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Arboricultural Report (ver 2)

Mill Farm
Skerne Road
Wansford
Driffield
East Riding of Yorkshire
YO25 8NQ

November 2023

Client

Edwardson Associates
Paddock House
10 Middle Street South
Driffield
East Riding of Yorkshire
YO25 6 PT

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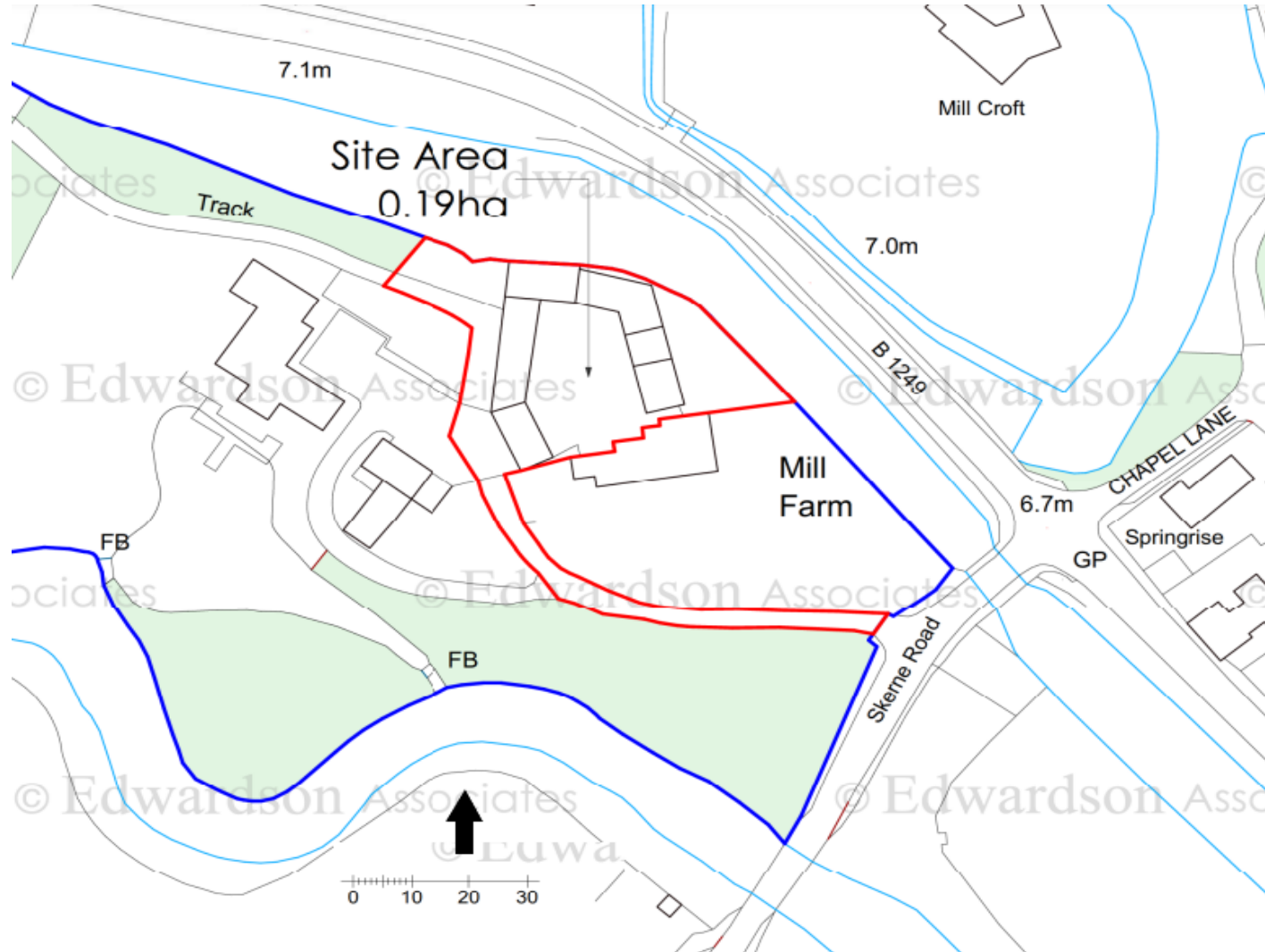
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1.0 INTRODUCTION

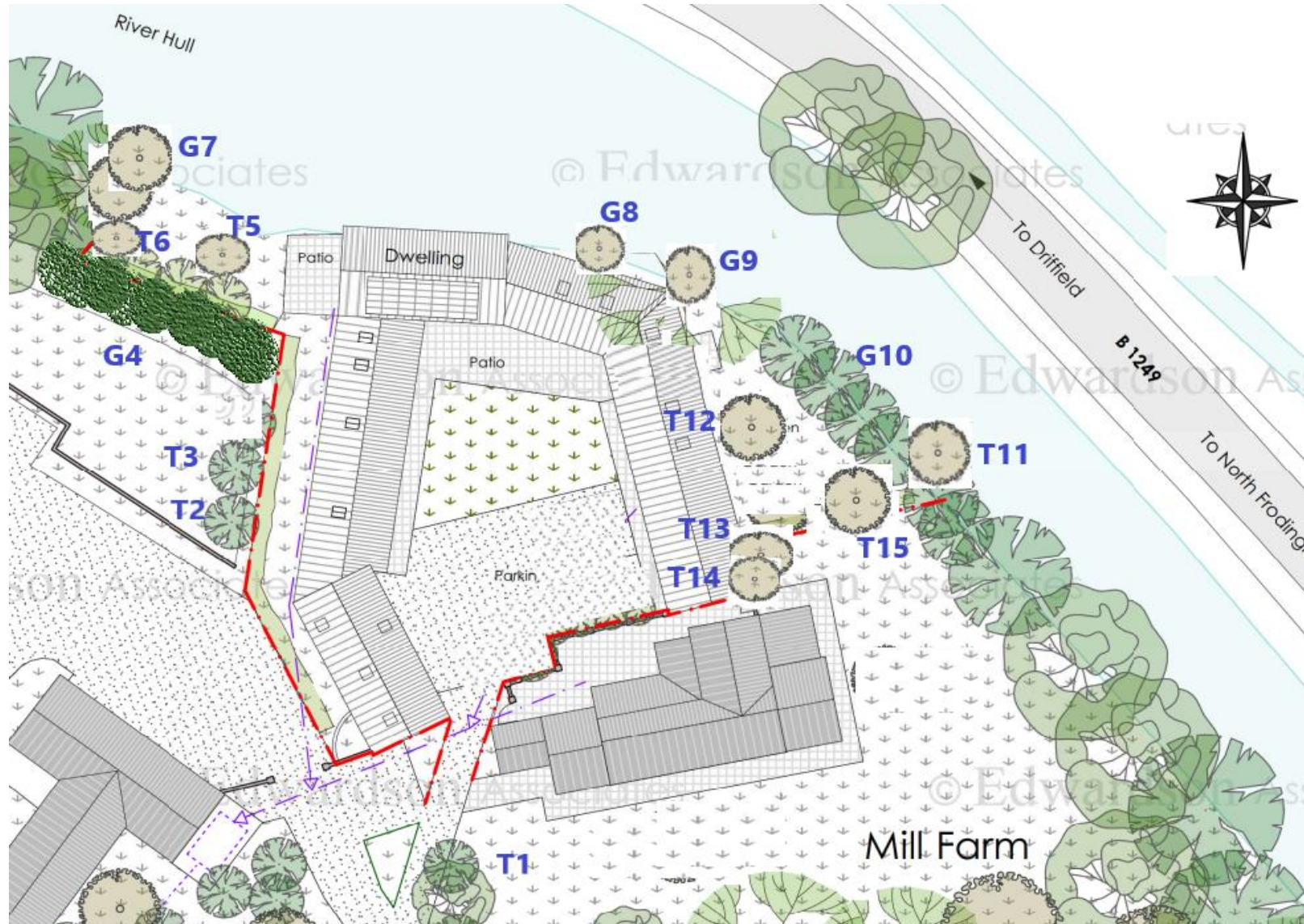
- 1.1 This report provides information in accordance with British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' for a proposed development at Mill Farm, Skerne Road, Wansford, Driffield, Riding of Yorkshire. The development proposals are for the proposed change of use, alterations and conversion of redundant buildings to form dwellings.
- 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)

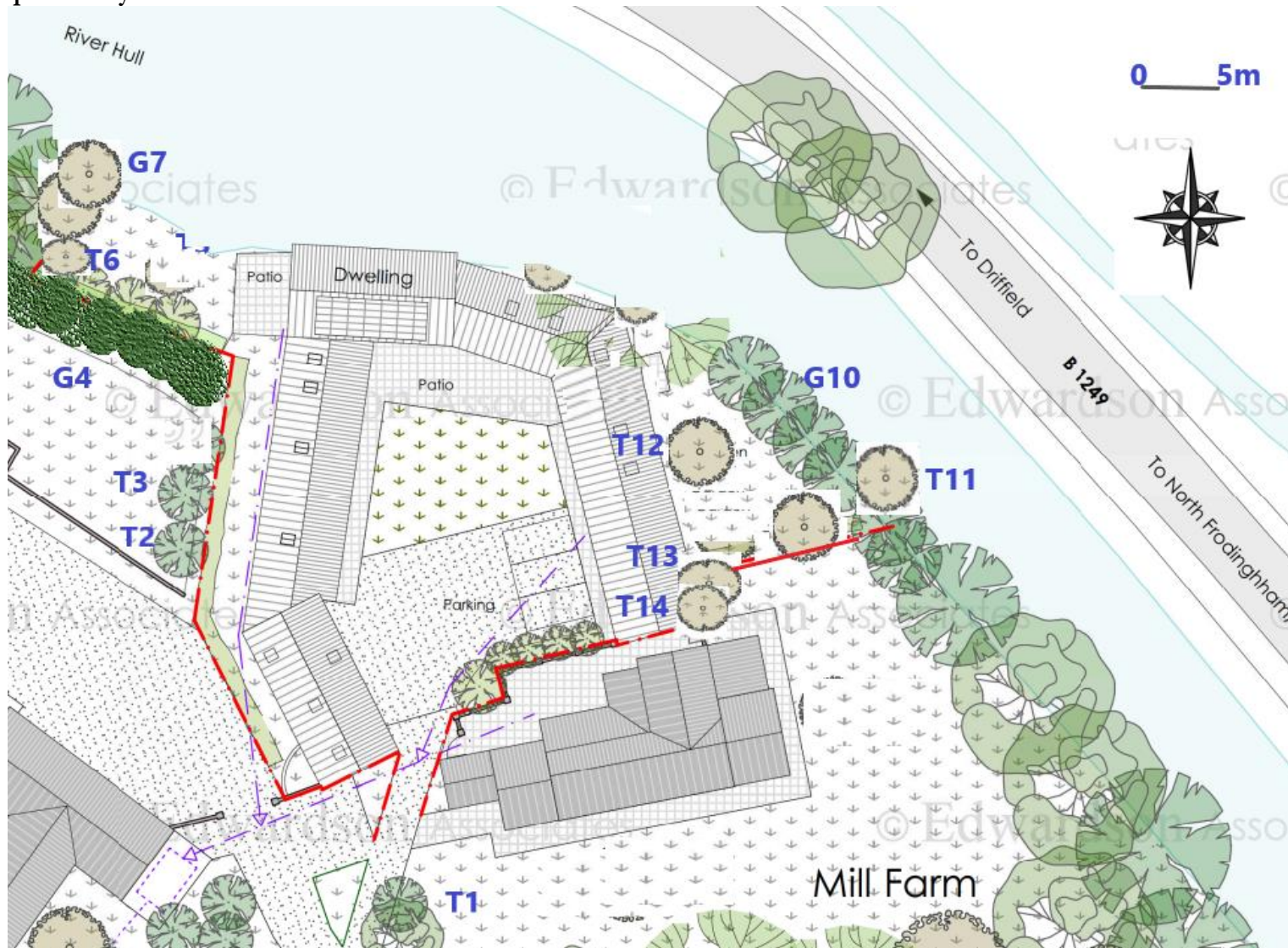
Tree no	Species	Height	Stem Dia RPA	Branch Spread	Crown Height	Age Glass	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Useful life Expectancy	Category Grading
T1	Norway Spruce	12m	300mm 3.6m	3m	2m	M	Fair	Fair	No action	40+	C2
T2	Laburnum	4m	320 3.8m	2m	1m	M	Good	Good	No action	10+	C2
T3	Pear	7m	310 3.7m	3m	2m	M	Good	Good	No action	10+	C2
G4	Laurel	6m	200 2.4m	2m	-	M	Good	Good	No action	20+	C2
T5	Spruce	8m	190 2.3m	2m	3m	MA	Poor	Poor	Remove due to condition	10+	U
T6	Laburnum	7m	290 3.5m	3m	3m	M	Fair	Fair	No action	10+	C2
G7	Sycamore 2 trees	20m	530 6.3m	5m	2m	M	Good	Good	No action	40+	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
G8	Ash 3 trees	7m	200e 2.4m	3m	1m	MA	Good	Fair	Remove due to proximity to existing building	-	C2
G9	Sycamore 2 trees	16m	300e 3.6m	6m	2m	MA	Good	Fair	Remove due to proximity to existing building	40+	C2
G10	Holly	12m	300e 3.6m	3m	2m	M	Good	Good	No action	40+	C2
T11	Sycamore 2 stems	29m	600e 7.2 m	5m	2m	M	Good	Good	No action	40+	B2
T12	Plum	5m	150 1.8m	2m	1m	M	Poor	Poor	Remove - virtually dead	-	U
T13	Spindle	8m	310 3.7m	3m	1m	M	Good	Good	No action	20+	C2
T14	Holly	7m	190 2.3m	2m	1m	M	Good	Fair	No action	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
T15	Apple	5m	110 1.3m	2m	1m	MA	Good	Fair	No action	40+	C2

4.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT

Plan 2A – Proposed Layout



4.1 Tree Removal and Pruning

The proposed seeks to retain all the trees and hedges on the site with the exception of the removal of two poor quality trees (T5 and T12) and the groups of trees G8 and G9) growing tight to the canal side wall of the building, These trees would warrant removal irrespective of the development proposals to reduce the potential for damage to the old building. See photograph below.



4.2 Future Relationship with Trees

The proposed properties would not be adversely affected by adjacent trees.

4.3 Root Protection Measures

Tree protection measures in the form of protective fencing and scaffold board ground protection 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.

4.4 Construction and Storage Space

Adequate space exists for construction work and for the supply and storage of materials utilising the central parking area.

4.5 Services

No new services will be dug within the root protection areas of the trees. It is assumed that new services and drainage would be connected to existing supplies direct to the highway.

5.0 ARBORICULTURAL METHOD STATEMENT (AMS)

5.1 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.

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.

5.3 Tree Removal and Site Clearance

- Tree T5, G8, G9 and T12 to be removed.

5.4 Erection of Tree Protection Fencing and Scaffold Board Ground Protection

- 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'.

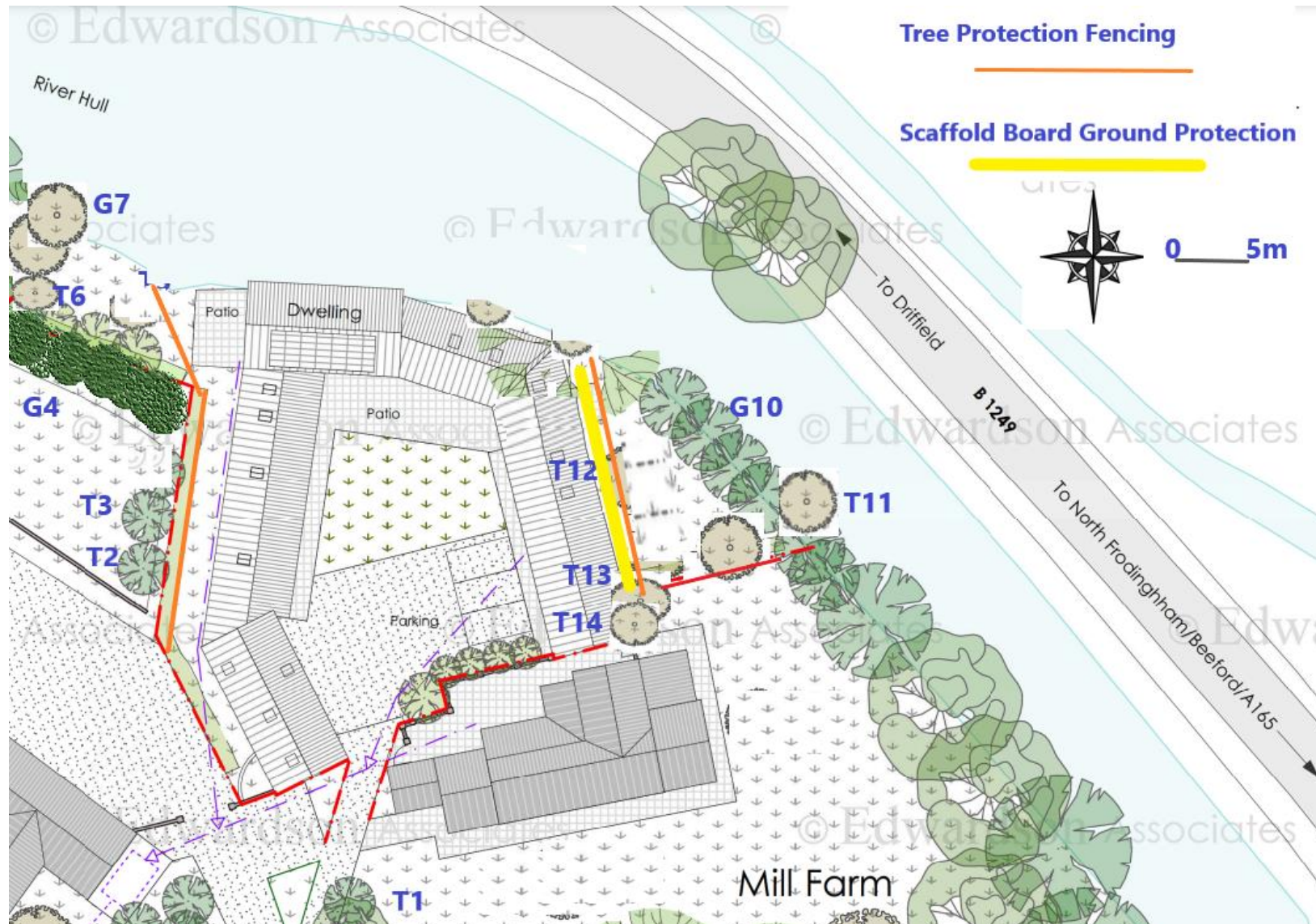
5.5 Demolition and Construction Work

- Once the tree protection measures are in place then demolition work can commence followed by construction work, the fencing retained in the same location.
- 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.

5.6 Completion of work.

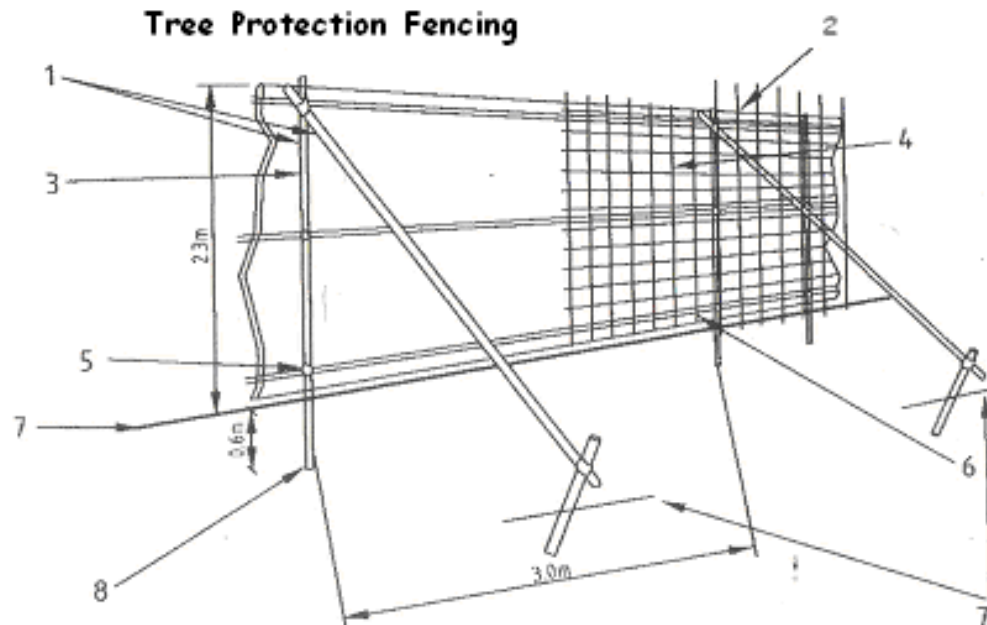
- On completion of the construction work the tree protective can be removed. Ground preparation may be required and could include light cultivation of the surface of the soil to enable seeding or turfing. Such light cultivation would not exceed 5cm and therefore have no impact on the existing trees.

Appendix A – Tree Protection Fencing (Plan 3A)



Tree Protection Details (3B)

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

