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Arboricultural Report

Proposed Change of use of Redundant Agricultural Buildings

Coleby House Farm

Coleby, Scunthrope

North Lincolnshire

DL15 9AL

January 2015

Agent

Edwardson Associates

Paddock House

10 Middle Street South

Driffield

East Riding of Yorkshire

YO25 6 PT

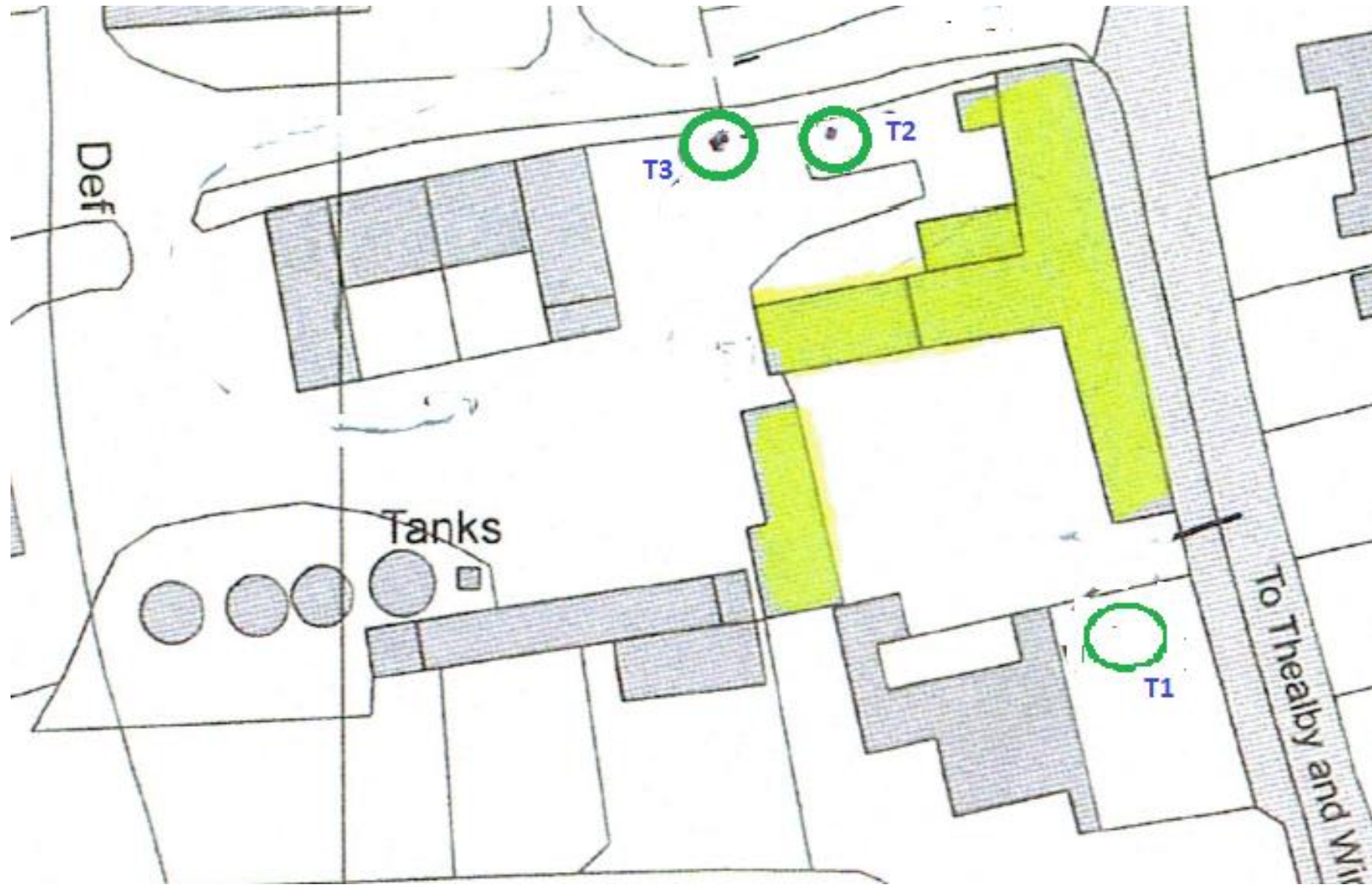
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1.0 INTRODUCTION

- 1.1 This report provides information in accordance with British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' for a proposed development on land at Coleby House Farm, Coleby). The development proposals are for the change of use of redundant agricultural buildings to residential properties.
- 1.2 The arboricultural survey was commissioned by Edwardson Associates and is linked to the design work undertaken by them as planning consultants for the site. The aims of the survey were to undertake an assessment of all the existing trees within proximity of the proposed development, including trees on adjacent land.
- 1.3 The following information has been recorded in accordance with BS 5837:2012:-
 - Designated tree number.
 - Tree Species – the common name has been given followed by the Latin or scientific name.
 - Height.
 - Stem or base (multi stemmed trees) diameter and root protection area.
 - Crown clearance (height of the periphery of the crown spread above ground level).
 - Branch spread (to N, S, E, and W).
 - Age class. This is given as young (Y), mature (M), and over mature (OM).
 - Physiological condition - general comments given only, poor, fair, good.
 - Tree structural condition - general comments given only, poor, fair, good.
 - Useful life expectancy.
 - Preliminary management recommendations.
 - Tree category (A, B, C or U).

2.0 SITE PLAN (Plan 1A)



3.0 SURVEY METHODOLOGY AND SCHEDULE

- 3.1 The survey was carried out to British Standard 5837:2012, using the categories explained below:
- 3.2 The trees were assessed visually from ground level. Where potential problems were identified, further inspection by tree climbing is recommended. No digging or drilling methods were employed during this survey.
- 3.3 The trees were not given number tags.
- 3.4 The approximate height of each tree is measured from ground level to top of canopy using a clinometer.
- 3.5 The approximate diameter of each tree is measured at 1.5m above ground level using a diameter tape measure.
- 3.6 The age of each tree is based upon experience (Y= young, MA = middle aged, M= mature, OM=over mature).
- 3.7 The physiological condition of the trees is based upon experience (Good, Fair, Poor, Dead).
- 3.8 The structural condition and description is also based on experience (Good, Fair, Poor).
- 3.9 Both the approximate expected lifespan remaining and category/rating of each tree is based on the surveyor's experience.
- 3.10 The retention category of each tree or group of trees is based upon the information detailed above using the following categories:
 - A Trees of high quality and value
 - B Trees of moderate quality and value
 - C Trees of low quality and value
 - U Trees to be removed for arboricultural reasons
- 3.11 The following subcategories have been used in rating tree value
 - 1 Mainly arboricultural qualities
 - 2 Mainly landscape qualities
 - 3 Mainly cultural values, including conservation

Tree No	Species	Height M	Stem Dia (RPA)	Branch Spread	Height of crown clearance	Age Class	Physiological condition	Structural Condition	Preliminary Management Recommendations	Useful life expectancy	Category grading
T1	Weeping Ash	10m	400e 4.8mm	N 5 S 5 E 5 W 5	2m	M	Good	Good	No action	30+	B2
T2	Spruce	7m	200e 2.4m	N 2 S 2 E 2 W 2	1m	Y	Good	Good	No action	30+	C2
T3	Spruce	7m	200e 2.4m	N 2 S 2 E 2 W 2	2m	M	Good	Good	No action	30+	C2

4.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT

Plan 2A – Proposed Layout



4.1 General Impact

The proposals are for the conversion of redundant farm buildings to two residential properties.

4.2 Tree Removal and Pruning

No tree removal is required.

4.3 Future Relationship with Trees

Both properties have an open aspect and are not affected by trees.

4.3 Root Protection Measures

Tree protection measures in the form of protective fencing are considered necessary during construction work for both trees to be retained. Details of the position of the fencing have been shown on plan 3A and details of the fencing construction in appendix A.

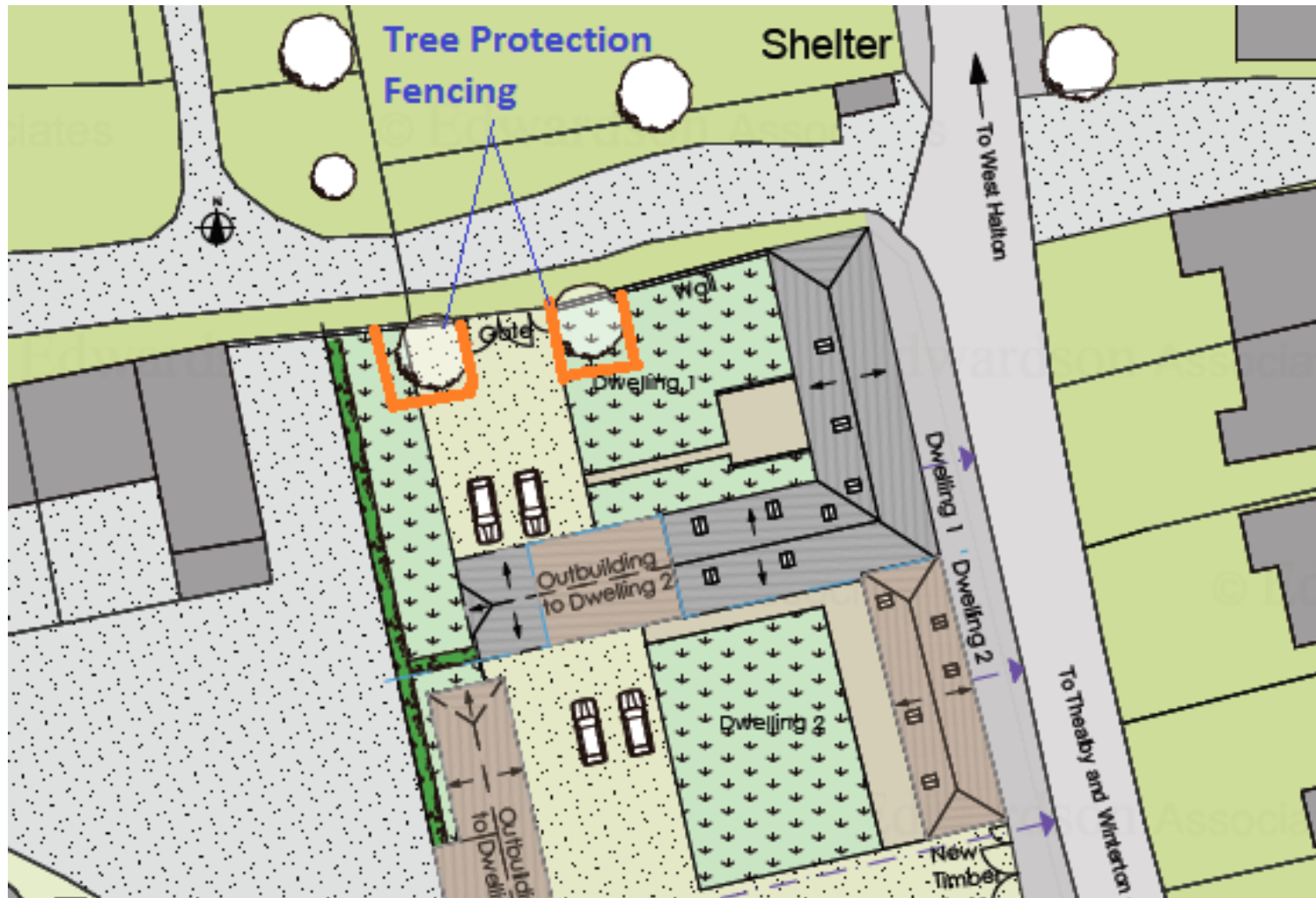
4.4 Construction and Storage Space

Adequate space exists for construction work and for the supply and storage of materials.

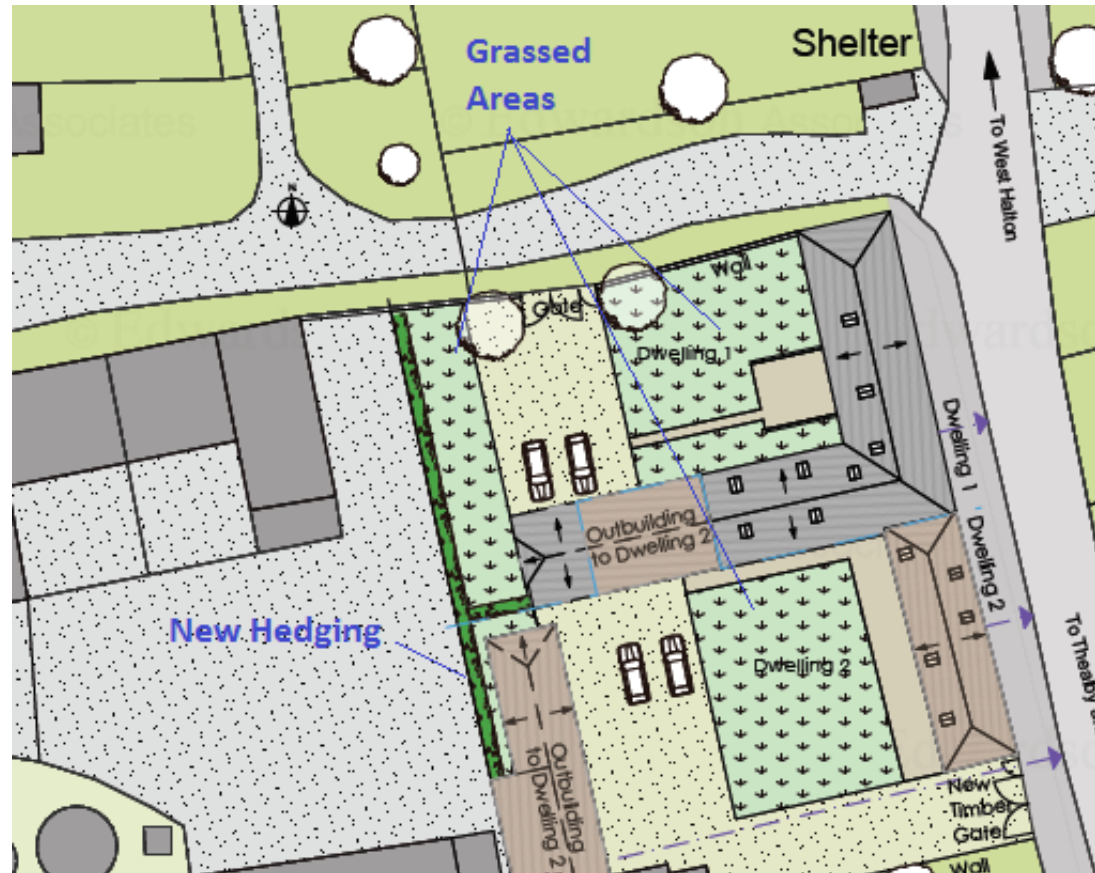
4.5 Services

No new services will be dug within the root protection areas of the trees.

5.0 TREE PROTECTION MEASURES (Plan 3A)



6.0 LANDSCAPE PROPOSALS (Plan 4A)



6.1 Schedule of Hedging

Hedge Planting (60 m approximately)	Size	Density	Number
Beech (<i>Fagus sylvatica</i>)	40 – 60 cm	4 per m	240

7.0 ARBORICULTURAL METHOD STATEMENT (AMS)

7.1 General Site Management Constraints

- No soil stripping, excavation or removal is to take place. No compaction of soil is to take place.

7.2 Local Planning Authority Meeting

- The Local Planning Authority to be notified not less than 72 hours prior to commencement of works on site.

7.3 Tree Removal and Site Clearance

- No trees to be removed.

7.4 Erection of Tree Protection Fencing

- Tree Protection Fencing as indicated on the Tree Protection Plan (plan 3A) and as detailed in Appendix A.

7.5 Construction Work

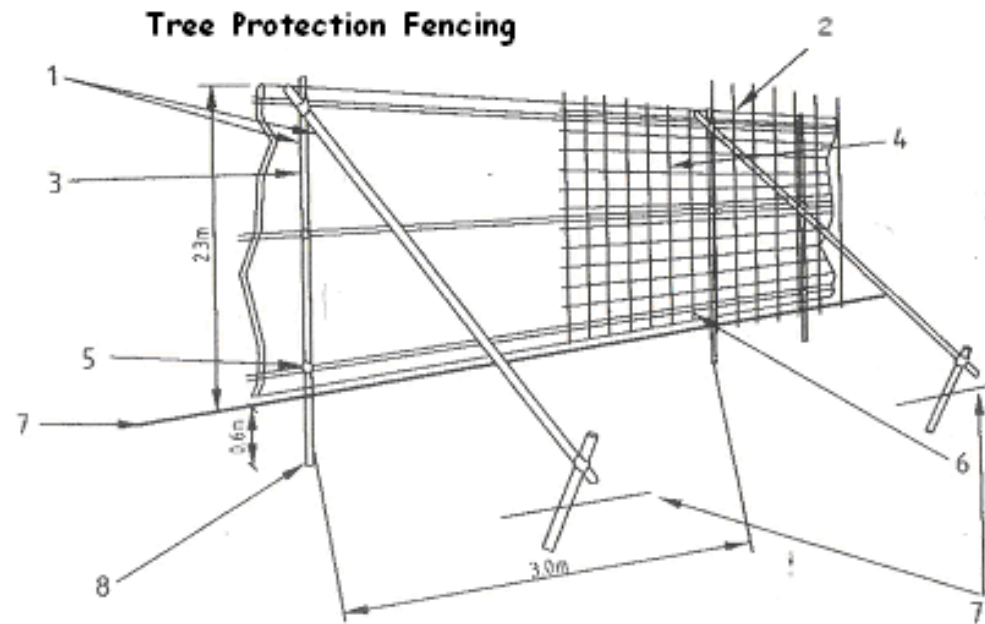
- With the tree protection fencing in place the construction work can commence.
- Services for the development are to be located as indicated on the plans with the service runs agreed with the architect and service providers before any excavation work commences. No services to be located within the root protection areas of the trees.
- No site materials to be stored within the fenced tree protection areas.

7.6 Completion of work.

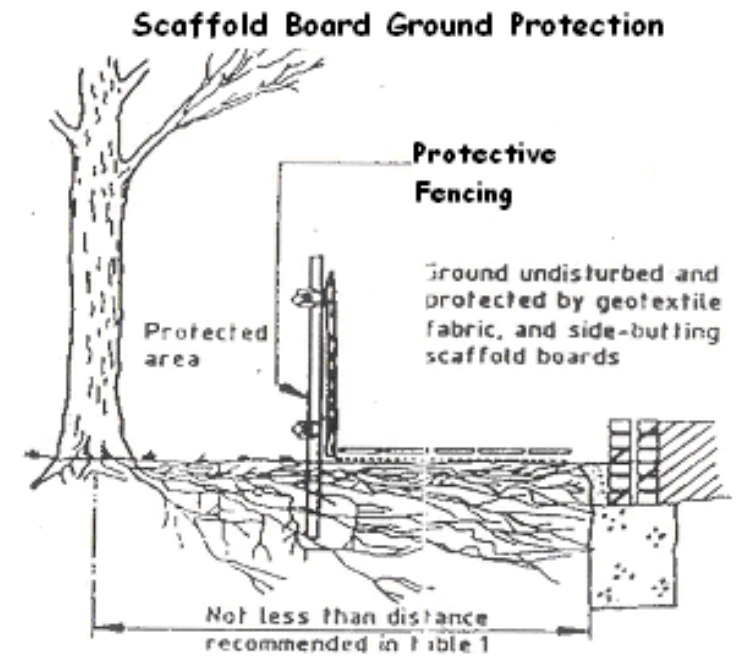
- On completion of the construction work the tree protective can be removed.
- Ground preparation may be required and could include light cultivation of the surface of the soil to enable seeding or turfing. Such light cultivation would not exceed 5cm and therefore have no impact on the existing trees.
- Landscaping works to be implemented.

Appendix A

Extract from BS5837:2005



- 1) Standard Scaffold Poles
- 2) Uprights to be driven into the ground
- 3) Panels secured to uprights with wire ties
- 4) Weldmesh
- 5) Standard clamps
- 6) Wire twisted and secured on inside of fence
- 7) Ground level
- 8) Approx 0.6m into the ground



Appendix B LANDSCAPE SPECIFICATION

1.0 Site Preparation, Existing Trees and Soil

- 1.1 Existing Vegetation: No existing trees, shrubs or other plants shall be removed or cut without specific instructions from the client. Existing trees to be retained, protected and undisturbed throughout the contract in accordance with tree protection measures described and in accordance with BS 5837:2012. No branches are to be cut or damaged and no roots larger than 75mm in diameter are to be cut or damaged. No fires are to be lit under or within 15m of the trees. No debris, fuel, or building material of any sort to be stacked against or piled around the trunks.
- 1.2 Weed Control: All weeds shall be cut down and removed off site to a facility found by the contractor. An approved, contact herbicide spray shall be applied to all areas of site to eliminate any remaining green weed vegetation.
- 1.3 Sub-Soil Preparation: All stone, brick, concrete, wood, wire, pipes debris, rubbish, weed roots and foreign matter of any kind above a maximum dimension of 150mm shall be removed from the sub-soil formation layer to a depth of 225mm.
- 1.4 Removal of surplus excavated material: Remove all surplus excavated material from the site. Topsoil may be required to bring the level back to existing ground level where debris have been removed and where drains have been installed. Unless otherwise approved, the minimum depths of topsoil shall be as follows:-
Grassed areas - 225mm
- 1.5 Imported topsoil will be to BS3882 of high humus content and have a good crumb structure. The pH value should be neutral and the soil should be free from roots and other deleterious material.
- 1.6 Final levelling adjoining kerbs shall be completed by hand and for grassed areas shall be 25mm above the kerbs to allow for settlement and future ease of mowing operations. The soil level for shrub borders shall be left 75 mm below the kerb to allow a 50 - 75mm layer of bark mulch to be placed on the top soil surface to reduce weed competition. These should be agreed with the contractor but additional topsoil may be required to achieve an even surface free from deviations or delves that may encourage ponding. The final preparation of the soil shall be carried out by cultivators, harrows and rollers so that the ground is broken down to an approved degree of tilth and firmness. The finished surface for turfing shall be free from stones exceeding 50mm in any dimension and shall consist of a crumbly structure. Allow for removing any further weeds from all top-soiled areas, immediately prior to turfing and remove off site.
- 1.7 All boundaries will be clearly marked on site. Areas of planting will be delineated using clear and identifiable lines that are either straight or smooth curves – as per drawing.

2.0 Grass seeding/turfing

- 2.1 Weed Control – Prior to cultivation, all areas to be grassed shall be given an application of an approved, glyphosate based herbicide and left for a minimum of 4 weeks to destroy all weed growth.
- 2.2 Cultivation – The areas to be sown shall be cultivated to a depth of 150mm using a rotary cultivator or a power harrow, removing all stones greater than 15mm in size. All debris collected shall be removed from site. Cultivation shall only be carried out when the surface material is reasonably dry. Before final grading, light firming of the area is required using a crumbler roller or treading. The whole area should be cultivated to provide a fine tilth before finally raking and grading to produce uniform and even finished levels.
- 2.3 Pre-seed Fertiliser – Shall be applied to the area 7-10 days prior to sowing. The fertiliser shall be a recognised compound, e.g. Trident, Pre-seed fertiliser, NPK or similar approved at an application rate of 35g per m sq, and lightly raked into the surface soil.
- 2.4 Sowing of Grass Seed – Shall only be carried out in calm weather conditions when the season and soil conditions are suitable. This normally applies late summer and early spring when the soil temperature and moisture content is adequate for germination. The seed shall be broadcast in a recognised manner providing an even distribution of 35g per sq m.
- 2.5 Seed Mix – The seed mix for amenity grassland and gardens shall contain the following ratio of varieties for durability and future ease of maintenance.
 - 50% Perennial Rye
 - 20% Chewing fescue
 - 20% Slender Creeping Red Fescue
 - 10% Brown Bent
- 2.6 All grass seed must comply with British Standard BS4428 section 5.3 and be from the previous year's harvest with a seed certification label.
- 2.7 After sowing the seed shall be covered evenly with a dressing of screened loam and applied at a rate of 2kg per sq m, followed by a lightly rolling of the area.
- 2.8 Establishment - Following successful germination and when the grass has reached a height of 50mm in height the area shall be stone picked, to remove all arisings over 15mm and rolled using a smooth agricultural roller or similar. Over seeding of poorly germinated areas shall be carried out at this stage.

- 2.9 The full topsoil will be wetted without displacing seeds, seedlings or soils. The frequency of watering will be regular to ensure the continued thriving of all seeding/turfing.
- 2.10 The first cut will be undertaken in dry conditions and when the sward is at a height of 45mm – 75mm. The first cut will be to 40mm. All stones and clods greater than 25mm will be removed. All arisings will be collected and removed off site.

3.0 Programme of implementation

- 3.1 Seeding to be undertaken during the first planting season March – June following completion of building work unless otherwise agreed.

4.0 Maintenance

- 4.1 Period of Maintenance -The contractor will be responsible for programme of maintenance for both the communal / amenity areas together with the garden areas. The maintenance work is to ensure that all plantings that fail to make active growth are replaced during the first available planting season for the first 12 months. In addition, all grass seeded areas and areas of turf are established and maintained for the first 12 months.
- 4.2 Watering - during the first 12 months from the date of seeding the contractor will be responsible for adequate watering during periods of dry weather all new turf and grass seeded areas so as to ensure their survival. All failed areas of turf or seeded grass will be replaced at the contractor's expense.
- 4.3 Grass cutting – following successful establishment of the grassed areas, cutting shall be carried out every 20 working days thereafter unless excessive growth or lack of growth due to weather conditions dictate otherwise, during the period of March to October, inclusive. The height of the grass shall be 50mm. All grass spillage on to the surrounding hard surfaces shall be thoroughly swept away on completion of the work. Rotary strimmers can be used to keep grass cut alongside obstacles such as walls, posts etc. It is the contractor's responsibility to make good any areas of damage to the grassed areas and areas of bare or thin grass cover during the first 12 months from the date of sowing or turfing.
- 4.4 Replacement of losses - during the first 12 months from the date of planting the contractor will be responsible for all deaths of trees, shrubs and turf or grass seeded areas. Replacement will be at the contractor's expense.