

Mark S Feather BSc M Arb (RFS) Tech Arbor A MICFor

Arboricultural, Woodland and Landscape Consultant

10 Grosvenor Place, Beverley, East Yorkshire HU17 8LY (01482 871064)

Arboricultural Report (Ver 4)
Messingham Golf Club
Butterwick Road
Messingham
Scunthorpe
North Lincolnshire
DN17 3PP

September 2025

Client Contact
Patric Corrigan
Eden Resorts
Suite one
Priory House
Saxon Way
Hessle
HU13 9PB

Contents

1.0	Introduction	3
2.0	Site Plan – (Plan 1A)	4
3.0	Survey Methodology and Schedule	6
4.0	Arboricultural Implications Assessment	10
5.0	Arboricultural Method Statement	12

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 the Massingham Golf Club as indicated on plan 1A. The development proposals are for the proposed siting of 52 holiday lodges with associated landscaping and access works.
- 1.2 The arboricultural survey was commissioned by the Pegasus Group as Planning Consultant for the planning application. 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).

2.2 Site Plan – Existing Site – Tree Survey (Plan 1B)



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

3.12 Tree Schedule – See plan 1B

Note - The root protection areas (RPA) are listed as a radius in metres, below the stem diameter in the schedule below.

Area no	Species	Height	Stem Dia RPA	Branch Spread	Crown Height	Age Glass	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Useful life Expectancy	Category Grading
1	Silver birch (line of trees)	10m	300e 3.6m	3m	2m	M	Good	Good	No action	40+	B2
2	Field Maple (Group of trees)	10m	400e 4.8m	3m	2m	M	Good	Good	No action	40+	B2
3	Leyland Cypress (Hedge)	7m	200e 2.4m	2m	1m	M	Good	Good	No action	40+	C2
4	Birch and Whitebeam line of trees)	15m	400e 4.8m	4m	2m	M	Good	Good	No action	40+	B2
5	Ash	10m	600e 7.2m	5m	3m	M	Poor	Poor	No action Review condition in summer	-	C2

Area No	Species	Height	Stem Dia RPA	Branch Spread	Crown Height	Age Glass	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Useful life Expectancy	Category Grading
6	Oak	20m	600e 7.2m	6m	2m	M	Good	Good	No action	40+	B2
7	Young woodland	10m To 15m	100 to 300mm 3.6m	3m	2m	M	Good	Good	No action Mixed woodland, cherry, beech, oak, Field Maple, Sycamore, Scots Pine, Birch, Rowan, Hawthorn, Goat willow, ash. Odd Leyland Cypress.	40+	B2
8	Young trees	5m to 8m	100mm to 200mm 2.4m	2m	1m	Y	Good	Good	Remove for development Tree species include Eucalyptus 4 Cherry 2 Ash 5 Norway Maple 4 Crab apple 2 Sweet Chestnut 1	40+	C2
9	Poplar	25m	600e 7.2m	4m	2m	M	Good	Good	No action	40+	B2
10	Young trees	2m to 7m	100 to 200mm 2.4m	2m	-	M	Fair	Fair	Remove for development Rowan 1 Field Maple 1 Almond 4 Cherry 4 Crab Apple 1	40+	C2

Area No	Species	Height	Stem Dia RPA	Branch Spread	Crown Height	Age Glass	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Useful life Expectancy	Category Grading
11	Group of trees	20m	700e 8.4m	6m	3m	M	Good	Good	No action 5 Cherry, 1 Rowan, 2 Laburnum 1 Birch, 2 Almond	40+	B2
12	Leyland Cypress	20m	600e 7.2m	6m	2m	M	Good	Good	No action 7 trees	40+	C2

4.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT

4.1 Proposed Site Layout (Plan 2A)



4.2 General Comments

The proposed lodges are to be located within open grassland adjacent to existing lodges. The proposal will require the removal of some small (3 - 8m) existing trees described in the schedule as area 8 and 10. None of the trees proposed to be removed have any significant landscape value located in an area surrounded by mature woodland. Some of the small trees in areas 7 and 10 may well be retained within the layout but have not been identified.

4.3 Tree Protection

Given the type of lodge development, it is considered that no tree protection measures in the form of tree protection fencing is required.

4.4 Service and Drainage

It is understood that services and drainage will connect to existing supplies. No new utilities to be constructed within the root protection areas of existing trees See architects plans for further details.

5.0 ARBORICULTURAL METHOD STATEMENT (AMS)

5.1 General Site Management Constraints

- No soil stripping, compaction, excavation or removal is to take place other than for the foundations, services and drainage as proposed.

6.2 Local Planning Authority Meeting

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

6.3 Tree Removal and Site Clearance

- Trees to be removed within areas 8 and 10 only as detailed in the schedule 3.12.

6.4 Erection of Tree Protection

- Not required.

6.5 Construction Work

- Services for the development are to be located as indicated on the architect's 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.

6.6 Completion of work.

- 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.