

**ARBORICULTURAL REPORT**

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**1. INTRODUCTION**

**Background:** LSDP were appointed to prepare an Arboricultural Survey & Report to inform the design process and satisfy Local Authority requirements in respect to proposed building works and external alterations at Ubbeston Hall Farm. The report is based on survey information collected in November 2023.

**The Site:** The site comprises the existing property curtilage in the vicinity of existing buildings and existing driveway.

**2. TREE SURVEY**

**Generally:** The trees were appraised in accordance with BS5837:2012 and survey details of eleven individual trees and seven groups were recorded; the rationale for categorisation is outlined below, please see schedule and drawing opposite for other survey information.

- **'A' Category Trees (Trees of high quality)** with an estimated remaining life expectancy of at least 40 years): T7 Sycamore & T8 Horse chestnut Oak are large mature trees, located between the hall and the farmhouse, where they contribute to the historic atmosphere of the site. And are recorded as 'A2/3' category (High landscape and cultural value).
- **'B' Category Trees (Trees of moderate quality)** with an estimated remaining life expectancy of at least 20 years): G2-G4 are groups of trees relating to bolted hedges on the eastern edge of the site, which provide screening and enclosure and are recorded as 'B2' category (Moderate landscape value)
- **'C' Category Trees (Trees of low quality)** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm): The remaining trees are of no special arboricultural, landscape or cultural value and are recorded as 'C2' category (low landscape value).

**3. ARBORICULTURAL IMPLICATIONS & IMPACT ASSESSMENT**

**Removal of Trees:** The proposal will require the removal of a few small ornamental trees and shrubs and some naturally generated ash and sycamore in poor condition as listed below:

- T2 & 3 Ash
- T4 Japanese cherry
- T12 Contorted willow
- G6 and part of G7 (shrubs and small trees)

T1 ash was also scheduled for removal due to its poor condition, however it is understood to be of potential bat habitat value and therefore it is proposed to retain its stem as a monolith / deadwood habitat.

The removal of these trees will have no significant impact on the landscape and cultural value of the site.

**Encroachment into Root Protection Areas (RPAs):** Alterations to the existing drive and parking areas affect the RPAs of T7-T9, the alterations mostly affect areas of existing hardstanding, but also extend slightly into adjacent landscape areas. Within RPAs the new pavement construction shall be constructed 'no-dig' over a cellular confinement, ground protection base in accordance with Guidance Note 12 published by the Arboricultural Association.

A cattle grid is also proposed within the shared RPA of T7-8. At the location of the grid, the existing ground levels are lower than the proposed and it is anticipated the void beneath the grid can be formed with minimal ground disturbance.

All works within RPAs should be carried out in accordance with a site-specific arboricultural method statement, which can be secured by planning condition and prepared as part of the detailed design stage.

**Proximity of Buildings to Tree canopies:** The proposed layout allows adequate space around trees indicated for retention, to accommodate future growth and minimise potential issues with shading / perception of hazard in relation to proposed buildings and amenity spaces.

**4. TREE PROTECTION**

**Generally**  
 Before any machinery or materials are brought onto site and before any demolition, development or stripping of soil commences, the Root Protection Area (RPA) indicated on the drawing shall be set out and Protective Barriers and Ground protection installed as shown on the drawing. The Protective Barriers and Ground Protection shall not be removed or altered without prior recommendation by an arboriculturist and approval of the local planning authority.

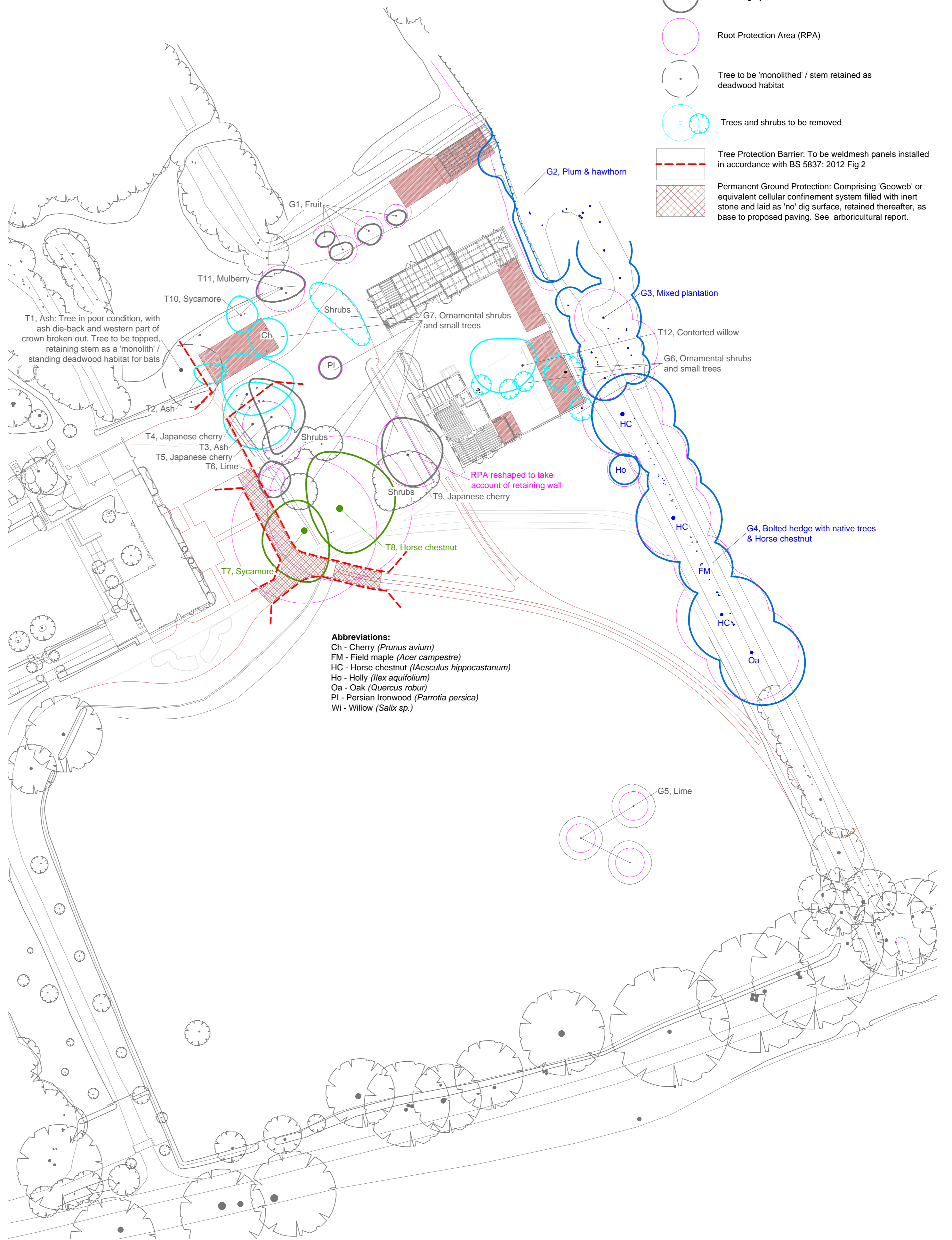
The areas protected by barriers shall be subject to the following restrictions:

- Existing soil levels within the protected areas shall not be altered.
- No excavation of any kind shall take place within the protected areas.
- The protected areas shall not be used for storage of any kind
- No vehicles or machinery shall be allowed into the areas protected by barriers
- Should the developer require the above restrictions to be breached for unforeseen reasons, an appropriate method of works must be agreed with the Local Authority prior to any works taking place within the protected areas.

**Protective Barriers**  
 Protective Barriers shall be erected to prevent access into designated areas around retained trees. Once installed, all weather notices shall be attached to each barrier with words such as: "Construction Exclusion Zone - No Access". Protective Barriers shall be erected in accordance with BS5837: 2012 Fig 2

**Ground Protection**  
 Ground protection shall take the form of a permeable surface laid on a cellular confinement system, constructed using a no-dig specification, in accordance with Guidance Note 12, published by The Arboricultural Association.

Where parts of the RPA are currently paved, ground protection will not be required unless the existing surface is removed. Extreme care shall be taken to ensure the soil beneath the paving construction is not disturbed. Ground protection shown shall be implemented immediately after removal of the existing hardstanding and no machinery or vehicles shall be allowed over the area whilst it is uncovered.

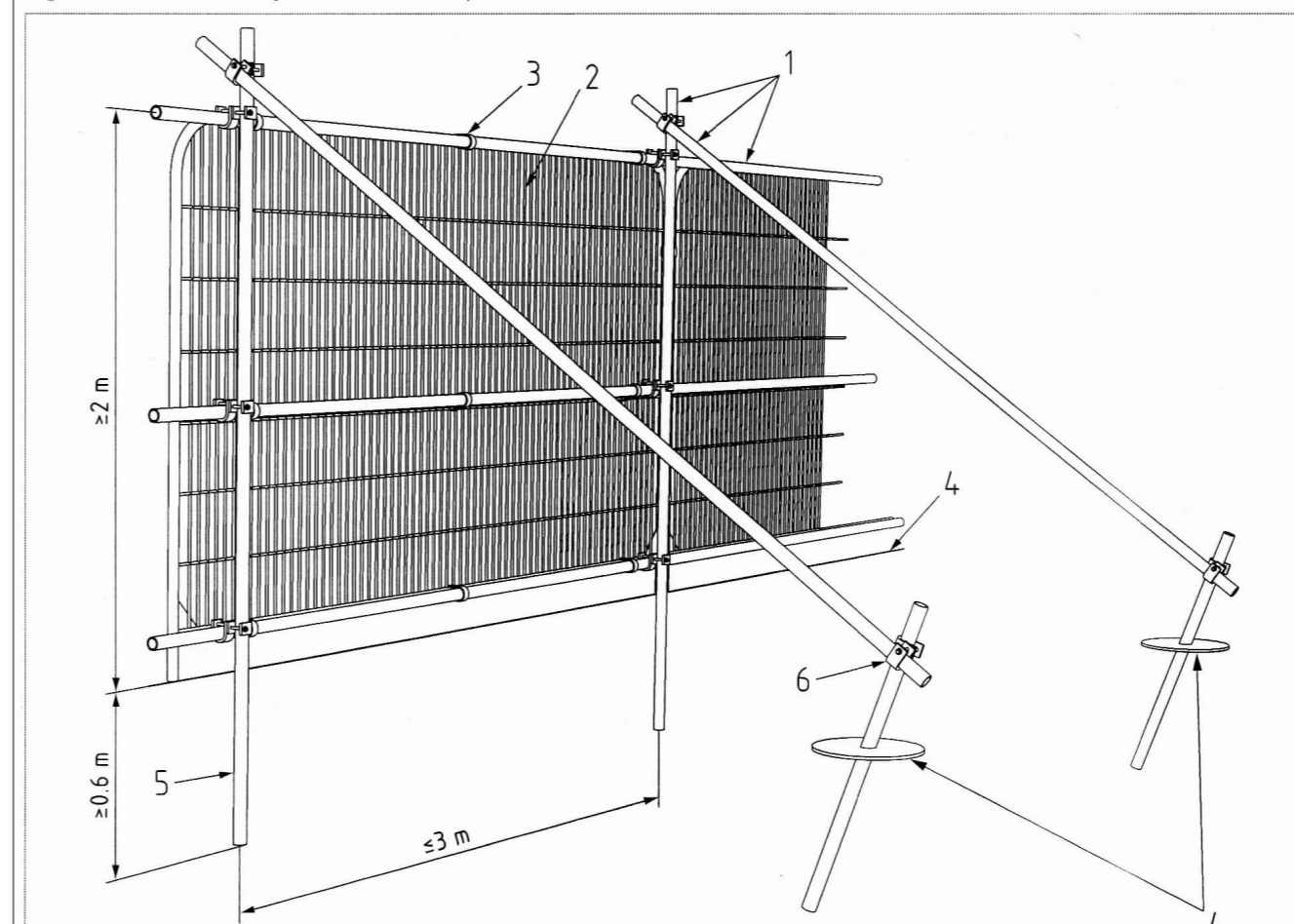


- Abbreviations:**  
 Ch - Cherry (*Prunus avium*)  
 FM - Field maple (*Acer campestre*)  
 HC - Horse chestnut (*Aesculus hippocastanum*)  
 Ho - Holly (*Ilex aquifolium*)  
 Oa - Oak (*Quercus robur*)  
 Pl - Persian Ironwood (*Parrotia persica*)  
 Wi - Willow (*Salix sp.*)

Ref	Species	Stem Dia (mm)	Stems	Height (m)	Can. clear (m)	Br. clear (m)	Age Class	Physiology	Structural Condition	Arboricultural Value	Landscape Value	Cult/Con Value	General observations	Useful Life	Grade
T1	Ash	800	1	16	2	5W	OM	F	P	L	L	L	West side of crown broken out. Chalara ash die-back	10+	C2
T2	Ash	300	1	13	2	N.A	EM	G	F	L	L	L	Suppressed	10+	C2
T3	Ash	500	1	13	4	4N	M	F	F	L	L	L	Dead wood throughout crown. Chalara ash die-back	10+	C2
T4	Japanese cherry	250	4	8	2	2N	M	F	F	L	L	L	Multi-stem	10+	C2
T5	Japanese cherry	200	2	5	2	2W	OM	F	F	L	L	L	Lowest stem collapsed forming two main leaders. Suppressed	10+	C2
T6	Lime	200	1	10	2	N.A	Y	G	G	L	L	L	Multiple leaders at 4m	40+	C2
T7	Sycamore	1300	1	20	2	8W	FM	G	G	M	H	H	Short stem forms co-dominant leaders. Minor dead wood	40+	A2
T8	Horse chestnut	1400	1	20	1	7N	FM	G	F	M	H	H	Storm damaged limbs with associated historic decay. Full canopy	40+	A2
T9	Japanese cherry	500	1	9	1	2N	M	G	G	L	L	L	Low stem forms three main leaders at 0.6m	10+	C2
T10	Sycamore	200	4	9	2	N.A	EM	G	G	L	L	L	Small multi-stem on bank	40+	C2
T11	Mulberry	400	1	10	2	N.A	M	G	F	L	L	L	Large wound on southern side of stem resulting from loss of large stem	40+	C2
T12	Contorted willow	600	1	8	2	4W	M	G	F	L	L	L	Tree in close proximity to building with failed root plate, stem has stabilised at 45 degree angle.	40+	C2
G1	Fruit	300	1	4.5	1	N.A	EM	F	F	L	L	L	Trees in grass area	40+	C2
G2	Plum & hawthorn	300	1	5.6	1	N.A	M	G	G	L	M	M	Hedge / scrub alongside road. Includes suppressed ash	40+	B2
G3	Mixed plantation	300	1	5.7	1	N.A	EM	F	F	L	M	M	Located around pond. Includes western red cedar, sycamore & horse chestnut	40+	B2
G4	Bolted hedge with native trees	300	1	5.6	0	N.A	EM	F	F	L	M	M	Bolted native hedge with occasional horse chestnut 12-14m high planted adjacent	40+	B2
G5	Lime	250	1	9	1	N.A	Y	G	G	L	L	L	Three trees in meadow area	40+	C2
G6	Ornamental shrubs and small trees	100	1	2.5	1	N.A	Y	G	G	L	L	L	Ornamental shrubs / small trees including Sumach, Elaeagnus and Magnolia and contorted willow with previously failed rootplate, the stem has stabilised at 45 degrees and straightened. Willow has a one-sided crown and is growing close to an existing building.	40+	C2
G7	Ornamental shrubs and small trees	100	1	2.5	1	N.A	Y	G	G	L	L	L	Ornamental shrubs and small trees	40+	C2

**NOTES & ABBREVIATIONS:**  
**Age Class:** Y (Young) - Y (Young) Less than 1/3 of anticipated mature size. EM (Early mature) Between 1/3 and 2/3 of anticipated mature size. M (Mature) Between 2/3 & maximum anticipated size. LM (Late mature) Maximum anticipated size stable condition, but no significant extension growth. OM (Over mature) Crown mass decreasing due to age. V (Veteran) - A tree that may not be exceptionally old, but has features of special biodiversity, cultural, or heritage value. A (Ancient) - A tree of great age, typically with features of remarkable size and veteran characteristics of exceptional value.  
**Physiology:** C - Good, F - Fair, P - Poor, D - Dying / Dead. Given relative to species, age and location.  
**Structural Condition:** G (Good) - No significant defects. F (Fair) - Remediable defects, given light surgery. P (Poor) - Irremediable defects or defects remediable only with severe surgery  
**Arboricultural / Landscape / Cult(ural) / Conservation Value:** L - Low, M - Moderate - H - High: Gradings used to determine quality grading as per BS5837: 2012

Figure 2 Default specification for protective barrier



- Key**
- Standard scaffold poles
  - Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
  - Panels secured to uprights and cross-members with wire ties
  - Ground level
  - Uprights driven into the ground until secure (minimum depth 0.6 m)
  - Standard scaffold clamps
- Revisions:**

**KEY**

- 'A' Category Tree
- 'B' Category Tree
- 'C' Category Tree
- Root Protection Area (RPA)
- Tree to be 'monolithed' / stem retained as deadwood habitat
- Trees and shrubs to be removed
- Tree Protection Barrier: To be weldmesh panels installed in accordance with BS 5837: 2012 Fig 2
- Permanent Ground Protection: Comprising 'Geoweb' or equivalent cellular confinement system filled with inert stone and laid as 'no dig' surface, retained thereafter, as base to proposed paving. See arboricultural report.

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

**Land & Sculpture Design Partnership**  
 LANDSCAPE ARCHITECTURE · SCULPTURE · ARBORICULTURE

SITE : Ubbeston Hall Farm  
 DRG : Tree Survey, AIA & Protection Plan  
 DRN BY : GH  
 SCALE : 1:500 @ A1  
 DATE : November 2023  
 No : LSDP 2169.01

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