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**Arboricultural
Report
to BS 5837:2012**

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1. Introduction

1.1. Objective

1.1.1. This report is required to provide detailed, independent, arboricultural advice on the trees present in the context of potential development.

1.1.2. The purpose of this report is to identify and detail the existing vegetation on site, as well as areas where development and trees or hedges have the potential to conflict. In addition, recommendations will be made based on the current context of the site.

1.2. Terms of Reference

1.2.1. We have been commissioned to conduct a tree survey and prepare an arboricultural report for the site. This document and the associated survey adhere to the relevant protocols detailed in BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

1.3. Scope

1.3.1. This report is compiled in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' and is based on an objective assessment of the existing vegetation.

1.3.2. All trees within the survey area with a stem diameter above approximately 75mm are included.

1.3.3. Where applicable trees outside the site boundary, but close enough to be affected by the proposed development, are included.

1.4. Methodology

1.4.1. The survey took place on the 1st April 2025. The weather was dry and fine with light winds.

1.4.2. During the survey, all trees were inspected from ground level. Further investigation, such as climbed inspections or decay detection surveys, have not been undertaken but may be recommended where this is considered appropriate.

1.4.3. Measurements were obtained using clinometers, specialist tapes or electronic distometers. Where this was not possible, measurements were estimated to the best ability of the surveyor. We endeavour to provide accurate information and will always take measurements unless inhibited by restricted access or other mitigating circumstances.

1.4.4. In the absence of a comprehensive topographical survey, a Trimble TDC100 has been used to capture northing and easting coordinates for some trees. As the stated accuracy of the device is +/-2 meters, the positions of trees not present on the topographical survey should be considered indicative only.

2. Site Description

2.1. Current Site Usage

2.1.1. The site identified for survey are the grounds of a residential property, and former convenience store, situated on the primary road through a rural village. The site contains the dwelling, adjoining

convenience store, and a driveway, with outbuildings and amenity space to the rear.

2.2. Treescape & Visual Amenity

2.2.1. The immediate surrounding area is interspersed with a modest number of semi-mature to early mature trees.

2.2.2. Trees T2, T5, T6, and T7 (see Appendix 4, images 2, 5, 6, 7, 12, 13, & 14) form moderate sized green features when viewed from the immediate surrounding area. These trees represent a notable part of the local treescape, and individually convey a moderate visual amenity value.

2.2.3. Items T1, G1, G2, and G4 (see Appendix 4, images 1, 8, 9, 11, 14, & 15) form minor green features when viewed from the immediate surrounding area. These trees represent a modest part of the local treescape, and convey a low visual amenity value.

2.2.4. The remaining items surveyed are either limited in size or quality, or are largely hidden from public view. These trees convey little or no visual amenity value.

2.3. Topography and Geology

2.3.1. In general, the site is level, and at the time of survey appeared to be well drained.

2.3.2. A desktop investigation was made into local geology using the British Geological Survey's Geology Viewer service. The superficial geology was undefined. The bedrock geology was defined as limestone.

2.3.2.1. Where site geology contains significant clay or peat content due consideration must be given in relation to foundation design near retained and removed trees. Failure to do so may lead to subsidence and heave related issues. Where such conditions are deemed a possibility independent expert advice should be sought to better define site geology.

2.4. Root Protection Areas

2.4.1. It is acknowledged that root growth is unlikely to follow symmetrical patterns, but will instead favour undeveloped areas that are free from hard-surfacing and subterranean structures. However, given their subterranean nature, it is not possible to accurately predict root architecture. As such the default Root Protection Areas of the trees surveyed are shown to be circular and centred on their stems.

3. Legal & Arboricultural Designations

3.1. An investigation into Conservation Area status was made on 3rd April 2025 with North Lincolnshire District Council via their website. We are informed that the site is within a Conservation Area. Such status offers protection to all woody plants with a stem diameter of 75mm and above when measured at 1.5m above ground level (exceptions apply). Prior to works being carried out on such trees, the local authority must be given at least six weeks' notice to allow them to consider whether the proposed works are appropriate. The removal of dead branches from a living tree is permitted without prior notice or consent.

3.2. An investigation into Tree Preservation Orders (TPOs) was also made. We are informed that there are no TPOs in force. We do advise a further status investigation is carried out prior to any tree works. Conducting work without permission to a tree subject to protection is a criminal offence.

- 3.3. In the event some, or all, of the grounds are not classified as domestic gardens, a felling licence would be required for the felling of more than 5m³ of tree timber in a calendar quarter (where stem diameters are greater than 8cm when measured at 1.3m above ground level). For further details, including a full list of exemptions, please refer to the relevant government guidance.

4. Tree Works in the Current Site Context

4.1. Overview

4.1.1. Within the survey, tree works may have been identified for reasons of public safety, to ensure the long-term health of trees, to ascertain the presence of protected species, or for general maintenance purposes. Such recommendations have been made without regard to any projected layout and should be undertaken irrespective of development. These are summarised in the following sections.

4.1.2. For the full details of all vegetation surveyed and recommendations made, please refer to Appendix 1.

4.2. Tree Removals in the Current Site Context

4.2.1. No trees require removal in the current site context.

4.3. Remedial Tree Works in the Current Site Context

4.3.1. No trees require remedial works in the current site context.

4.4. Further Inspection in the Current Site Context

4.4.1. No trees require further inspection in the current site context. It is however advised that all trees are periodically inspected in the interests of general risk management.

5. Tree Retention & Development Guidance

5.1. Trees have been assigned a Retention Category of either A, B, C, or U. The tree crowns for each category are colour coded on the Constraints Plan. Indicative retention guidance, and colour coding for each category, is as follows. Note – The prominence of trees when viewed from public spaces may have a significant bearing on their suitability for removal/retention.

5.1.1. Category A (highlighted in green) – Should be retained in all but the rarest of circumstances where there is exceptional justification. Any such removals should be accompanied by comprehensive replacement planting.

5.1.2. Category B (highlighted in blue) – Should ordinarily be retained unless significant justification for removal exists. Any such removals should be accompanied by significant replacement planting.

5.1.3. Category C (highlighted in grey) – Should not ordinarily pose a constraint to development, and may be removable in moderate numbers, apart from in exceptional circumstances. Removals should be accompanied by appropriate replacement planting.

5.1.4. Category U (highlighted in red) – Should ordinarily be removed irrespective of development. Replacement planting may be appropriate in some circumstances.

5.2. Constraints imposed by each tree are highlighted on the Constraints Plan. Development within the constraints of retained trees should be avoided, and in the instances of ancient and veteran trees is not permitted. Details of these constraints, and guidance on what may be considered appropriate development, is as follows;

5.2.1. Root Protection Area [RPA] (ordinarily shown as a regular polygon centred on the tree's stem) – New development should cover no more than 20% of the currently undeveloped RPA of retained trees.

- Hard-surfacing should be no-dig and permeable
- Foundations should be no-dig, or of a pile/pad type
- Extensive excavations, typically associated with strip footings, basements, soak-aways, and sewage treatment plants, should not fall within the RPA
- Underground service installation, and boundary treatments should be trenchless and hand-dug
- Changes in ground level should be avoided

5.2.2. Crowns (colour coded in green, blue, or grey) – Modest crown lifting, crown spread reductions, and height reductions are acceptable. Severe works such as 'lopping' 'topping' and 'pollarding' are inappropriate in all but exceptional circumstances.

5.2.3. Shading (shown as a sector with a radius equivalent to the tree's height, and centred on the tree's stem extending to the NNE) – Positioning of regularly occupied buildings within the shade area, or below tree crowns, should be avoided. This is especially the case for core areas such as kitchens, dining rooms, living rooms, and offices. If applicable, some outdoor amenity space should also remain unaffected by shading.

5.2.3.1. In the case of young and semi-mature trees, future increases in shading must also be accounted for. Tree growth will see the radius of the shade sector increase to the equivalent mature height of the tree. For reference, the average mature heights, of the most common larger UK tree species, are as follows;

- | | | |
|--------------|------------------|----------------|
| • Ash – 23m | • Oak – 20m | • Birch – 14m |
| • Beech – 20 | • Sycamore – 22m | • Willow – 24m |

Appendix 1: Survey Schedule

Tree ID	Common Name	Maturity	Height (m)	Stem Diameter (mm)			RPA Radius (m)	Crown Spread (m)				Structural Condition	Retention Category	Life Expectancy	Physiological Condition	Comment	Recommendations
				1	2	3		N	E	S	W						
T1	Red Oak	Semi-mature	13	370			4.4	1	6	7.5	3	Fair / Good	B1/2	>40 yrs	Fair / Good	Single stemmed to full height. Lower crown to W, and whole crown to N, heavily suppressed by neighbouring trees. Otherwise a reasonable specimen free from notable issues.	n/a
T2	Common Ash	Early-mature	15	640			7.7	5.5	6	6	4.5	Fair / Good	B1/2/3	>40 yrs	Fair / Good	Possible boundary tree, ownership requires clarification. Good neloid basal form. Multiple leaders from 4m with seemingly adequate unions. Historically pollarded at 6m with large regrowth. Crown ivy clad preventing detailed assessment.	n/a
T3	Lawson Cypress	Young	7	160			1.9	0	1.5	3	1.5	Poor / Fair	C2	10 to 20 yrs	Poor / Fair	Heavily suppress by neighbouring trees, especially to N.	n/a
T4	Common Holly	Semi-mature	9	240	180	100	3.8	6	2.5	3	3.5	Fair	C2	20 to 40 yrs	Fair	Possible boundary tree, ownership requires clarification. Trifurcated from 1m, and historically pollarded at 4m resulting in a heavily congested crown. Crown ivy clad preventing detailed assessment. Provides reasonable screening.	n/a
T5	Common Ash	Early-mature	15	650			7.8	6	5	6.5	7	Fair / Good	B1/2/3	>40 yrs	Fair / Good	Possible boundary tree, ownership requires clarification. Good neloid basal form. Multiple leaders from 3m with seemingly adequate unions. Historically pollarded at 4.5m with large regrowth. Crown ivy clad preventing detailed assessment.	n/a
T6	Common Ash	Semi-mature	14.5	400	350	320	7.4	7.5	7	8.5	6.5	Fair	C1/2	>40 yrs	Fair / Good	Possible boundary tree, ownership requires clarification. Heavily ivy clad preventing detailed assessment. Trifurcated from 1m, and historically pollarded at 5m, with medium regrowth resulting in a heavily congested spreading crown, with multiple slender leaders.	n/a

Tree ID	Common Name	Maturity	Height (m)	Stem Diameter (mm)			RPA Radius (m)	Crown Spread (m)				Structural Condition	Retention Category	Life Expectancy	Physiological Condition	Comment	Recommendations
				1	2	3		N	E	S	W						
T7	Common Ash	Semi-mature	14.5	470			5.6	6.5	5	6.5	5	Good	B1/2	>40 yrs	Fair / Good	Possible boundary tree, ownership requires clarification. Heavily ivy clad preventing detailed assessment. Single stemmed to full height with a well-balanced crown.	n/a
G1	A Group	Semi-mature	12	200 ^a	180 ^a	160 ^a	3.8	4	5.5	4	4	Fair / Good	C2	>40 yrs	Fair / Good	Situated beyond boundary fence. Location prevented detailed assessment. Containing two self-set ash trees, growing in close competition immediately adjacent to existing garage wall.	n/a
G2	A Group	Semi-mature	12	200 ^a			2.4	1.5	1.5	1	1.5	Fair / Good	C2	20 to 40 yrs	Fair / Good	Containing two different cypress cultivars, split E to W. Collectively provide good screening.	n/a
G3	A Group	Early-mature	11	300 ^a	220 ^a		4.5	2.5	4.5	3	4.5	Fair	C2	20 to 40 yrs	Fair / Good	Containing two different cypress cultivars growing in close competition. Unmanaged with poor form.	n/a
G4	A Group	Semi-mature	13	300 ^{#a}	250 ^{#a}		4.7	5.5	3	4.5	2.5	Fair / Good	C2	>40 yrs	Fair / Good	Two sycamores situated in adjacent grounds. Location prevented detailed assessment. W specimen multi stemmed with a congested crown. E suppressed by tree to W with slender form.	n/a

^a denotes average diameter of most significant trees (groups of trees)

[#] denotes estimated measurement

Appendix 2: Retention Categories

Trees Unsuitable for Retention	
<p>Category U</p> <p>Those 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.</p>	<ul style="list-style-type: none"> • 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. <p><i>NOTE Category U trees can have existing or potential conservation value, which it might be desirable to preserve; see [BS5837: 2012] 4.5.7</i></p>

Tree to be Considered for retention	1 For Arboricultural Reasons	2 For Landscaping Qualities	3 For Cultural Values, Including Conservation
<p>Category A</p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years.</p>	<p>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).</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).</p>

Tree to be Considered for retention	1 For Arboricultural Reasons	2 For Landscaping Qualities	3 For Cultural Values, Including Conservation
<p>Category B</p> <p>Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.</p>	<p>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 retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.</p>	<p>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.</p>	<p>Trees with material conservation or other cultural value.</p>
<p>Category C</p> <p>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.</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.</p>	<p>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.</p>	<p>Trees with no material conservation or other cultural value.</p>

Appendix 3: Guidelines & Limitations

Where trees are inspected for the purposes of risk management recommendations are not intended to eliminate all risk but to mitigate obvious risks of an unacceptable level. This approach is considered reasonable and proportionate when facilitating tree owners and managers in meeting their duty of care.

Recommendations made are based on the current site context and upon other usages brought to our attention prior to the survey. Site usage conditions taken into consideration are detailed in this report. Where these are thought to be inaccurate this must be brought to our attention at the soonest opportunity.

We advise that all trees are inspected with a regularity and level of detail appropriate to site usage. It is also recommended that trees are re-inspected following certain events. These include; severe weather events, significant changes in site usage, and changes that affect wind loading on trees (e.g. removal of neighbouring trees, erection/demolition of buildings).

Tree work recommendations must only be undertaken by suitably experienced and qualified contractors. Such service providers must hold appropriate public liability insurance and work to the British Standard BS 3998:2010 Tree work – Recommendations, or other industry best practice guidelines. During tree work operations any notable defects not identified in this report must be brought to our attention at the soonest opportunity.

Appendix 4: Site Images



Image 1 – T1



Image 2 – T2



Image 3 – T3



Image 4 – T4



Image 5 – T5



Image 6 – T6



Image 7 – T7



Image 8 – G1



Image 9 – G2



Image 10 – G3



Image 11 – G4



Image 12 – From left to right T7, & T6



Image 13 – From left to right T5, G3, T1, T2, & G4



Image 14 – From left to right G4, G1, & G2



Image 15 – Site viewed from West Street

Appendix 5: Constraints Plan

SCALE : 1 : 200 @ A3
 DATE : 01/05/2025



MAP FILENAME : CP - 250401 6-8WestStDN209AN

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