



Preliminary Arboricultural Impact Assessment



Site	Hot To Trot, Bunwell, NR16 1SD
Date of Issue	9 January 2024
Author	Jonathan Bundock BSc hons ENV, M Arbor A
Client	Andrew PR Love

Contents Page

1. Scope of Works	1
2. Surveying Methods and Tree Dimensions	1
3. Site Description.....	2
4. Survey Findings.....	2
5. Assessment of Likely Arboricultural Impacts	3
6. Tree Protection Plan	3
7. Permissions and Constraints.....	3

1. Scope of Works

- 1.1 The purpose of this report is to identify trees on site that may be affected by construction works and to discuss how this will be managed. It is written in accordance with the British Standard 5837:2012 "Trees in relation to design, demolition and construction-Recommendations."
- 1.2 The report combines the data collected from a site survey with an evaluation of possible arboricultural implications and recommendations for the protection of trees. The plan contained within this report is a Tree Constraints Plan which shows the dimensions of existing trees on site.
- 1.3 The survey of the trees is of a cursory nature to assess their importance in the landscape. It is not intended to be used as a detailed health and safety survey.
- 1.4 It will be necessary to update this report as the plans or layout of the proposed development progress. The trees may require a resurveying if there is a more than one year between the initial site inspection and the date of a planning submission or if there have been extreme weather events in the interim, such as strong gales.

2. Surveying Methods and Tree Dimensions

- 2.1 I attended site to inspect the trees on 8 January 2024. The trees were classified according to the category gradings used by BS5837:2012. Their dimensions and conditions were recorded along with any relevant notes. This can be seen in the table at the end of this report (Survey Findings).
- 2.2 The trees were graded according to how they are in the current landscape and not in relation to any proposed development or site alterations.
- 2.3 The survey was carried out from ground level only. Where access was restricted, dimensions were estimated or not recorded.
- 2.4 Hedges and shrub masses may have been recorded but only where their size or significance is relevant in the context of Arboriculture. To that end this is not a landscape and visual impact assessment survey nor a soil investigation.
- 2.5 No topographical survey was provided. Therefore, a GPS device was used to plot trees into position. Whilst this gives a fair level of accuracy it is not precise and should not be relied upon.
- 2.6 The data collected in this report is used to inform the Tree Constraints Plan. This is a scale drawing that graphically plots the canopy spread of the tree, an indication of the shade cast by the tree relative to its height and the root protection area (RPA). RPA is a key term in this report and is described on the drawings as a circle extending as far from the centre of the tree as the roots are likely to extend. It is not a precise measurement but an accepted 'best guess' arrived at using data gathered in keeping with BS5837:2012. There are many factors that could influence the true extent of roots such as topography or underground structures and, where necessary and where appropriate, a polygon has been used to define the supposed root spread of trees.

3. Site Description

- 3.1 The site forms the southern corner of an equestrian centre called Hot To Trot, Low Road, Bunwell where a residential property is to be constructed.
- 3.2 The proposed dwelling is to be located on an open, grassy section which is currently slightly raised and is adjacent to the current car parking area for the stables.
- 3.3 There are four ash trees around the edge of the grassed area. One of these is a large, mature specimen. The others are somewhat lesser. There is also existing and newly-instated hedging around the site.
- 3.4 A deep ditch separates the proposed site from T3 and is likely to impede the actual root spread of this Ash.



Fig 1: Area of open grass on which proposed building is to be located.



Fig 2: Ash trees T1 and T2 with sparse hedge in between.



Fig 3: The large, mature Ash (T3) which is located on the other side of a deep ditch of running water.



Fig 4: T3 located on western side of deep ditch.

4. Survey Findings

- 4.1 Four trees were included in the survey. All were ash trees with a greater or lesser amount of Ash Dieback Disease. Their life expectancy is likely to be curtailed to around 10 years however they have been given the benefit of doubt and graded on their current significance in the landscape.

- 4.2 Tree T3 is the largest and best tree and has been classed as Category A which is the highest category. Such trees should always be retained in a development context unless unavoidable.
- 4.3 Trees T1 and T2 are classed as category B which is reserved for decent trees of good form and condition.
- 4.4 Tree T4 is a small ash tree that is classed as category C which is a lower classification which refers to trees with far less impact in the landscape.

5. Assessment of Likely Arboricultural Impacts

- 5.1 The indicative position of the proposed buildings is outside the root and canopy spread of adjacent trees.
- 5.2 The shade cast by trees T2 and T3 will impact on the livability of the proposed dwelling. Ideally the proposed dwelling will be adjusted to around 2m to the north to minimise the impact of light loss on habitable rooms.

6. Tree Protection Plan

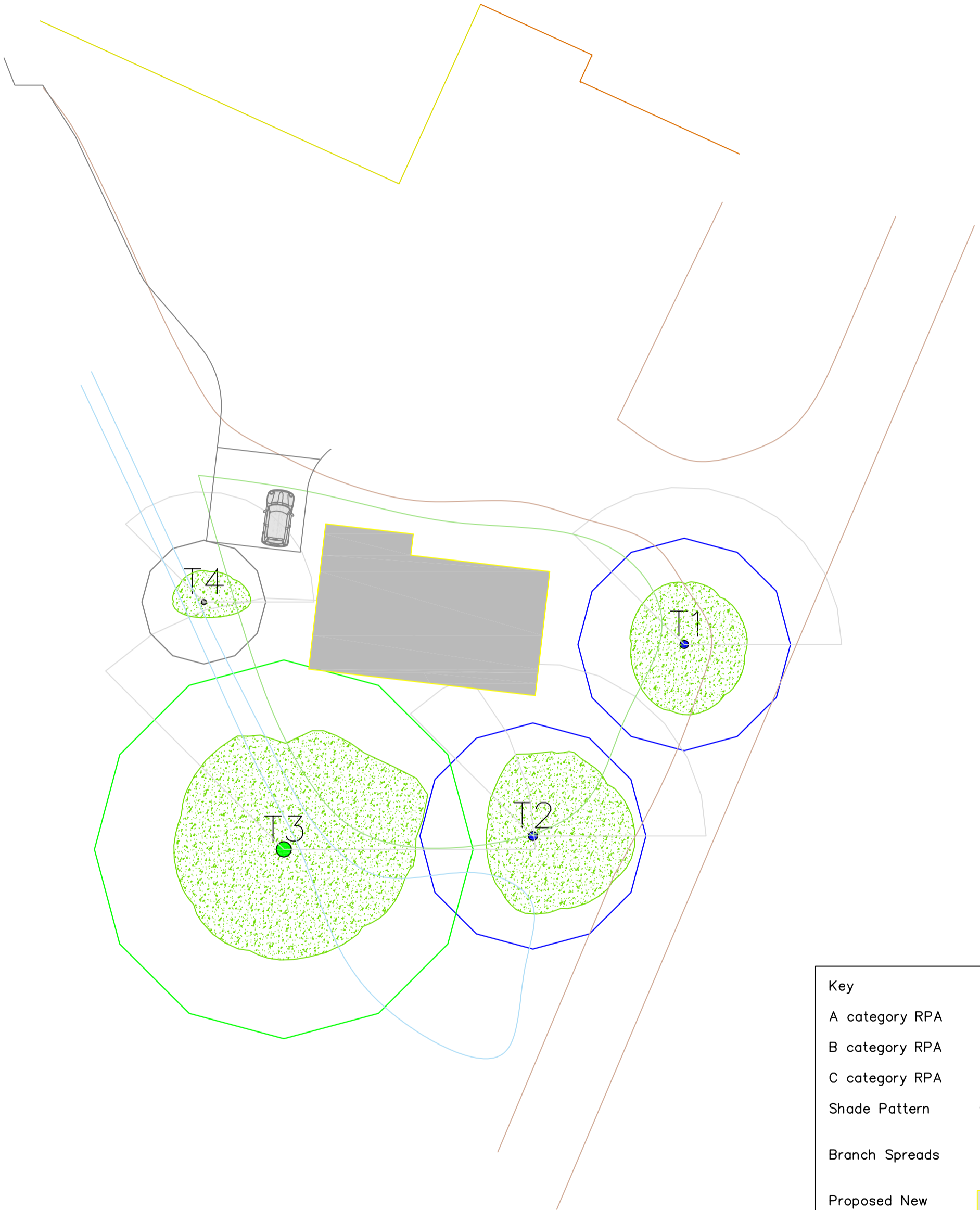
- 6.1 A Tree Protection plan will be necessary once a design is arrived at in order to show the locations of the various remedial or mitigative measures which will be necessary. The purpose of the plan is to ensure that the project managers have sufficient time, money and space on site to implement the tree protection measures and to help set out the site in a manner which is consistent with the programming of development works. A copy of this plan should be given to the architect or scheme designers and construction manager well in advance of works commencing on site.

7. Permissions and Constraints

- 7.1 Felling trees prior to a planning submission can be inadvisable because it will become apparent to the planners from aerial map images that trees have been removed which may result in preservation orders. But that is not always the case, and it is understood also that any development will require a degree of tree removals.
- 7.2 Conservation Area Status or Tree Preservation Orders may apply and should be checked with the local planning authority prior to any tree work being carried out. A felling license (obtainable through the Forestry Commission) may be a legal requirement if trees are to be removed. Failure to comply with the above legislation could result in fines or prosecution.
- 7.3 When dealing with developments close to trees, special attention should be paid to related legislation ensuring that the Wildlife and Countryside Act (1994), Conservation of Habitats and Species Regulations (2010) and the Countryside Rights of Way Act (2000) are adhered to. Threats to nesting birds and protected species must be managed; an ecological assessment may be required in this respect.

Preliminary AIA Commissioned by Andrew PR Love on behalf of Hot to Trot, Bunwell

Tree ID	Common Name	Height (m)	Height and direction of first significant	Maturity	Number of Stems	Stem 1 (mm) Enter average diameter for trees	Stem 2 (mm)	Stem 3 (mm)	Overall Canopy Height (m)	CH - N (m)	CH - E (m)	CH - S (m)	CH - W (m)	Years remaining	Category	RPA (m)	Comments
T1	Ash	10	3e	M	2	250	490		3.5	4	4	4.5	3.5	10 to 20	B	6.7	Ash Dieback Disease present
T2	Ash	11	4ne	M	3	370	390	230	3	5.5	6.5	5	3	10 to 20	B	7.1	Ash Dieback Disease present
T3	Ash	16	3s	M	1	980			5	8	8	7	7	20 to 40	A	11.76	Ash Dieback Disease present
T4	Ash	7	2e	SM	1	320			3	2	3	1	2	10 to 20	C	3.84	Ash Dieback Disease present



Key	
A category RPA	
B category RPA	
C category RPA	
Shade Pattern	
Branch Spreads	
Proposed New Structure	
Tree Constraints Plan	
Hot To Trot	
Bunwell	
1:250 at A3	