



OAKFIELD
ARBORICULTURAL SERVICES

Arboricultural Impact Assessment

23 Grantham Road, Bracebridge Heath

OAS 23-366-AR01

February 2024

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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 23 Grantham Road, Bracebridge Heath to accompany a planning application.

1.1.2 A detailed survey was undertaken in November 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 carefully 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

- Topographical survey
- Proposed layout

2.0 Site & Tree Discussion

2.1 Site Description

2.1.1 The site is the associated garden area of the private dwelling known as 23 Grantham Road, Bracebridge Heath. The site comprises the main dwelling, associated brick garage, other hard paved areas and gardens. Located in a residential area there are other dwellings and or gardens bounding the north, east and south boundaries with the main road to the west.

2.2 Tree Discussion

2.2.1 A total of twelve individual trees and one groups 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.

2.2.2 The trees differ in species age and overall condition and value with trees generally unmanaged and of poor form. Overall trees small in size with historic works such as being topped and compatible with a small garden setting.

2.2.3 As per North Kesteven district councils 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 subdivide the garden to accommodate a single detached dwelling with associated parking, services and open space provision.

3.1.2 The proposal will see the removal of T1- T3 to accommodate the layout, all are of low overall value and their removal would have no impact on arboricultural or landscape values of the area.

3.2 Access

3.2.1 Access for both construction and final residential purposes are not in proximity to retained trees and requires no specialist consideration.

3.3 Demolition

3.3.1 Demolition of the garage structures are too far from retained trees to warrant any concern.

3.4 Construction

3.4.1 Foundations for the dwelling are not located in the root areas of retained trees therefore no specialist considerations are required.

3.4.2 Services have ample space to not be located in proximity to retained trees and it is not anticipated that any specialist installation methods will be required.

3.5 Cultural implications for retained trees

3.5.1 Tree works due to proximity and or shade reason are not required and the proposal will not lead to excessive pressure to remove trees.

3.5.2 Tree works for general maintenance are likely to be carried out and would include the facing back of G1, and any remedial; works to trees; such works would have no impact on tree health and or value.

3.6 Tree protection

3.6.1 Tree protection fencing will be required to be installed as shown on the Tree Protection Plan OAS 23-366-TS03. 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.

3.7 Site storage, routes and compound areas

3.7.1 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

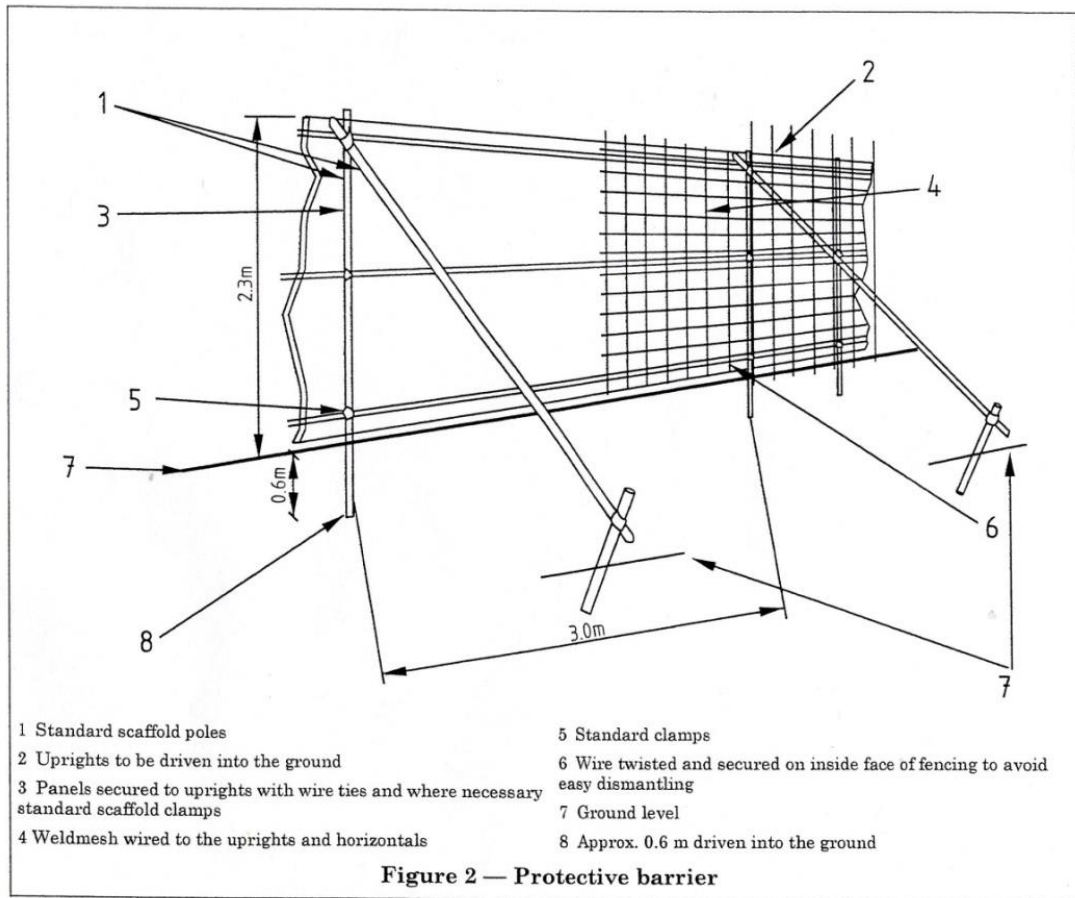
4.1.1 The proposal will see the removal of T1- T3 to accommodate the layout, all are of low overall value.

4.1.2 No specialist construction or service installation methods are required to accommodate the construction of the layout.

4.1.3 General tree works and or maintenance work will likely be required but would have no overall effect on tree health and or value.

4.1.4 As long as the tree protection fencing is installed and maintained for the duration of the construction phase the proposal will not have any 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	Cypress	4	1	1	1	1	1	400	480	72.35	F	No overall significance	10+	C	1	
T2	Holly	4	2	2	1	2	1	250	300	28.26	F	No overall significance	20+	C	1	
T3	Cedar	10	4	4	3	3	2	425	510	81.67	F	Historically topped of poor form	20+	C	1	
T4	Cherry	2	1	2	1	1	0	200	240	18.09	F	No overall significance	10+	C	1	
T5	Judas Tree	11	3	3	3	3	2	400	480	72.35	F	Multi-stemmed. In proximity to dwelling poorly located	10+	C	1	
T6	Japanese maple	3	1	2	1	1	0	150	180	10.17	F	Ornamental tree	10+	C	1	
T7	Field maple	11	3	3	4	4	2	350	420	55.39	F	Fair form and condition	40+	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	Cherry	4	2	3	2	2	1	200	240	18.09	F	Ivy dominated poor form	10+	C	1	
T9	Hazel	4	2	2	2	2	0	200	240	18.09	F	No overall significance	10+	C	1	
T10	Cherry Plum	6	1	1	1	3	1	200	240	18.09	P	Poor condition in decline	<10	U	1	
T11	Elder	4	2	2	2	2	1	200	240	18.09	P	Poor condition in decline	<11	U	2	
T12	Cherry Plum	7	2	2	2	2	1	250	300	28.26	F	Poor from historically topped utility line in proximity	10+	C	1	
G1	Mixed	3	As on plan				0	75	90	2.54	F	Area of ornamental shrubs	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

Views of T5, T5 & T6 and G1

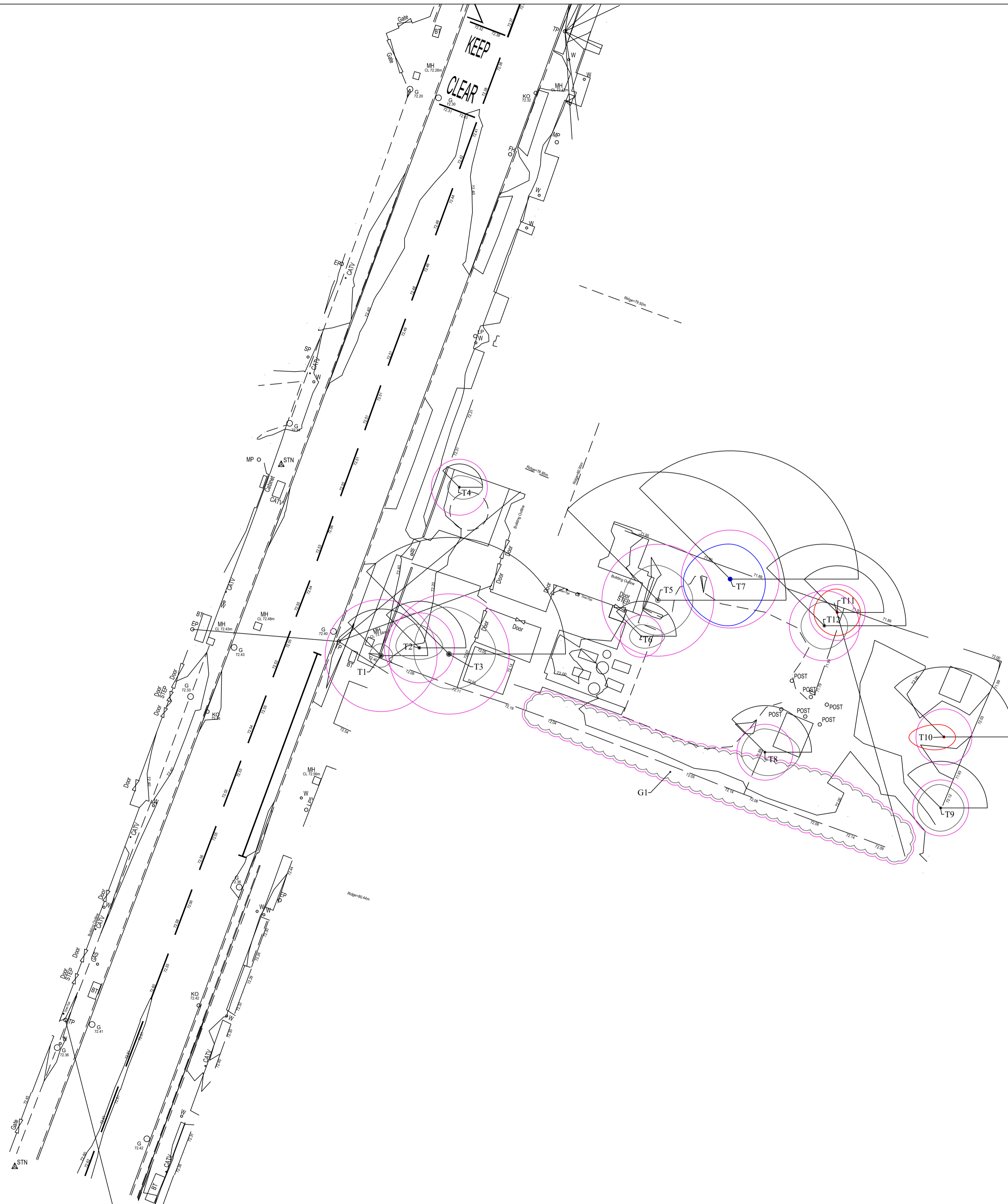


Views of T11 & T12, T8 and T10

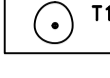
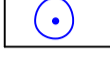
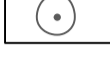


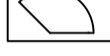


Views of T1- T3





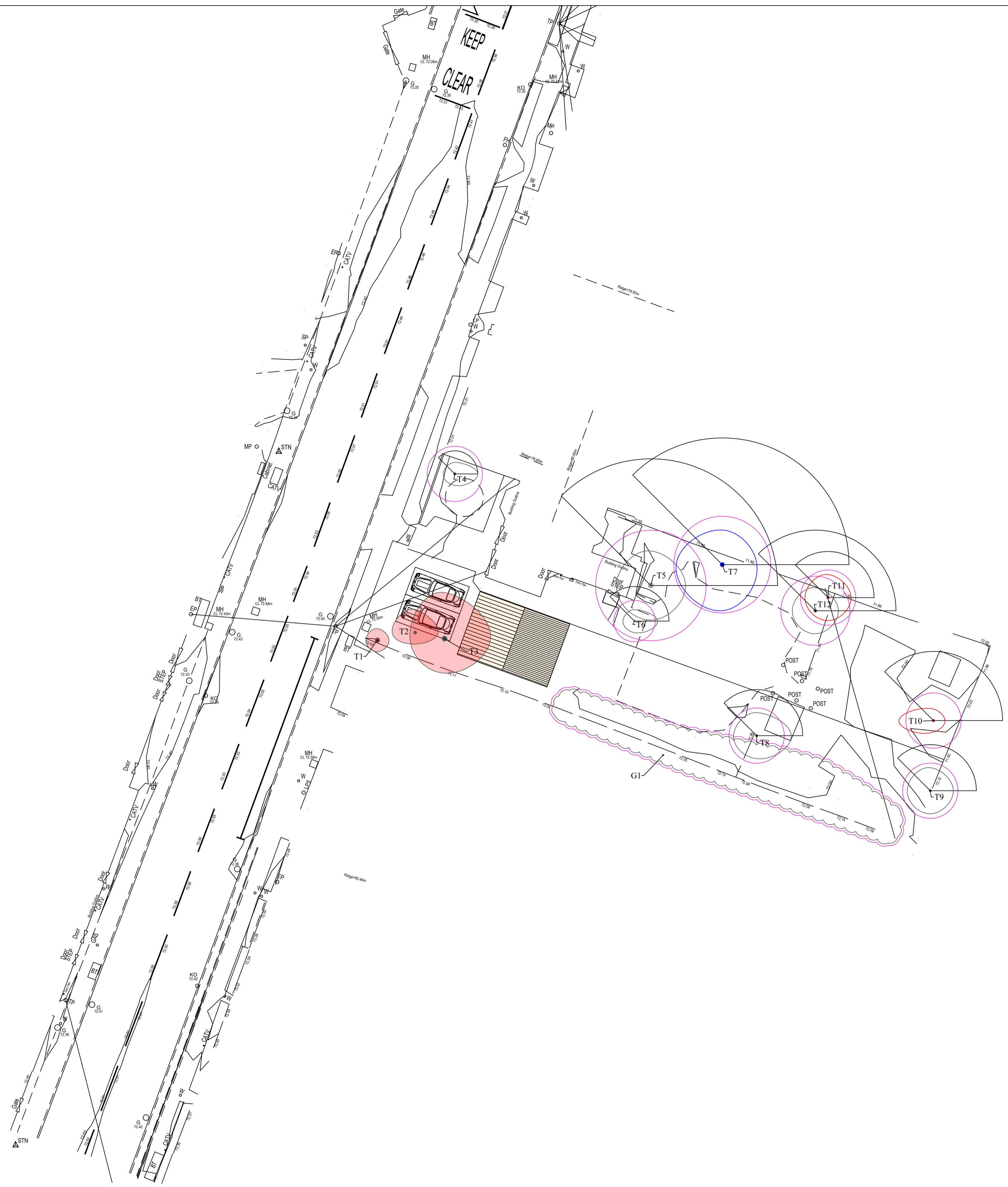
KEY

-  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
-  Shade pattern as to BS:5837.

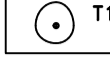








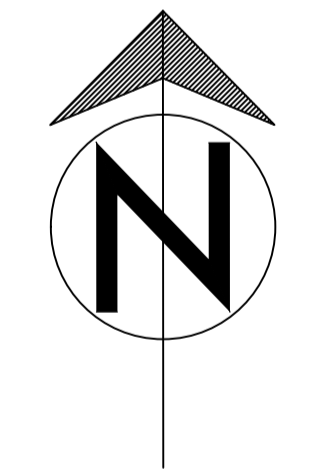
REV.	DATE	INITIALS	DETAILS

CLIENT c/o W H Brown		DWG. TITLE Tree Constraints Plan	
SITE: 23 Grantham Road, Bracebridge Heath			
DRAWN BY SPM	CHECKED BY SPM	SCALE 1:200 @A1	DATE Nov 2023
DWG NO. OAS 23-366-TS01	REV. 		



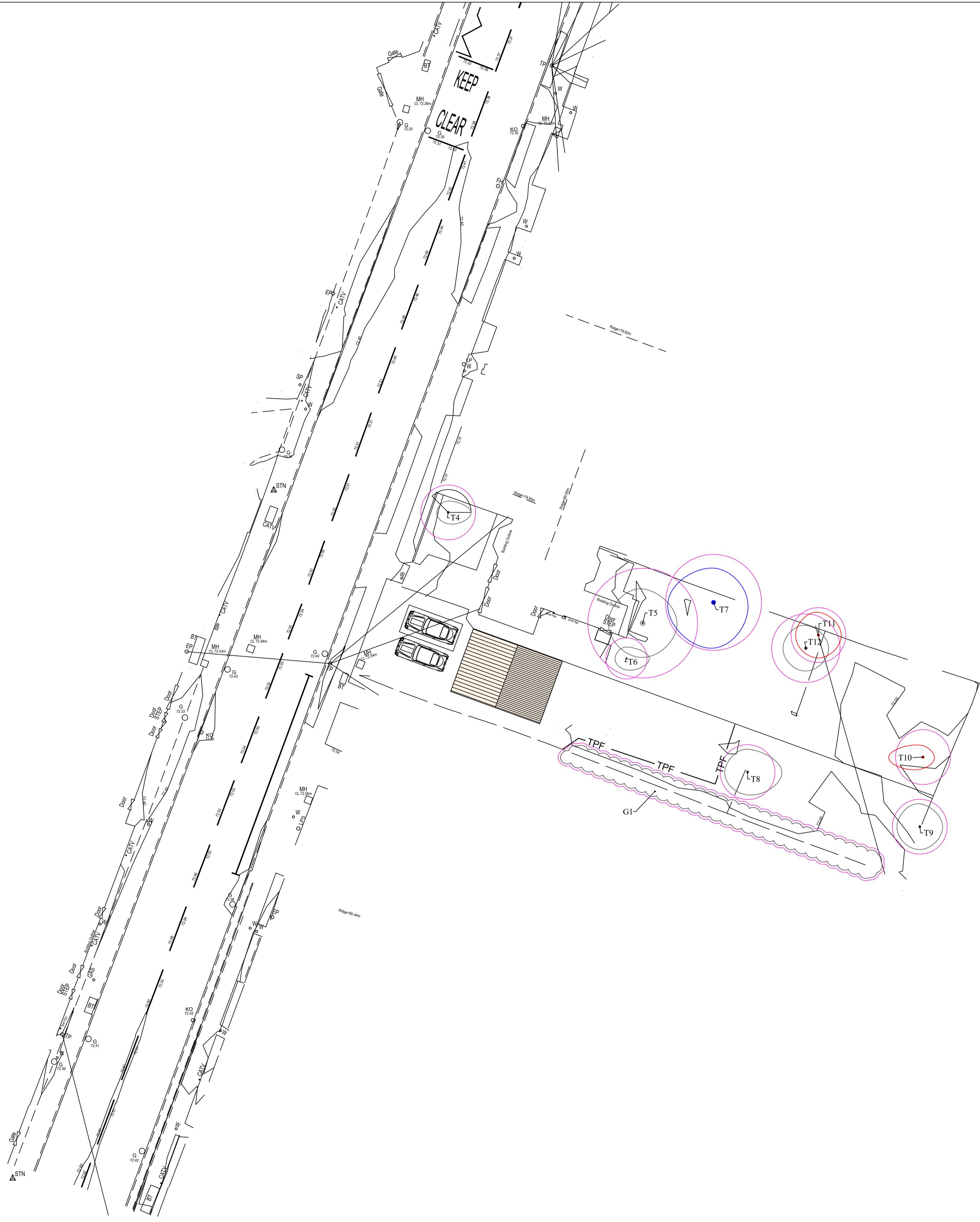
KEY

-  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
-  Shade pattern as to BS:5837.
-  Trees/ groups (part or whole) to be removed

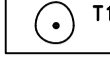




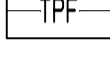


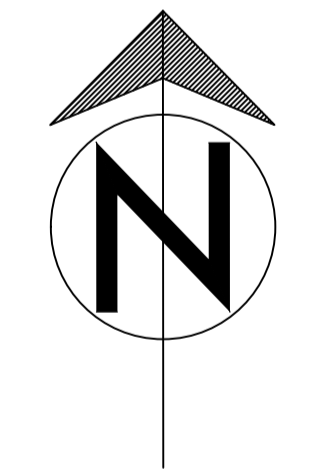
REV.	DATE	INITIALS	DETAILS

CLIENT c/o W H Brown		DWG. TITLE Tree Layout Plan	
SITE: 23 Grantham Road, Bracebridge Heath			
DRAWN BY SPM	CHECKED BY SPM	SCALE 1:200 @A1	DATE Feb 2024
DWG NO. OAS 23-366-TS02		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 W H Brown		DWG. TITLE Tree Protection Plan	
SITE: 23 Grantham Road, Bracebridge Heath			
DRAWN BY SPM	CHECKED BY SPM	SCALE 1:200 @A1	DATE Feb 2024
DWG NO. OAS 23-366-TS03		REV. 	