

**Tree Survey
R/O 2 Hardwick Rd
Toft**

To be read in conjunction with drawing number LD 14 329

1.0 Introduction

The survey was requested to provide information to assist with the planning application for development on site. The trees have been assessed for constraint considerations only.

2.0 The site

It is located on the edge of the rural village of Toft, a former paddock with some hardstanding areas, which is now overrun with nettles and bramble. There is only one tree of note on site, a Walnut and a couple of overhanging off site ash.

3.0 The survey

This was undertaken in November 2014 in cool damp weather conditions. The inspection was undertaken from the confines of the site without the use of invasive or climbing inspections. The tree locations are based on the survey provided.

No	Species	Hght est	Stem dia mm	Crown spread m	Crown Height Clear	Age	Structural condition	Management recommendations	Remain years	Cat	
1	Ash Fraxinus excelsior	8	400	N E S W 5		2	Mat	Former coppice stool base previously lifted deadwood ivy Off site	VWM	C	
2	Ash Fraxinus excelsior	12	420	N E S W 7 7 5	Os	1	Mat	Feature ivy deadwood Off site	40	B	
Gp 3	Scrubby fallen fruit trees	4-5		N E S W				Group of scrubby trees shrubs leaning and fallen		U	
4	Cherry Prunus spp	6	250 est	N E S W 3 os 5 3		2	EM	Off site	40	B	
5	Fruit trees 3 no apple	4-6	140- 250	N E S W 3 3 3		2	Mat	Generally poor -spreads ave measurement	VWM	C/U	
6	Prunus spp	7	600	N E S W 4 4 7 5		0	Mat	Multi stemmed shrubby tree fallen apart at base	VWM	C/U	
7	Walnut Juglans regia	14	650	N E S W 6 7 os 6		2	Mat	Ivy recently cut Deadwood some limb breakage Feature in landscape	Climb inspection advised	30	B
H1	Overgrown native	Along boundary heavy ivy and unmanaged just off site									
H2	Privet	Clipped screen to adjoining garden									
H3	Collapsing native	Very poor heavy ivy extensive decay									
H4	Conifers	Off site									

The Age Classification used is:-

Young -	Yng	Predominately saplings and trees under 10 years
Semi mature -	SM	Still vigorously growing within their early life expectancy
Early mature -	EM	Still vigorously growing
Mature -	Mat	Trees more or less of full height but could be expected to increase in girth
Over mature	o/mat	Trees unlikely to increase in size or in decline

CAT is Category /Vigour based on BS 5837:2012

- Category A- Trees most desirable to retain - life of 40 years plus – high quality
- Category B - Trees where retention is desirable - life of 20 years plus – moderate quality
- Category C- Trees which could be retained – life of 10 years or diameter of less than 150 – low quality
- Category U - Trees which should be removed or have less than 10 year expected life

Os off site

VWM vary with management

General notes

1. A check must be made with the local authority to ascertain if any of the trees are protected. Any works to protected trees requires permission, either as a specific detail with in any planning approval or through a separate tree work application to the Local Authority.
2. Any tree surgery work should be carried out in accordance with British Standard 3998:2010
3. Any works proposed close to trees should be undertaken in accordance with British Standard 5837:2012, and NJUG Guidelines Volume 4
4. Trees are living organisms and therefore react to the local environment. It should be noted that with the more extremes of weather recently being encountered this could have further detrimental impacts unforeseen on the trees.
5. This constraints survey has been undertaken from ground level and is only an assessment for planning. Unless specifically highlighted no equipment has been used. Whilst clearly visible faults seen whilst undertaking constraints measurements have been noted, a health and safety inspection has not been undertaken. Should there be concerns regarding this a full inspection, which may include climbing to inspect cavities, resistance or sonic testing and ivy removal should be undertaken. Additionally there may be decay unseen from the ground or developing internally with no external signs visible. During any tree surgery

works and /or dead wooding an inspection of the forks and /or cavities should be undertaken to ensure that problems are not developing, unseen from ground level.

6. Trees should be monitored and checked on a regular basis (annually), especially if in public areas and/or close to roads and built structures.
7. This report is only valid for 1 year from date of survey, and assumes that there will be no works, or other actions within the root zones or canopies, and any adjacent buildings/ tree belts are not removed or substantially altered. A development may affect the way the wind passes the retained trees, through raising its speed or direction. This may leave weakened or newly exposed trees liable to wind throw.
8. During the course of development all trees and shrubs to be retained should be protected with wire mesh attached to scaffolding, located to the outer spread of the canopies or to the indicated RPA (root protection area) which ever is the greatest. Within the RPA no storage of materials will occur, unless additional agreed surfacing has been laid, nor will any services be run unless agreed in writing with the Local Authority prior to commencement of works.
9. Tree surgery works and felling should not be undertaken during the nesting season.
10. Older and veteran trees should be checked prior to undertaking any works for bat roosts and other protected wildlife, if found, advice should be sought from the Local Authority Ecology Officer, or Natural England as Licences may be required. Wildlife is afforded significant legal protection under both Wildlife and Countryside Acts and Habitat Regulations.
11. Trees referred to as having ivy or deadwood should have the dead wood removed and the ivy either removed or significantly reduced. This reduces the likelihood of limb breakage, tearing and crown suppression.
12. Where existing trees are very close to structures and it is proposed to retain and /or remove them the advice of a structural engineer should be sought to ensure the roots are not causing direct or indirect damage to the structure.

Arboricultural Implications Assessment

		Potential Impacts	Mitigation/ remediation	Specific tree works
1	Ash	Construction of dwelling	Tree and ground protection No services or soakaways in RPA	Trim canopy to create 2m clearance and crown raise to 2m on site side

2	Ash	Construction	Tree and ground protection No dig car park areas – levels to designed to accommodate no dig Car park area to be constructed only at end of build programme when fence can be moved to second (orange zig zag) position The no dig will be laid working from the structure towards the tree avoiding all movement of machinery over the no dig area	Trim canopy to create 2m clearance and crown raise to 2.5m on site side
Gp 3	Scrubby fallen fruit trees	Lost for development	New planting as part of landscape strategy	
4	Cherry	None	Tree protection	
5	Fruit trees	Lost for development	New planting as part of landscape strategy	
6	Prunus spp	Lost for development	New planting as part of landscape strategy	
7	Walnut	Construction of dwelling and car port Garden wall Shading	Tree and ground protection No services will go through the RPA Area A-C will be pad and beam or pile and surface beam (using low level rig) to limit root severance Once main construction has been completed the fencing to be moved to orange zig zag and the wall constructed by hand with a pad and surface lintel. The locations of the pads will be determined by hand dug pits to ascertain where fewest roots will be impacted. The area hatched will be boarded during this phase There will be an element of shading to the rear garden area but as the tree is to the NE of the garden there will be times of the day with sun	Crown raise to create 2m clearance to roof lines deadwood
H1	Overgrown native	None	Tree protection and boundary fence	

H2	Privet	None	Tree protection	
H3	Collapsing native	None	Tree protection - note this hedge needs substantial management and or replamcent	
H4	Conifers	None	Tree protection	

The tree protection to BS 5837;2012 will be erected before development commences along lines shown on drawing
The ground protection will be a 3D cellular system on top of existing top soil levels. Except for the hand building of wall on lintel where boarding will suffice

Services will remain outside the RPAs and go down the access road, or directly through front gardens.

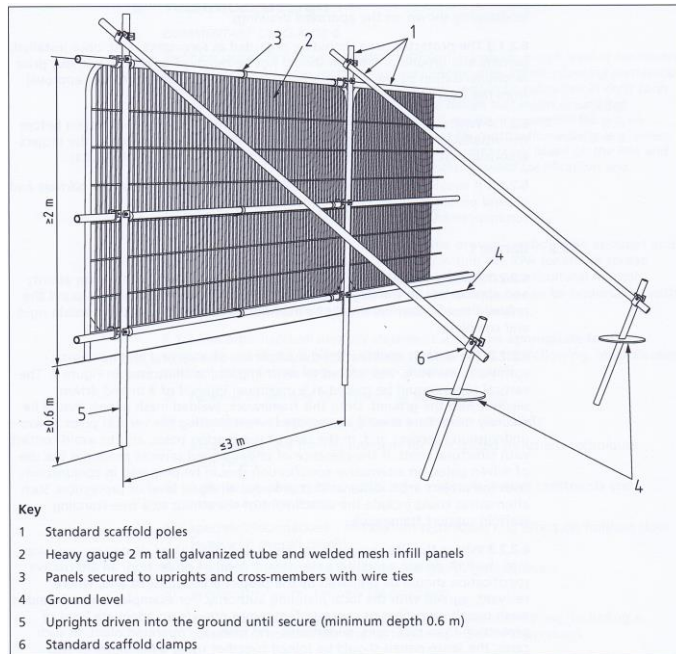
The building works compound and material store will be located on proposed hard surfaces such as the car parking / courtyard area but outside RPA

Top soil is only to be removed from areas outside the tree protection or ground protection areas. It is unlikely to be stored on site, but any storage will be in accordance with BS 3882, outside the RPA

All tree surgery will be undertaken in accordance with BD 3998;2010

Care and attention to methods

Damage from incorrect tree work, can result in accidents to people, property, wildlife and loss of trees, and therefore good practice must be followed.



Extract from BS 5837;2012 fig 2

