Andrew Belson
Arboricultural Consultant

ARBORICULTURAL IMPACT ASSESSMENT

Site address:	Land to the rear of 32 Church Street, Weldon, Corby
Date of report:	15th February 2024
Applicant:	Mr & Mrs D Moffatt
Proposal:	The erection of a detached dwelling with new access from Church Street

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DOCUMENT HISTORY

Revision	Layout Assessed	Author	Reviewer	Date
-	231201	AMB	TC	15/02/2024

FILE REFERENCES:

This Report File Ref: 5434.Weldon.Alpine.AIA

Arboricultural Impact Plan: 5434.Weldon.Alpine.AIP

SUMMARY

Proposal:

It is my opinion that despite some tree removal, the overall wooded appearance of the site and its setting will not be significantly affected by the proposed development.

The effects of the retained trees on the liveability in the proposed dwelling is acceptable and similar to the property at 32 Church Street.

In the process of development, I also consider that there is an opportunity to replace trees, providing a positive overall benefit to the locality in terms of landscape quality and value.

The specific impacts of the proposal are:

- Eight Category 'B' and four Category 'C' trees must be removed.
- Some facilitation pruning will be required.
- Protection of the retained trees has been detailed in an Arboricultural Method Statement, provided with this assessment.

Signed:

A M Belson
RCArborA, DipArb RFS, Tech Cert (ArborA)

1 INTRODUCTION

1.1 The writer

Andrew Belson

RCArborA, DipArb RFS, Tech Cert (ArborA)

I am a Registered Consultant of the Arboricultural Association. (RC Licence No: RC202) and have worked as a consultant for over 20 years.

I hold the Arboricultural Association's Technician's Certificate and the Royal Forestry Society's Professional Diploma, which is a level 6 qualification equivalent to an Honours degree.

From a background in the Landscape and Treework industry, my experience encompasses roles as an Arboricultural Officer for a Borough Council and as a specialist contractor for a Unitary Authority, specifically handling insurance claims involving trees. I have also conducted a Tree Preservation Order Review for a Unitary Authority.

My clients include national and regional planners, architects, developers, and statutory undertakers, non-governmental organizations, local authorities, and individual householders.

I also undertake health & safety inspections; mortgage, insurance and homeowner assessments; Tree Preservation Order and Conservation Area-related work; and provide general legal and practical advice, including representation at Committee and for the purposes of Appeal.

1.2 Instructions

1.2.1 This assessment was commissioned by Alpine Planning Ltd on behalf of the Applicant because trees are a material consideration, and this report is required to support a planning application.

1.2.2 The first instruction was to survey the trees on or adjoining the site in line with the recommendations of BS5837: 2012.

1.2.3 The second instruction was to draw a plan showing the tree constraints overlaid to the planning drawing so that the impact could be assessed, and to write an Arboricultural Impact Assessment report for the proposed development.

1.3 Project context

1.3.1 I surveyed the trees on or adjoining the site on 6th February 2024. The results of that survey are found at Appendix B.

1.3.2 The Applicant has received pre-planning advice from the local planning authority that a full Arboricultural Impact Assessment and Arboricultural Method Statement is required to support the planning application.

1.3.3 An Arboricultural Method Statement and Tree Protection Plan has been produced and accompanies this assessment.

1.4 Source data

1.4.1 The data that have been used to inform this impact assessment comprises:

SOURCE	ANY ISSUES	CONCLUSION
TOPOGRAPHICAL SURVEY: 22550-TOPO	• None	The topographical survey is ideal for the production of all site drawings.
BS5837 TREE SURVEY	• None	I consider that the survey has been carried out in accordance with BS5837.
PROPOSED SITE PLAN: 231201	• None	This drawing was adequate for the purposes of the AIA.
ENGINEERING SPECIFICATIONS		At this stage of the application no engineering details are known

1.4.2 Note: This assessment is specific to the drawings listed above and cannot be generalised.

1.5 Compliance with BS5837:2012

1.5.1 This is an assessment of the elements recommended by BS5837: 2012 'Trees in relation to design, demolition and construction'.

1.5.2 Evidence of a tree survey conducted to BS5837:2012, including tree categorisation (BS5837 section 4.4 and 4.5) can be found in Appendix A (explanatory notes) and Appendix B (Survey Data Table).

1.5.3 An Arboricultural Impact Plan showing the trees and their RPAs overlaid to the proposed layout, indicating trees for retention and removal. (BS5837 section 4.5 and 4.6) can be found in Appendix C.

1.5.4 Consideration of any relevant policy, legislation or statutory protection affecting the site. (BS5837 section 5.2.3) (see section 3)

1.5.5 Throughout the report there is evidence of my assessment of the implication of the proposal and its acceptability based upon:

- The relationship between the trees and the proposed layout.
- Indicated tree losses (BS5837 section 5.2.3 and 5.4.3)
- The potential impact of RPA incursions (BS5837 section 5.3.1 and 5.3.2)
- Factors which may affect the reasonable enjoyment of the proposed structures such as shading, screening and privacy (BS5837 section 5.3.4)
- Future growth and/or pressures for removal or pruning (BS5837 section 5.3.4)
- Factors that may affect foundation design (BS5837 Annex A)
- Foreseeable issues with the planned demolition/construction of the proposed layout such as working space and access. (BS5837 section 5.4.2)

2 CONSTRAINTS

2.1 Site context

Location

2.1.1 The site is located within the village of Weldon, to the rear of a plot containing a recently constructed detached dwelling and gatehouse with parking/courtyard area.

2.1.2 The site sits adjacent to a large area of deciduous woodland, which does not have any notable designations.

Fig. 1 Location of site marked in red © Google Maps 2024

Topography

2.1.3 The topography of the site is complex, and reference must be made to the full topographical survey for more details. Most of the topographical survey information is not shown on the drawings appended to this document for clarity of the information presented.

Soil and Geology

2.1.4 With reference to Figure 4.3, Volume 1 'Tree Root Damage to Buildings' (P G Biddle), some soils can have shrinkable characteristics (i.e., they are susceptible to volume changes in response to variations in moisture content).

2.1.5 Understanding the impact of trees on soil moisture content and considering the potential effects of changes in soil volume on foundations are critical for ensuring both the stability of the built environment and the preservation of retained trees. Chapter 4.2 of the National House Building Council Standards specifically addresses the requirements and considerations related to trees and shrinkable soils. It offers guidance to developers, engineers, and builders on how to assess the risks associated with trees and shrinkable soils in a development site and implement appropriate measures to mitigate these risks effectively.

2.1.6 The British Geological Survey of England and Wales identifies the bedrock geology at this location as Upper Lincolnshire Limestone Member - Limestone. No superficial deposits were noted.

2.1.7 Limestone provides a fine-grain soil which is fairly resistant to compaction and can have shrink/swell potential.

2.1.8 This data may not be accurate at a site level but it is considered adequate to inform the project at this stage and it provides a general context that has been used to inform an Arboricultural Method Statement which accompanies this application. An engineer may require more specific information to inform foundation design and engineer drainage, road construction and other built structures.

2.2 Statutory protection

2.2.1 This site lies within a Conservation Area.

2.2.2 Some of the trees surveyed are included in Weldon Tree Preservation Order 1975 No. 2.

2.2.3 The site falls under the W3 – Woodland designation. However, the area within the site (and other land owned by the Applicant) does not embody the typical characteristics one would associate with woodland. Conversely, the land to the south of the site displays distinct woodland features.

2.2.4 Full Planning Consent would allow those works described in the supporting documentation or necessary to implement the consented development to go ahead without the need for any further notice or application to the Local Planning Authority as a result of the Conservation Area or Tree Preservation Order.

2.3 Arboricultural survey

2.3.1 The trees inspected are growing both within the site boundary and on adjoining land.

2.3.2 In general, the trees on this site are in reasonable condition although most contain scattered minor deadwood or broken branches in their crowns. There are some lower category trees with low vigour, and some are suppressed due to adjacent trees.

2.3.3 Sycamore 758 shows signs of crown dieback with low vigour, including shedding bark plates which indicates internal stresses. I recommend felling this tree. It is outside the Red Line boundary but under the control of the Applicant.

2.3.4 The full table of survey data can be found in Appendix B.

2.4 Ecological considerations

2.4.1 Protected species such as nesting birds, bats, dormice, and reptiles play important roles in local ecosystems and are safeguarded by various laws and regulations.

2.4.2 Any contractors on site assume responsibility under the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitat Regulations 2010 (as amended), and the Countryside Rights of Way Act 2000. They are required to take all reasonable measures to identify the presence of protected species such as nesting birds, bats, dormice, and reptiles in the work area and its surroundings.

3 NATIONAL AND LOCAL POLICY

3.1 Town and Country Planning Act 1990

3.1.1 Section 197 of the Town and Country Planning Act 1990 gives the local planning authority the duty to ensure that, whenever it is appropriate, planning permission for any development should include conditions that make adequate provision for the preservation or planting of trees. It also obligates the authority to make Tree Preservation Orders (dealt with in Section 198) when they are deemed necessary in connection with the granting of planning permission or to give effect to imposed Conditions.

- In this case, the local planning authority has an obligation to ensure that replacement planting is secured.

3.2 National Planning Policy Framework (NPPF)

3.2.1 The NPPF (updated in December 2023) contemplates the importance of trees in the context of development and sets out principles and requirements to inform planning decisions. In particular, Section 12: Achieving well-designed and beautiful places, Paragraph 136 states that "planning policies and decisions should ensure that … existing trees are retained wherever possible."

- While it is not possible to retain all the trees, there is space for replacement planting and the layout retains the general wooded character of the area.

3.3 Council Local Plan/ Policies

3.3.1 During the planning application process, North Northamptonshire Council will evaluate whether the proposed development complies with the objectives and requirements set out in the North Northamptonshire Joint Core Strategy 2011-2031 (adopted in July 2016) and the Corby Borough Council's Planning Obligations Supplementary Planning Document (adopted April 2017).

3.3.2 Relevant to this assessment, the Council's "Tree Management – Guidance and Principles" document, adopted by the former East Northamptonshire Council in February 2018, sets out their expectation that planning applications should be accompanied by tree reports in accordance with BS5837. It also describes their commitment to imposing "robust tree-specific planning conditions to ensure that trees are cared for during construction work", including the requirement for "arboricultural site supervision where it is appropriate and proportionate".

- This report evidences the survey and assessment required in accordance with BS5837.

3.3.3 The council also state in this document that they "will take reasonable steps to preserve and enhance woodland trees". This includes a commitment "to manage woodlands as a long-term sustainable resource" using "techniques of woodland thinning to enable the best trees to flourish", and that "where possible, subject to public safety assessments, the Council will retain dead trees in woodlands preferring to prune rather than fell".

- The layout retains the general wooded character of the area.

3.4 Conclusions

3.4.1 This proposal meets NPPF and North Northamptonshire Council requirements and demonstrates that the trees at this site have been a material consideration by providing evidence of a survey and implications assessment to BS5837.

3.4.2 There is also an Arboricultural Method Statement and Tree Protection Plan which accompanies this application describing how tree protection measures and construction techniques will be used to assure the protection and retention of the trees where possible.

4 CRITERIA

4.1 Protection of root system

4.1.1 Construction activities can cause damage to the root system of a tree in several ways:

- Physical damage Excavation for construction or the digging of trenches to install underground utilities can result in root damage such as the loss of bark, splits or complete severance.

- Changes in ground levels. Elevating soil levels can lead to root death through asphyxiation. Reducing soil levels can result in the loss of the beneficial humus layer and root loss.

- Soil compaction. Heavy machinery or vehicles operating near trees can lead to soil compaction. The degree to which this is significant will depend on the soil on the site but in principle, compactions reduces or removes pore spaces in the soil structure. This in turn can lead to root death through asphyxiation. During construction, ground can be protected from damage through the use of barriers or a suitable ground protection system.

- Soil contamination. construction materials, Materials such as fuel, chemicals, lime, cement, and waste water can cause root death, either through chemical action or asphyxiation. A site must be organized in such a way to prevent damage.

- Heat. Fires can not only damage the tree above ground but the heat can also cause root death. Fires should ideally be avoided on most sites but on larger sites, it may be practical to accommodate a fire, providing it is a suitable distance from retained trees.

4.1.2 In its simplest form, the Root Protection Area (RPA) is a circle which is drawn on plans to indicate an area that is adequate for a tree's normal needs such as anchorage, moisture and nutrient absorption. It is described in British Standard 5837 as a "layout design tool" and in most cases the radius of the circle is calculated by multiplying the diameter of the main stem of the tree by 12. The shape can be adjusted to account for the possible or absolute effect of sub-surface features on the rooting environment. The Arboricultural Impact Plan (see Appendix C) shows the Root Protection Area (RPA) as a magenta circle or polygon around each tree or group of trees.

4.1.3 Trees rely on their root systems to absorb water, nutrients, and provide stability. Severe root damage can lead to decline, poor growth, or even the eventual death of the tree. The degree of damage also depends on the health of the tree, its age, the species, and the overall site conditions. The results of damage can take several years to become evident.

4.1.4 BS5837 (paragraph 5.3.1) states that the RPA is the area where, if the trees are retained, ideally no excavation should take place; the soil level should not be raised or lowered; no materials should be stacked; there must be no contamination and no services should be routed. However, trees are remarkably resilient, and some root loss can typically be tolerated in a tree of normal health and vigour.

4.1.5 An incursion into a Root Protection Area can be superficial (as with a driveway constructed over the existing ground level for example) or may involve partial or complete root loss within the area. BS5837 contemplates the possibility that there may be justification for construction within the RPA and that technical solutions can be used to mitigate the effects of an incursion. The Project Arboriculturalist is charged with demonstrating that the tree can remain viable, that the area lost to encroachment can be compensated for elsewhere, and to propose mitigation methods.

4.2 Protection of tree above ground

4.2.1 The Arboricultural Impact Plan (see Appendix C) shows the tree canopy as an indented green circle or dashed polygon which takes account of any variations in crown spread at the four cardinal points.

4.2.2 During construction, the aerial parts of the tree are at risk from potential physical damage due to contact with plant or vehicles. This can be avoided through effective site management, pruning to create sufficient space for the vehicles to pass under, or using protective barriers to create a safe distance between construction activities and tree canopies. The height of the lower crown above ground is shown in the Tree Survey Table (Appendix B).

5 IMPACT ANALYSIS

5.1 Site layout

5.1.1 The proposed site layout is for a new dwelling with a new access road off Church Street.

5.1.2 Detailed implications of the proposed site layout are as-per the following table:

Tree reference	Species	Category	Impact	Justification	Mitigation
749	Sycamore	C1/C2	Ideally, remove	Low quality suppressed tree	Replacement planting
751	Sycamore	B1/B2	Remove for dwelling	Collateral loss	Replacement planting
752	Sycamore	B1/B2	Remove for dwelling	Collateral loss	Replacement planting
753	Sycamore	B1/B2	Remove for dwelling	Collateral loss	Replacement planting
754	Sycamore	C1/C2	Remove for dwelling	Low quality tree	Replacement planting
755	Sycamore	B1/B2	Remove for dwelling	Collateral loss	Replacement planting
756	Sycamore	C1/C2	Remove for dwelling	Low quality tree	Replacement planting
757	Sycamore	C1/C2	Ideally, remove	Low quality suppressed tree	Replacement planting
758	Sycamore	C1/C2	Ideally, remove	Low quality suppressed tree with asymmetric crown and internal structural stresses	Replacement planting
762	Sycamore	C1/C2	Ideally, remove	Low quality suppressed tree	Replacement planting
763	Sycamore	B1/B2	Remove for access	Collateral loss	Replacement planting

Tree reference	Species	Category	Impact	Justification	Mitigation
764	Sycamore	B1/B2	Access passes over rootzone.	Healthy tree in good condition, able to withstand some root disturbance	Construct driveway over existing ground level using a cellular confinement geoweb sub-base
765	Sycamore	B1/B2	Remove for access	Collateral loss	Replacement planting
766	Sycamore	B1/B2	Remove for access	Collateral loss	Replacement planting
767	Sycamore	B1/B2	Access passes over rootzone.	Healthy tree in good condition, able to withstand some root disturbance	Construct driveway over existing ground level using a cellular confinement geoweb sub-base
Group A	Sycamore	B2	Access passes over rootzone.	Healthy tree in good condition, able to withstand some root disturbance	Construct driveway over existing ground level using a cellular confinement geoweb sub-base
NT1	Sycamore	B1/B2	Remove for access	Collateral loss	Replacement planting

5.2 Engineering, drainage and services

5.2.1 There is insufficient information available at this time for me to form an opinion about any specific potential impacts associated with engineering works that may be required on this site.

5.2.2 General principles will apply as follows:

- Foundations will be designed in accordance with NHBC Chapter 4.2 or in accordance with the Project Engineer's calculations.

- Subject to engineering constraints, trenching for the installations of piped services, cables and conduits will be located beyond the Root Protection Areas drawn. Where trenching in Root Protection Areas is unavoidable, the trench will be excavated under arboricultural supervision using a method that minimises root loss.

5.3 Livability

Screening

5.3.1 Screening provides a means to create separation, privacy, and aesthetic enhancement in both residential and commercial contexts. It helps shield properties from unwanted views, reduces noise pollution, and can contribute to the overall visual character of the area.

5.3.2 The proposal includes some tree loss on the northeastern boundary. The loss of screening can be mitigated through replacement planting.

Shade

5.3.3 The shade footprint that may be cast by the trees has been shown as a grey hatch on the Arboricultural Impact Plan (see Appendix C). The shade area is based on a solar inclination of 45 degrees in line with the median suggested by BS5837: 2012 that covers the main daylight hours. This simplifies the actual shade area that may affect the site, but it is considered to be a good representation of the area in question.

5.3.4 The site will be shaded; however, when considering the effects of shade in planning decisions, the potential drawbacks must be weighed against the advantages. Some shading may be welcomed in the summer when solar gain can make room temperatures uncomfortable. Shade from trees can reduce heat buildup in urban areas and promote energy efficiency by lowering cooling demands for buildings.

5.4 Future growth and pressure to prune

5.4.1 I would not expect any significant future growth in the retained trees.

5.5 Conservation Area/Tree Preservation Order

5.5.1 Whilst the proposal will reduce the number of trees on site, the overall woodland feature will remain.

5.5.2 Replacement planting can be secured to ensure the overall tree population is maintained.

6 TREE REMOVALS AND WORKS

6.1 Tree removals

6.1.1 One tree is recommended for removal regardless of any proposed development. This is Sycamore 758, which forms part of the tree group to the northwest of the plot. This is indicated on the Arboricultural Impact Plan (see Appendix C) by way of an orange dashed canopy line.

6.1.2 Trees which are implicated for removal as a result of the proposed development are indicated on the Arboricultural Impact Plan (see Appendix C) by way of a red dashed line and listed below:

REF.	SPECIES
NT1	Sycamore
749	Sycamore
751	Sycamore
752	Sycamore
753	Sycamore
754	Sycamore
755	Sycamore
756	Sycamore
757	Sycamore
762	Sycamore
763	Sycamore
765	Sycamore
766	Sycamore

6.2 Pruning

6.2.1 Some facilitation pruning will be required.

6.2.2 Some trees have dead wood in their crowns which should be removed.

6.2.3 Lift the crowns of Sycamores 764, 767, and Group A to 4.5m above existing ground level where they overhang the driveway.

7 CONCLUSIONS

7.1 Design

7.1.1 The current layout has been achieved through an informed design process.

7.1.2 It appears possible to provide the dwelling without a significant impact on the visual amenity of the area.

7.2 Protection

7.2.1 Full details of a tree protection methodology have been provided in an Arboricultural Method Statement and Tree Protection Plan accompanying this application.

7.3 Construction methods

7.3.1 It is entirely practical to install services within the rootzones of the retained trees through use of an AirSpade.

7.3.2 It is entirely practical to provide a driveway over the existing ground level by using a cellular confinement geoweb.

7.4 Construction site management

7.4.1 Space will be at a premium for the receipt, storage and handling of materials and for the movement of plant and machinery. Therefore, in order to avoid accidental damage, a suitable tree protection scheme must be implemented before development begins.

7.5 Post construction

7.5.1 The detail of the landscape scheme and how it will be maintained can be secured by Condition of any Consent.

7.5.2 The proposal is to incorporate all the Recommendations set out by the Project Ecologist. This includes for a variety of hedging as boundary treatments, new grass and new/replacement trees.

7.5.3 The introduction of new trees will help to diversify the tree population, moving away from a monoculture.

Appendices

Appendix A – Tree Survey Explanatory Notes

Identification

All significant trees within and adjoining the site were surveyed in accordance with British Standard 5837.

Most of the significant individual trees within the site were tagged with numbered aluminium tags, attached to the tree with two nails at around head height. Inaccessible or neighbouring trees have been designated the prefix 'NT' and numbered. Groups of trees were identified and designated a letter. Reference to the trees' locations can be made using the plans appended to this report.

Limitations

The tree survey was carried out for the purpose of informing the planning process. Relevant structural defects and aspects of tree condition are noted in the tree survey table in Appendix B; however, a full hazard assessment has not been carried out.

As trees and shrubs are living organisms whose health and condition can change rapidly, conclusions and recommendations are only valid for one year. The health, condition and safety of trees should be checked regularly, preferably annually.

It may have been necessary to estimate some measurements when assessing trees on neighbouring land. This will not generally affect the conclusions of this report.

No invasive investigations were carried out to assess the internal condition of the trees. Should this be required, it will be highlighted in the report.

The soil was not examined and no soil samples were taken. Should soil analysis be indicated, this will be recommended in the report.

Appendix B – Tree Survey Data

Key	
Age Class	Y = Young (Less than 1/3 of normal expected life) OM = Over-mature or in decline SM = Semi-mature (1/3 – 2/3 of normal expected life) V = Veteran M = Mature
Main Stem Diameter	Measured at 1.5 metres above ground or in accordance BS5837: 2012 Annex C and D
Height	Estimated or measured with clinometer where considered critical (m)
Crown spread	At cardinal points (m)
RPA (Radius)/(Area)	Distance in metres from centre of tree to achieve a circular Root Protection Area/ Root Protection Area in square metres.
Remaining Contribution	Estimated number of years the tree may contribute in a safe condition
Category	See table overleaf for definitions

Note: This survey is an assessment of the existing site and any recommendations are preliminary and do not reflect a particular layout or proposal

BS5837:2021 Cascade Chart for Tree Quality Assessment Trees to be considered for retention

Category and definition	Criteria (including subcategories where appropriate)			Identification on Plan
Trees unsuitable for retention				
Category U Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve			
	1. Mainly arboricultural qualities	**2. Mainly landscape qualities**	**3. Mainly cultural values, including conservation**	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for detention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	

ref.	Species	Age Class	Observations: Factors affecting the quality and value of the trees	Ø m/s (mm)	Height (m)	Lower crown height (m)	Ultimate height (m)	Crown Spread N (m)	Crown Spread S (m)	Crown Spread E (m)	Crown Spread W (m)	RPA radius (m)	RPA (m^2)	Remaining Contribution (yrs)	Category	Preliminary management recommendations
747	Sycamore	M	Suppressed. Scattered minor dead wood throughout crown. Ivy on tree. Crown distorted due to group pressure.	920	18	1	18	8	6	5	9	11.04	382.95	40+	B1/B2	Remove dead wood greater than 25mm in diameter.
748	Sycamore	M	Scattered minor dead wood throughout crown. Crown distorted due to group pressure.	1000	22	4	22	8	3	4	7	12	452.45	40+	C1/C2	Remove dead wood greater than 25mm in diameter.
749	Sycamore	M	Low vigour. Ivy on tree. Dieback in crown. Major deadwood in crown. Crown distorted due to group pressure.	620	18	5	18	1	5	5	4	7.44	173.92	10+	C1/C2	Could be retained in the short-term. Remove dead wood greater than 25mm in diameter. Remove Ivy. and reinspect
750	Sycamore	M	No visible defects seen. Scattered minor dead wood throughout crown.	770	22	5	22	6	7	5	8	9.24	268.26	40+	B1/B2	Could be retained. Remove dead wood greater than 25mm in diameter.
751	Sycamore	M	Scattered minor dead wood throughout crown. Ivy on tree.	850	22	5	22	8	3	4	6	10.2	326.89	40+	B1/B2	Could be retained. Remove dead wood greater than 25mm in diameter.

ref.	Species	Age Class	Observations: Factors affecting the quality and value of the trees	Ø m/s (mm)	Height (m)	Lower crown height (m)	Ultimate height (m)	Crown Spread N (m)	Crown Spread S (m)	Crown Spread E (m)	Crown Spread W (m)	RPA radius (m)	RPA (m^2)	Remaining Contribution (yrs)	Category	Preliminary management recommendations
752	Sycamore	M	Scattered minor dead wood throughout crown. Ivy on tree.	750	22	5	22	3	8	7	4	9	254.5	40+	B1/B2	Could be retained. Remove dead wood greater than 25mm in diameter.
753	Sycamore	M	Scattered minor dead wood throughout crown. Ivy on tree.	750	22	5	22	8	3	7	6	9	254.5	40+	B1/B2	Could be retained. Remove dead wood greater than 25mm in diameter.
754	Sycamore	M	Low vigour. Dieback in crown. Several broken branches in crown	620	18	1	18	6	6	6	4	7.44	173.92	20+	C1/C2	Could be retained in the short-term. Remove dead wood greater than 25mm in diameter.
755	Sycamore	M	Scattered minor dead wood throughout crown.	900	22	3	22	5	7	5	8	10.8	366.48	40+	B1/B2	Could be retained with space. Remove dead wood greater than 25mm in diameter.
756	Sycamore	M	Low vigour. Suppressed. Canker growth on main stem at 10m	600	22	3	22	6	3	5	4	7.2	162.88	20+	C1/C2	Could be retained in the short-term. Remove dead wood greater than 25mm in diameter.

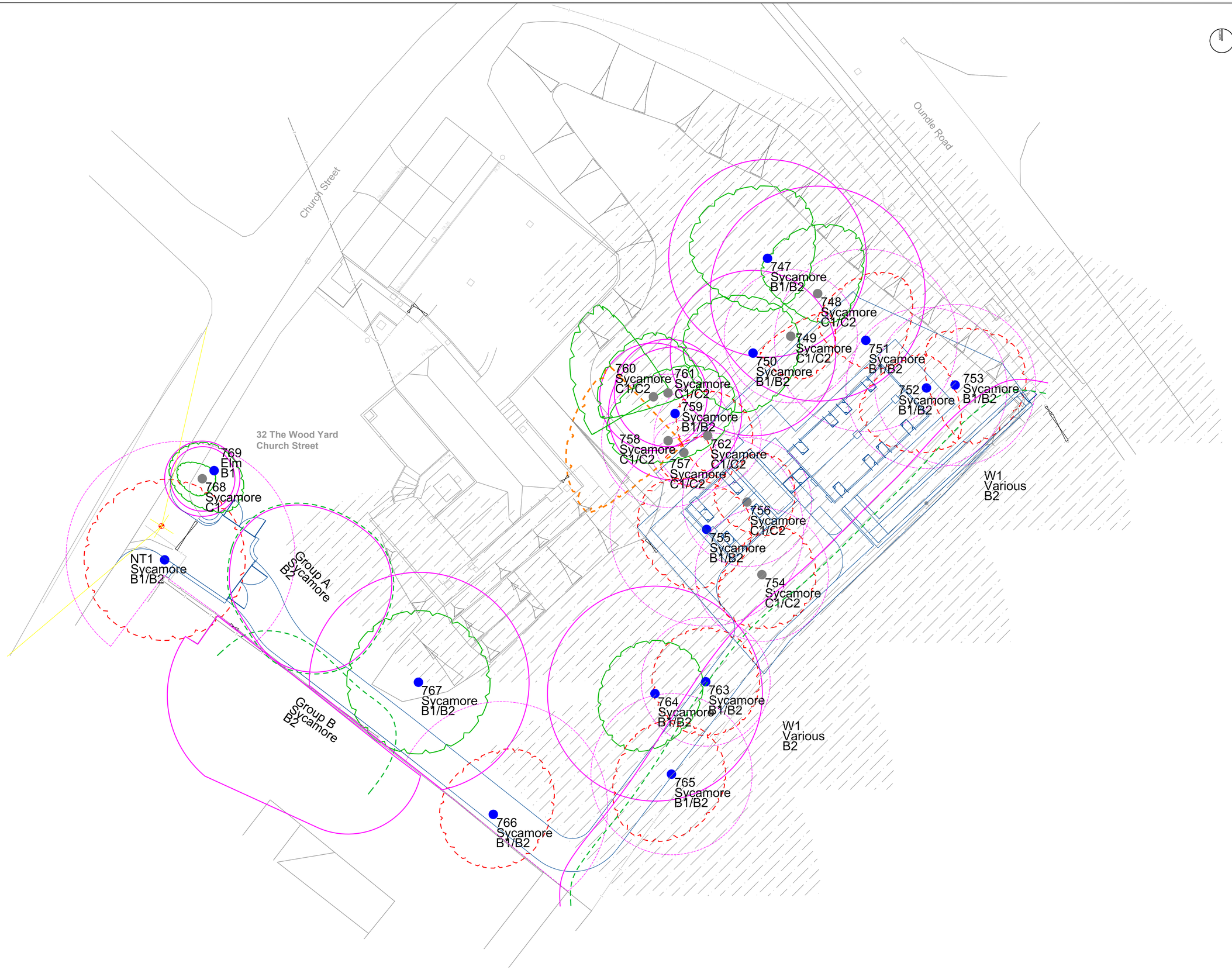
ref.	Species	Age Class	Observations: Factors affecting the quality and value of the trees	Ø m/s (mm)	Height (m)	Lower crown height (m)	Ultimate height (m)	Crown Spread N (m)	Crown Spread S (m)	Crown Spread E (m)	Crown Spread W (m)	RPA radius (m)	RPA (m^2)	Remaining Contribution (yrs)	Category	Preliminary management recommendations
757	Sycamore	SM	Low vigour. Suppressed.	300	22	3	22	3	3	4	1	3.6	40.72	20+	C1/C2	Could be retained in the short-term. Remove dead wood greater than 25mm in diameter.
758	Sycamore	M	Low vigour. Scattered minor dead wood throughout crown. Dieback in crown. Crown distorted due to group pressure. Shedding bark plates which indicates internal stresses	620	22	6	22	0	13	2	10	7.44	173.92	10+	C1/C2	Fell and replace.
759	Sycamore	M	Scattered minor dead wood throughout crown. Broken branches in crown.	620	22	10	22	5	5	7	8	7.44	173.92	40+	B1/B2	Remove dead wood greater than 25mm in diameter.
760	Sycamore	M	Scattered minor dead wood throughout crown. Broken branches in crown. Historic stem failure at 4m	500	15	1.5	15	2	8	0	12	6	113.11	10+	C1/C2	Remove dead wood greater than 25mm in diameter.
761	Sycamore	M	Suppressed. Scattered minor dead wood throughout crown.	500	16	1.5	16	7	1	4	8	6	113.11	40+	C1/C2	Remove dead wood greater than 25mm in diameter.

ref.	Species	Age Class	Observations: Factors affecting the quality and value of the trees	Ø m/s (mm)	Height (m)	Lower crown height (m)	Ultimate height (m)	Crown Spread N (m)	Crown Spread S (m)	Crown Spread E (m)	Crown Spread W (m)	RPA radius (m)	RPA (m^2)	Remaining Contribution (yrs)	Category	Preliminary management recommendations
762	Sycamore	M	Scattered minor dead wood throughout crown. Crown distorted due to group pressure.	500	22	2.5	22	5	3	5	5	6	113.11	40+	C1/C2	Remove dead wood greater than 25mm in diameter.
763	Sycamore	M	Scattered minor dead wood throughout crown.	600	22	1.5	22	6	6	6	6	7.2	162.88	40+	B1/B2	Remove dead wood greater than 25mm in diameter.
764	Sycamore	M	Early signs of decay visible at old pruning points. Previously pruned	1000	24	2	24	6	7	5	6	12	452.45	40+	B1/B2	No work required.
765	Sycamore	M	Scattered minor dead wood throughout crown. Ivy on tree.	750	22	2.5	22	6	6	8	6	9	254.5	40+	B1/B2	Remove dead wood greater than 25mm in diameter.
766	Sycamore	M	Scattered minor dead wood throughout crown. Ivy on tree.	800	19	1	19	8	6	6	6	9.6	289.57	40+	B1/B2	Remove dead wood greater than 25mm in diameter.
767	Sycamore	M	Scattered minor dead wood throughout crown. Ivy on tree.	420, 650, 550	22	4	22	8	8	8	8	11.39	407.62	40+	B1/B2	Remove dead wood greater than 25mm in diameter.

ref.	Species	Age Class	Observations: Factors affecting the quality and value of the trees	Ø m/s (mm)	Height (m)	Lower crown height (m)	Ultimate height (m)	Crown Spread N (m)	Crown Spread S (m)	Crown Spread E (m)	Crown Spread W (m)	RPA radius (m)	RPA (m^2)	Remaining Contribution (yrs)	Category	Preliminary management recommendations
Group A	Sycamore	M	Scattered minor dead wood throughout crown. Ivy on tree. Group of 3 trees	650	22	4	22	8	8	8	8	7.8	191.16	40+	B2	Remove dead wood greater than 25mm in diameter.
NT1	Sycamore	M	Scattered minor dead wood throughout crown. Ivy on tree. Tree in highway verge adjacent to neighbour's stone building	800, 500	18	0	18	9	9	9	9	11.32	402.62	40+	B1/B2	Remove dead wood greater than 25mm in diameter. Remove Ivy.
768	Sycamore	SM	Stump cut at 5m with basal shoots	350	12	0	12	1.5	2	1.5	3	4.2	55.42	10+	C1	Could be retained with space.
769	Elm	Y	Stump cut at 5m with basal shoots	300	15	0	15	4	5	4	3	3.6	40.72	10+	B1	Could be retained with space.
Group B	Sycamore	M	Trees on neighbouring property. Root systems constrained by boundary wall	600	22	4	22	6	6	6	6	7.2	162.88	20+	B2	No work required
W1	Various	M	Trees on neighbouring property therefore not closely inspected.	600	22	0	22	6	6	6	6	7.2	162.88	40+	B2	No work required.

Appendix C – Arboricultural Impact Plan

1:200 Plan follows. To be printed in colour on A1.



NOTES Based on survey drawing 22550-TOPO and proposed site layout 231201

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

KEY

- GRADE A TREES
- GRADE B TREES
- GRADE C TREES
- GRADE U TREES
- ROOT PROTECTION AREA
- CANOPY OUTLINE - INDIVIDUAL TREE
- CANOPY OUTLINE - GROUPS
- TREES TO BE REMOVED
- ROOT PROTECTION AREA OF TREES TO BE REMOVED
- TREES NOT SUITABLE FOR RETENTION
- INDICATIVE SHADE AREA

Rev	Description	Date
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Purpose of Issue

Planning

Andrew Belson
Arboricultural Consultant
AA Registered CONSULTANT

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Client

Mr & Mrs D Moffatt

Project

Land to the rear of
32 Church Street,
Weldon, Corby

Drawing Title

ARBORICULTURAL IMPACT PLAN

Drawn	Checked	Reviewed	Date
AMB	--	--	15/02/2024

Job No.	Scale	Sheet Size	Revision
5434	1:200	A1	–

Drawing Number
5434.Weldon.Alpine.AIP