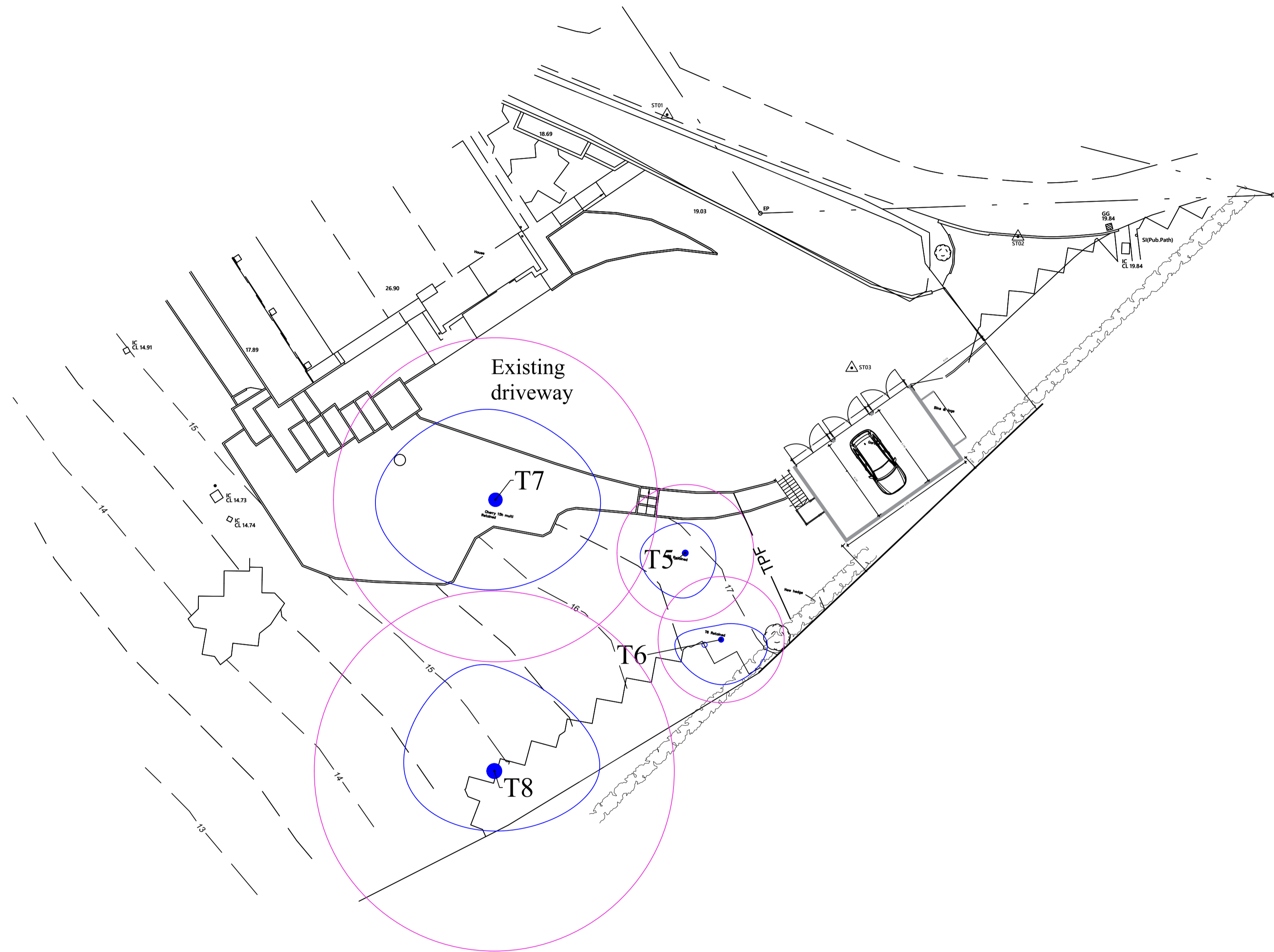


REV.	DATE	INITIALS	DETAILS

CLIENT c/o TMA		DWG. TITLE Tree Layout Plan	
SITE: Wind Willow House, Hyams Ln, Holbrook			
DRAWN BY SPM	CHECKED BY SPM	SCALE 1:200 @A1	DATE Oct 2023
DWG NO. OAS 23-308-TS03	REV. 		

KEY

-  T1 Existing Tree colour referenced in accordance with BS 5837 2005.
-  Blue - Cat B Trees of moderate quality and value
-  Grey - Cat C Trees of low quality and value
-  Red - Cat R Trees that are dead or showing signs of irreversible decline
-  Root Protection Area as calculated in accordance with BS 5837
-  TPF Approximate line of protective fencing to be installed and maintained for the duration of construction works.



REV.	DATE	INITIALS	DETAILS

CLIENT c/o TMA		DWG. TITLE Tree Protection Plan	
SITE: Wind Willow House, Hyams Ln, Holbrook			
DRAWN BY SPM	CHECKED BY SPM	SCALE 1:200 @A1	DATE Oct 2023
DWG NO. OAS 23-308-TS04		REV. 	