



OAKFIELD
ARBORICULTURAL SERVICES

Arboricultural Impact Assessment

116 Low Road, Burwell

OAS 24-023-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 116 Low Road, Burwell to accompany a planning application.

1.1.2 A detailed survey was undertaken in February 2024 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

- Proposed layout

2.0 Site & Tree Discussion

2.1 Site Description

2.1.1 The site is part of the associated land in ownership of the private dwelling 116 Low Road in Burwell. Located to the rear of the main dwelling the area is an existing storage/ stable area although in disrepair. An existing access leads from the main drive via the side of the house to the gated access point to the area.

2.2 Tree Discussion

2.2.1 A total of three individual trees and two 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 T1- T3 are located to the area of proposed construction and are all of low overall value due to being dominated by ivy and in poor condition, particularly T1, all are Category C. Both groups are existing trees to the main driveway to the main access of Low Road and to the side of the main house. Both groups are established and of good value Category B.

2.2.3 As per Rast Cambridgeshire district councils online maps the trees are not afforded protection by virtue of being located in a conservation area. It is not known if any tree preservation orders exist on or adjacent the site as this information is not available

3.0 Development Implication Assessment

3.1 The proposal

3.1.1 The proposal is to construct a stable block to replace the existing buildings that are in poor condition. This will be accessed via the existing access drive to the side of the house that then leads to the stable area. Part of the access road is required to be constructed.

3.1.2 The proposal will see the removal of T1 to accommodate the layout. Of low value this should not be considered a constraint however there is ample space within the site boundary to mitigate its loss via replacement planting. Any replanting is recommended to be of native species such as Oak and or Field Maple

3.2 Existing site conditions

3.2.1 It has been informed that services such as electrics are in situ to the stable block area.

3.3 Access

3.3.1 Access would be via the existing access drive and would have no effect on G1 or G2. The new constructed access would have no effect T2 or T3.

3.4 Construction

3.4.1 Foundations for the stable block are not located in the root areas of T1 and T2 therefore no specialist construction methods are required.

3.4.2 Services such as electric are in situ and would have no effect on retained trees. Any drainage should be routed away from trees to avoid any root damage, all service routes must be confirmed prior to installation.

3.5 Cultural implications for retained trees

3.5.1 Tree works due to proximity of trees is of low concern and the proposal will not lead to excessive pressure to remove trees.

3.6 Tree protection

3.6.1 Tree protection fencing will be required to be installed as shown on the Tree Protection Plan OAS 24-023-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.

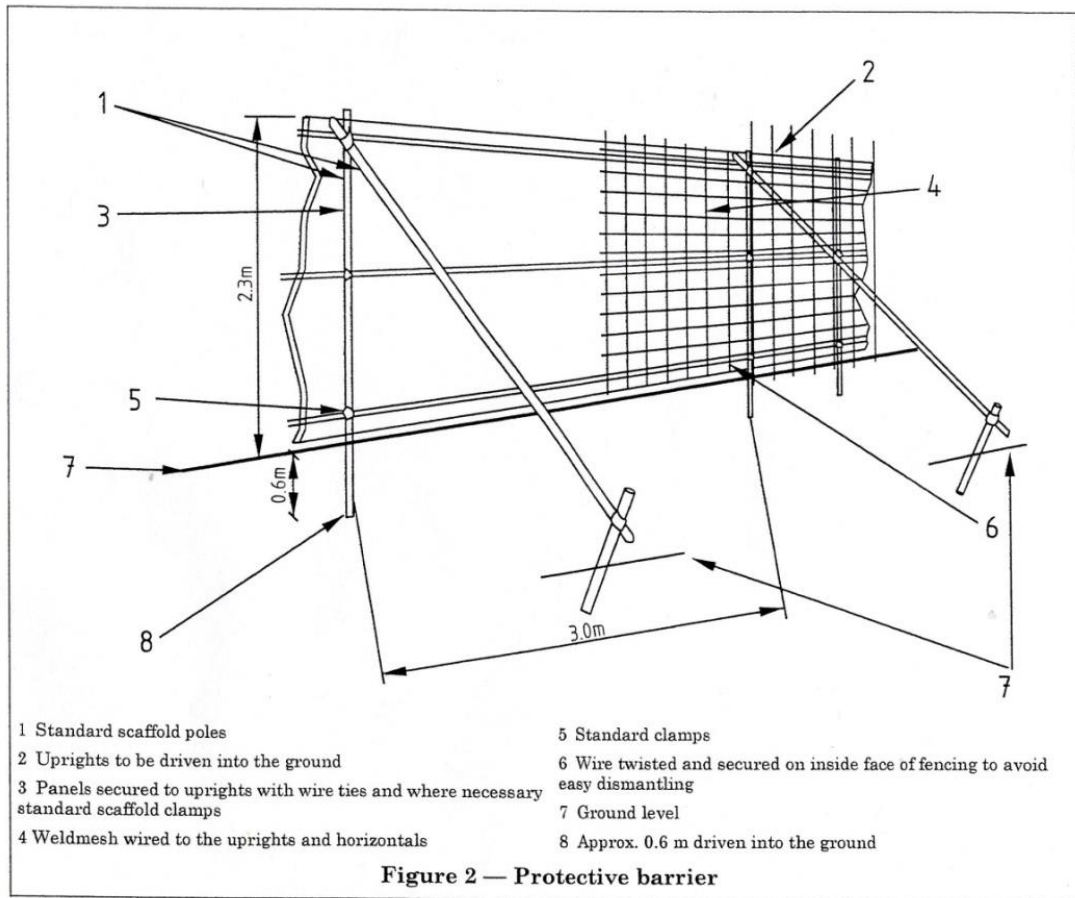
4.0 Conclusions

4.1.1 One individual tree is to be removed to accommodate the layout. Of low value there would be no effect on the sites arboricultural or landscape value. Replanting can be accommodated to mitigate any loss.

4.1.2 No specialist construction or service installation methods are required.

4.1.3 As long as the tree protection fencing is installed to T2 and t3 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	Ash	10	3	3	3	3	1	300	360	40.69	F	Ivy dominated poor condition	10+	C	1	
T2	Cherry	5	2	2	2	2	1	250	300	28.26	F	Ivy dominated poor condition	10+	C	1	
T3	Cherry	5	2	2	2	2	1	250	300	28.26	F	Ivy dominated poor condition	10+	C	1	
G1	Hazel	8	3	3	3	3	1	500	600	113.04	F	Hazel coppice stools to existing driveway	20+	B	1	
G2	Beech, Horse Chestnut, Poplar	15	As on plan				4	600	720	162.78	F	Group of mixed trees to existing driveway and boundary.	20+	B	2	

Tree Schedule Explanatory Notes

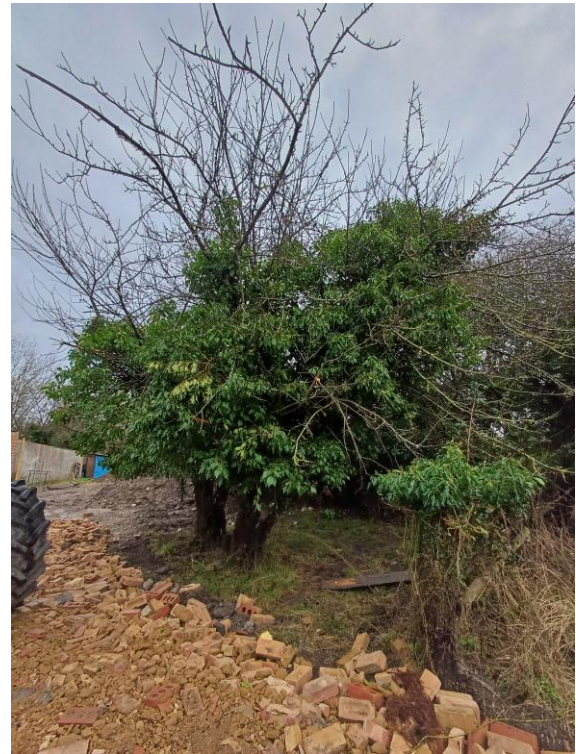
Ref.no	Identifies trees, groups and hedges on the accompanying plan.
Species	Common names are provided to aid wider comprehension.
Height	Describes the approximate height of the tree measured in metres from ground level
Canopy Spread	Indicates the crown radius from the base of the tree in four compass 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

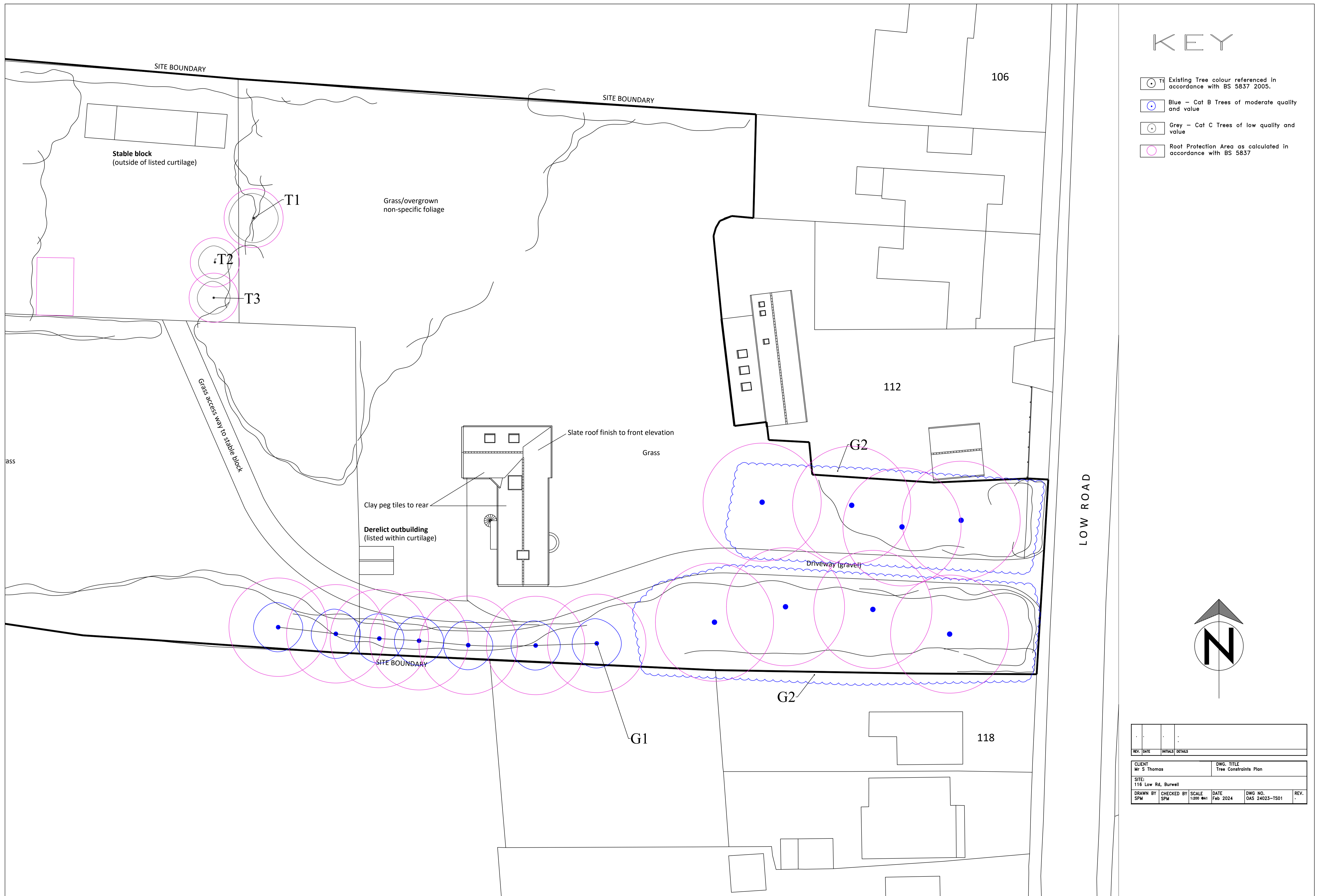
Appendix 3 Photos

Exiting access drive and G1/ G2

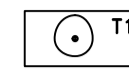





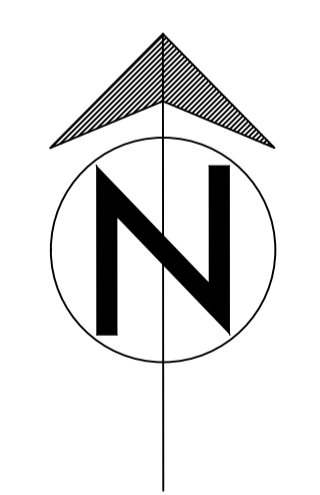
Access from main drive and T1- T3





KEY

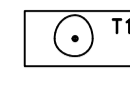
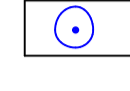
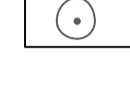
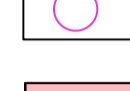

-  T1 Existing Tree colour referenced in accordance with BS 5837 2005.
-  Blue - Cat B Trees of moderate quality and value
-  Grey - Cat C Trees of low quality and value
-  Root Protection Area as calculated in accordance with BS 5837

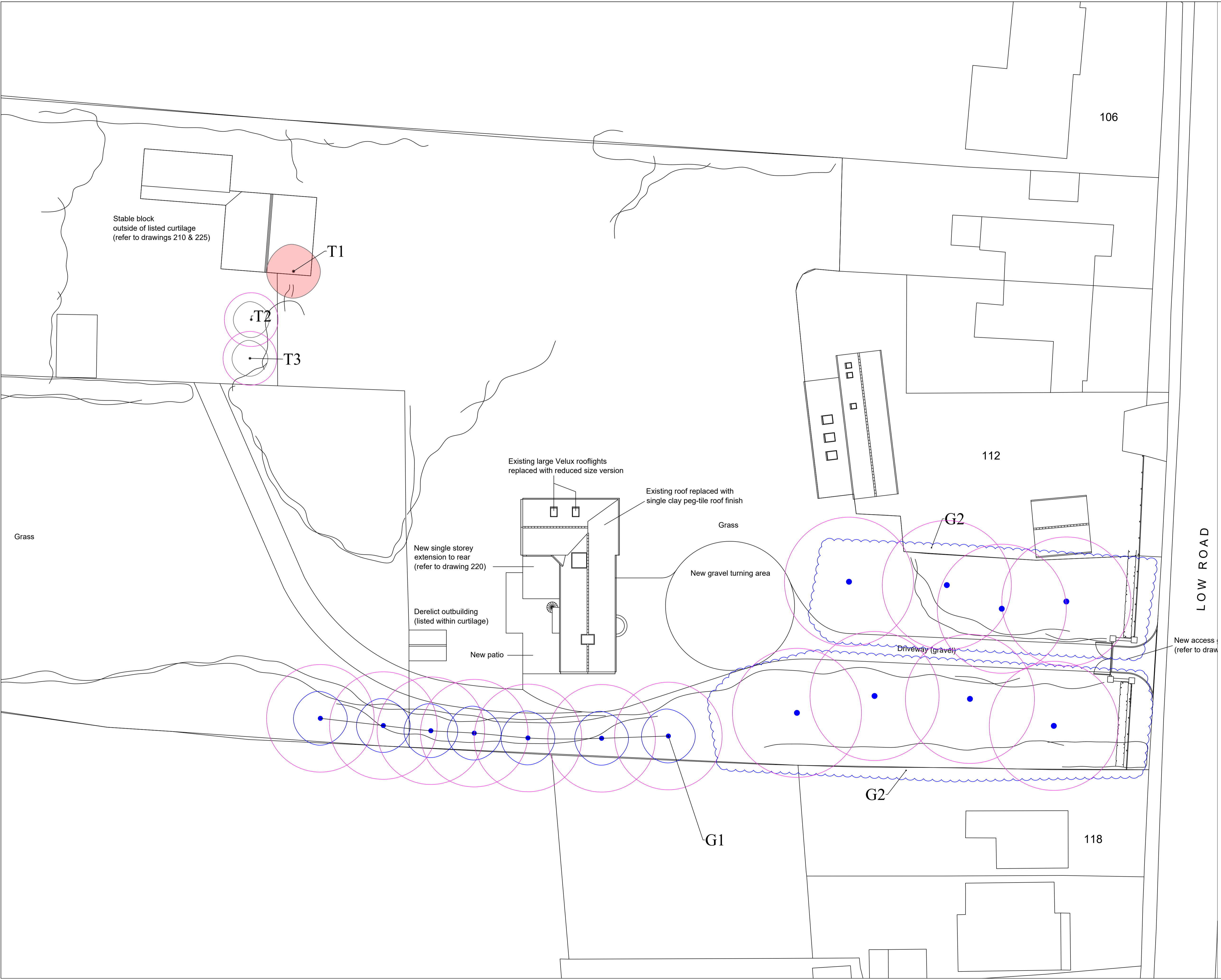


REV.	DATE	INITIALS	DETAILS

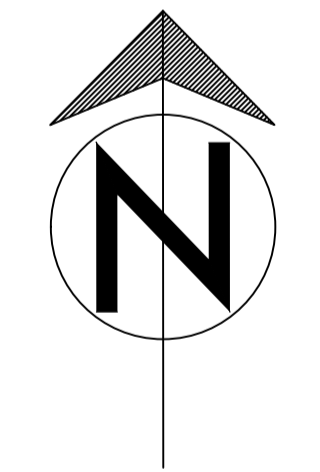
CLIENT Mr S Thomas		DWG. TITLE Tree Constraints Plan	
SITE: 116 Low Rd, Burwell			
DRAWN BY SPM	CHECKED BY SPM	SCALE 1:200 @A1	DATE Feb 2024
DWG NO. OAS 24023-TS01	REV. 		

KEY

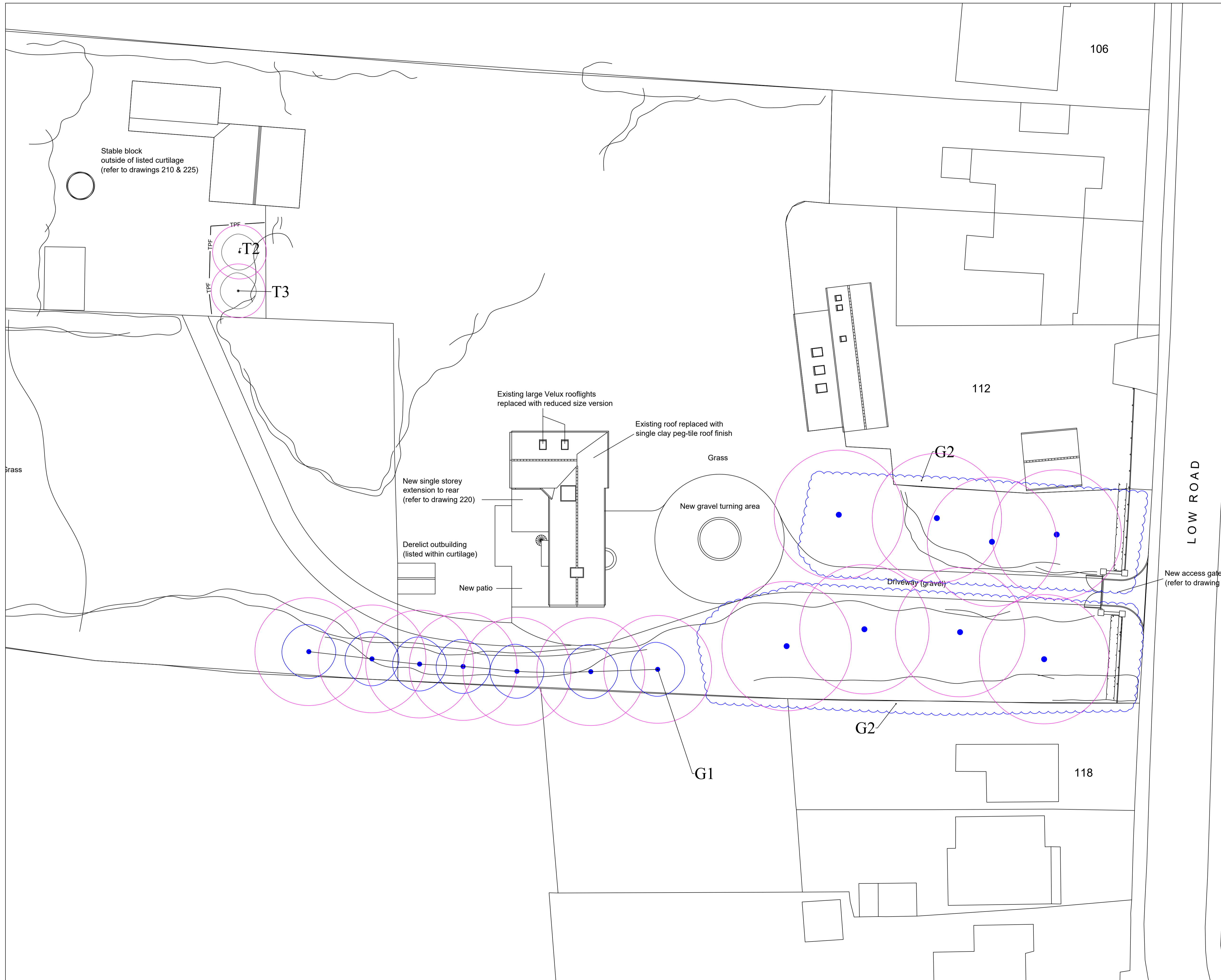
-  T1 Existing Tree colour referenced in accordance with BS 5837 2005.
-  Blue - Cat B Trees of moderate quality and value
-  Grey - Cat C Trees of low quality and value
-  Root Protection Area as calculated in accordance with BS 5837
-  Trees/ groups (part or whole) to be removed



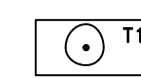
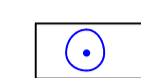
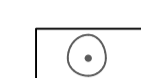
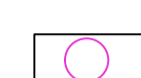

LOW ROAD



REV.	DATE	INITIALS	DETAILS				
CLIENT Mr S Thomas				DWG. TITLE Tree Layout Plan			
SITE: 116 Low Rd, Burwell							
DRAWN BY SPM	CHECKED BY SPM	SCALE 1:200 @A1	DATE Feb 2024	DWG NO. OAS 24023-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
-  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 Mr S Thomas		DWG. TITLE Tree Protection Plan	
SITE: 116 Low Rd, Burwell			
DRAWN BY SPM	CHECKED BY SPM	SCALE 1:200 @A1	DATE Feb 2024
DWG NO. OAS 24023-TS03	REV. 		