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Planning Ref: PL/2026/04738

Arboricultural Impact Assessment

- Tree Survey
- Tree Protection Plan
- Arboricultural Method Statement

For:-

Single storey ancillary buildings

At:-

Minal Woodlands House
Woodlands Road
Mildenhall
Marlborough
SN8 2NH

On behalf of:-

Mr and Mrs Holland-Hibbert
Minal Woodlands House
Woodlands Road
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Survey Date: 25th September 2026
Report Date: 1st October 2026
Project no: 2663

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1 BACKGROUND

- 1.1** This Arboricultural Impact Assessment has been instructed by Tuttle Architectural Services, on behalf of Mr and Mrs Holland-Hibbert to specify tree protection measures and to assess the arboricultural impact of the proposed single storey ancillary buildings, to include artist studio, ancillary accommodation, garden storage building and associated landscaping and car parking at Minal Woodlands House.
- 1.2** Trees were surveyed, with findings shown in the Tree Schedule in Appendix B and plotted on the Tree Protection Plan in Appendix A. This also shows tree protection measures, which are specified in the Arboricultural Method Statement in section 5 below. The arboricultural impact is assessed in section 6, which assumes that these measures are followed.
- 1.3** The tree survey was undertaken, and this report has been prepared, by Catherine Fforde HND Hort, Dip Arb L4(ABC), MCIHort, MArborA and approved by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.
- 1.4** This survey and report have been prepared in accordance with the recommendations of BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.

1.5 Documentation supplied:

- Topographical Survey
- Tuttle Architectural Services, Existing Site Plan: drawing no: 1715-01
- Tuttle Architectural Services, Proposed Site Plan: drawing no: 1715-02 B
- Tuttle Architectural Services, Proposed Garden Store: drawing no: 1715-03 C
- Tuttle Architectural Services, Proposed Outbuildings: drawing no: 1715-04 C
- Tuttle Architectural Services, Proposed Site Section: drawing no: 1715-05 B

2 SURVEY DETAILS AND SCOPE

- 2.1** The site survey included trees and shrubs, within influencing distance of the proposed development, with a stem diameter over 75mm at 1.5m height, as shown located on the Tree Protection Plan, included as Appendix A.
- 2.2** Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure were noted.
- 2.3** Tree diameters were measured using a girthing tape and tree heights were measured using a hypsometer. Where use of a tape was restricted by site factors, diameters were estimated, with the diameter recorded in the tree schedule preceded by the word "est".
- 2.4** At the time of the survey, the weather was fine with no restrictions to visibility. Broadleaf trees were not in leaf. In many places, dense undergrowth restricted access/dense ivy restricted visibility of tree stems.
- 2.5** The suitability of trees for inclusion in the future development was considered, in particular considering the safe useful life expectancy, and sustainability, of trees on the site after development is completed.
- 2.6** Tree details are shown on the Tree Protection Plan included as Appendix A. Tree locations have been taken from the topographical survey provided. Where not included on the topographical survey, they have been determined by measuring distances from features shown on the plan, using a laser measuring device. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:
- **Number:** an identity number for each tree, prefixed with a "T", which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees are located close together and are similar in character and management requirements, they have been treated as a Group under a single number, prefixed with a "G".
 - **Species:** common name.
 - **Tree height:** approximate height in metres.

- **Stem diameter:** diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, stem diameters are recorded in the condition column.
- **Branch spread:** approximate spread in metres to N,S,E and W of the trunk. The approximate branch spread is drawn on the plan.
- **Canopy clearance:** approximate height of the canopy above ground. Where a significant, low lateral branch is present, its height and direction of growth is included in the Condition column.
- **Age class:** Young, Semi-mature, Early mature, Mature, Over-mature, Veteran.
- **Condition:** features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.
- **Management Recommendations:** recommendations to ensure the health and safety of the tree, within the future development.
- **Estimated Remaining Contribution:** <10 years, 5-15 years, 10-20 years, 15-30 years, 20-40 years, >40 years.
- **Category grading:** tree classification taken from BS 5837:2012, Trees in relation to design, demolition and construction (see Appendix C for details), as follows:
 - Category U: Unsuitable for retention, trees with less than 10 years life expectancy, normally recommended for removal (Red)
 - Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation. (Green)
 - Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained. (Blue)
 - Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not unreasonably constrain the layout. (Blue)
 - Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting. (Grey)

For category A, B and C trees, a subcategory has been allocated, providing information on the reasons for selection of a specific category, as follows:

- Subcategory 1: mainly arboricultural values.
- Subcategory 2: mainly landscape values.
- Subcategory 3: mainly cultural values, including conservation.
- Trees have been classified irrespective of the possible proximity to future construction. The BS 5837 category is colour coded, as indicated above, on the plan included as Appendix A.
- **Protection Distance:** the protection distance in metres required to provide the Root Protection Area recommended in BS 5837, assuming a circular area centred on the tree.
- **Root Protection Area (RPA):** the area in m², as recommended in BS 5837, to provide sufficient rooting area to ensure tree survival and which, in most

situations, should be fenced off to prevent root damage from construction activities.

3 SURVEY LIMITATIONS

- 3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.
- 3.2 No soil excavation or root inspection was carried out.
- 3.3 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.
- 3.4 The tree survey has been undertaken for planning purposes. Although any obvious structural defects have been noted, a Tree Hazard Assessment has not been carried out. Mature trees close to highly populated areas or public highways should normally be checked for safety annually, by a suitably qualified person.

4 LEGAL PROTECTION OF TREES

- 4.1 The TPO Search website was viewed on 01.10.2026, which showed that the site does not contain any Tree Preservation Orders, nor does it fall within a Conservation Area. The presence of Planning Conditions currently attached to the site, was not checked.

5 ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

- 5.1.1 The proposal is for the erection of ancillary buildings together with associated landscaping and car parking, following demolition of existing buildings. The proposed site plan is included as Appendix F and has been added to the survey drawing, along with tree details, to create the Tree Protection Plan attached as Appendix A.
- 5.1.2 The site is within the curtilage of Minal Woodlands House. The development area is comprised of a partially enclosed walled garden and an adjoining area containing single storey outbuildings. There is dense vegetation to the sides and rear of existing buildings, which restricted access for the tree survey. The area within the walled garden is unmanaged and the surface covered with weedy vegetation.
- 5.1.3 Trees are located around the periphery of the development site, with only smaller fruit trees and a few ornamental trees within the central area. Further trees are located in adjoining properties and those within influencing distance of the proposed development were included in the tree survey.
- 5.1.4 The most significant trees are a yew, T18, and a tulip tree, T5. T18 is located in the adjacent property to the back of the garden wall; the wall appears to be in a structurally poor condition and it is considered unlikely that this is restricting the root spread of the tree. T5 is located to the west of an existing outbuilding; the tree is showing good vitality and could develop into a feature tree once competing vegetation is cleared away.
- 5.1.5 There are a number of ash trees located along the inside of the northern boundary and one ash tree, T14, located just outside the boundary wall. The boundary wall appears to be in a dilapidated condition and it is unlikely to be constraining the root spread of the tree. The ash trees to the rear of the existing outbuildings appear to have been significantly reduced in the past however reduction points were not visible due to regrowth and ivy.

5.2 Tree Work

- 5.2.1 Details of proposed tree works are included in the Tree Schedule included as Appendix B.
- 5.2.2 Nine trees and three tree groups, including one section, are proposed for removal, as detailed in section 6.1 below.
- 5.2.3 In addition, crown lifting of two trees, T5 and T14, and directional pruning of one tree, T18, are required to provide clearance for construction and to improve accessibility.
- 5.2.4 All tree work must be undertaken to the standards set out in BS 3998:2010 Tree work – Recommendations.

5.3 Root Protection Areas

- 5.3.1 Root Protection Areas are shown for all trees in the Tree Schedule included as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan included as Appendix A. Where there are physical obstructions to root growth the Root Protection Area should be shown as an equivalent area that is more likely to reflect actual root growth. The Root Protection Area shows the area around a tree in which all construction activity must normally be excluded, unless appropriate protection measures are implemented.

5.4 Tree Protection Fencing

- 5.4.1 Tree Protection Fencing must be erected where shown on the Tree Protection Plan, included as Appendix A. This will provide full protection of the Root Protection Areas of all retained trees within the site, other than for:
 - areas hatched in blue on the Tree Protection Plan, where No-Dig Construction must be used, as described in section 5.5 below, to protect underlying roots.
 - areas hatched cyan on the Tree Protection Plan, indicating Ground Protection Areas, where roots must be protected, as described in section 5.6 below.
 - areas cross hatched red on the Tree Protection Plan, where there will be excavation at the edge of Root Protection Areas, but where hand excavation must be used, as described in section 5.7, to minimise potential root damage.
- 5.4.2 Tree works can be completed before Tree Protection Fencing is erected, however no contractors plant or vehicles must be allowed to track within the Root Protection Areas unless ground protection panels are laid.

- 5.4.3 Tree Protection Fencing must be from weldmesh panels, at least 2m high, securely fixed, with wire or scaffold clamps, to a rigid framework. This framework must be constructed from scaffold tubes with vertical tubes, at a maximum interval of 3m and driven into the ground at least 0.6m. The structure must be well braced to resist impacts, constructed as per Figure 2 of BS5837:2012, which is reproduced in Appendix D. Alternatively, weldmesh panels can be supported on blocks, providing the blocks are pinned to the ground with road pins, or similar, and the panels are braced, as per Figure 3 of BS5837:2012, which is also reproduced in Appendix D.
- 5.4.4 After erection of Tree Protection Fencing and installation of ground protection, two days' notice must be given to the local planning authority before demolition or construction, including any ground work, starts on site.
- 5.4.5 Tree Protection Fencing must be maintained and retained for the duration of the works, or until such time as agreed in writing with the local planning authority.
- 5.4.6 Weatherproof notices must be fixed to the Tree Protection Fencing, and maintained, stating:-

**TREE PROTECTION AREA
KEEP OUT**

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS
CONTRAVENTION MAY LEAD TO CRIMINAL PROSECUTION
THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- The Protection Fence must not be moved
- No person or machine must enter the area
- No materials or spoil must be deposited
- No excavation must be permitted

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN
PERMISSION OF THE LOCAL PLANNING AUTHORITY

5.5 No-Dig Construction Areas

- 5.5.1 The No-Dig areas, shown hatched blue on the Tree Protection Plan included as Appendix A, must be constructed without excavation apart from the removal of turf/organic matter, which must be carried out by hand. Excavators, dumpers and other site traffic must not be allowed to track on the No-Dig areas until roots are protected by the No-Dig surfacing or ground protection.
- 5.5.2 The No-Dig Construction areas are shown hatched blue on the Tree Protection Plan included as Appendix A. These cover areas within Root Protection Areas where:-
- new hard surfacing is to be constructed on an existing soft area
 - a new garden store is to be constructed
- 5.5.3 Where existing soft areas within No-Dig Construction areas are to be replaced by new hard surfacing, they must be constructed without excavation apart from the removal of turf/organic

matter, which must be carried out by hand. Engineering details must avoid localised compaction, using both a two dimensional geogrid, and a three dimensional cellular confinement system as integral components of the sub-base. A typical section is shown on the Tree Protection Plan included as Appendix A. As well as being fit for purpose, the design and methodology must protect tree roots, by ensuring the following:-

- topsoil/turf can be removed carefully by hand to a maximum of 50mm, but less if roots are found nearer the surface.
- following leveling with soil or sand, a permeable, non-woven geotextile membrane, must be laid.
- a suitable two dimensional geogrid, such the TriAx Geogrid supplied by Tensar International (www.tensar.co.uk), or the Biaxial Geogrid supplied by Geosynthetics Ltd (www.geosyn.co.uk), must be laid over the entire area and underneath the edging.
- pressure treated timber edging boards, supported by driven stakes must be used.
- a suitable cellular confinement system must then be laid to manufacturers instructions on top of the geogrid. Products that might be considered include Geoweb, supplied by Greenfix (www.greenfix.co.uk) or Cellweb, supplied by Geosynthetics Ltd (www.geosyn.co.uk). The depth of the system must be adequate to take the maximum axle weight, as per manufacturers guidance.
- the cellular confinement system must be filled with clean (no fines), washed angular, 4/20mm, stone to provide load support, while allowing air and moisture to permeate to the root zone.
- a further permeable, non-woven geotextile membrane, such as TreetexT300, or an alternative approved product which has similar oil trapping qualities, must be laid over the cellular confinement system.
- a porous, surfacing material, free from contaminants, must then be laid. Either sand bedding and block paving, gravel or permeable tarmac would be suitable.
- removed turf/topsoil can be used to grade surrounding ground levels.

5.5.4 The proposed garden store, which falls within the Root Protection Area of T18, must be built on a concrete slab, constructed on top of existing levels without excavation. Engineering details must include a cellular confinement system filled with clean stone, which will prevent soil compaction and allow gaseous diffusion to and from underlying roots, and may require piles for stability. A typical section is shown on the Tree Protection Plan however a detailed specification must be provided by an appropriately qualified person. As well as being fit for purpose, the design and methodology must protect tree roots, by following the following construction methodology:-

- topsoil/turf can be removed carefully by hand to a maximum of 50mm, but less if roots are found nearer the surface.
- following leveling with soil or sand, a permeable, non-woven geotextile membrane, must be laid.
- pressure treated timber edging boards, supported by driven stakes must be used.
- a suitable cellular confinement system must then be laid to manufacturers instructions. Products that might be considered include Geoweb, supplied by Greenfix (www.greenfix.co.uk) or Cellweb, supplied by Geosynthetics Ltd (www.geosyn.co.uk).
- the cellular confinement system must be filled with clean (no fines), washed angular, 4/20mm, stone to provide load support, while allowing air and moisture to permeate to

the root zone. The depth of the cellular confinement system must be confirmed with the suppliers as being adequate to protect the ground during pile driving operations.

- pile locations must be marked and trial holes dug, by hand, to a depth of 750mm. If roots over 25mm diameter are found, the pile positions must be shifted to avoid them.
- each pile position must be sleeved using plastic piping or a polythene coated cardboard tube to prevent concrete from the pile leaching into the root zone. Alternatively screw piles (see eg. www.abcanchors.co.uk) may be used which avoids the need for concrete in the root zone.
- a further non-permeable, geotextile membrane, or heavy-duty polythene must then be laid before the reinforced concrete base is laid, which will be supported by the piles.
- removed turf/topsoil can be used to grade surrounding ground levels.

5.5.5 Site traffic, including pedestrians, must not be allowed on the No-Dig areas unless roots are protected by existing hard surfacing, new No-Dig surfacing or unless suitable ground protection panels are laid. Either Maxitrack mats, as supplied by the Marwood Group, (www.marwoodgroup.co.uk) or Euro Mat or Pro Mat panels, from Ground Guards (www.ground-guards.co.uk), or a similar approved product, must be used, laid on top of a compressible layer of sand or woodchips, laid onto a geotextile. If access is only required for pedestrians, 25mm plywood or side butting scaffold boards can be laid, on top of a compressible layer of sand or woodchips, laid onto a geotextile.

5.5.6 Alternatively, the build up for the new No-Dig permeable surface can be used for construction traffic providing an adequate depth of cellular confinement system is used for the loads anticipated. In this case, the same section detail shown on the Tree Protection Plan must be used but with the sand and porous paving surface replaced with clean stone. This can then be removed together with the underlying geotextile at the end of the construction period and a new geotextile laid and final surface laid.

5.5.7 No-Dig construction will result in an increase in levels. This must be fully taken account of in all other aspects of the design.

5.6 Ground Protection Areas

- 5.6.1 The Ground Protection Areas, which are hatched cyan on the Tree Protection Plan, contain soft areas where ground protection must be laid to protect any underlying roots.
- 5.6.2 Adjacent to the new buildings, where pedestrian movement and erection of scaffolding will take place within the Root Protection Areas of trees, Ground Protection Areas are shown on the plan. The Tree Protection Fencing must be erected where shown on the Tree Protection Plan, with the ground between the fencing or boundary wall and the building protected by either 25mm plywood or side butting scaffold boards, on top of a compressible layer of sand or woodchips, laid onto a geotextile. Alternatively, scaffold boards can be fixed on a driven scaffold frame, so as to form a suspended walkway.
- 5.6.3 Ground protection must be laid before any construction including ground work starts on site and must be maintained in good condition until all construction operations have been completed. Ground protection must be fit for purpose and be replaced with an alternative product if panels start to move or any sign of ground compaction is seen.

5.7 Hand Dig Areas

- 5.7.1 The Hand Dig trenches/areas, shown cross-hatched red on the Tree Protection Plan, must be dug to formation level /a depth of 1m by hand, neatly severing any roots found, using secateurs or a hand saw. Any further excavation required, either to a greater depth than 1m or outside the hand dug areas, can be carried out with an excavator, since it is unlikely that significant live roots will be found.
- 5.7.2 Heavy-duty polythene must be used to line the sides of the trenches adjacent to the trees, before concrete is poured, to avoid the toxic effects of cement on tree roots.
- 5.7.3 On no account must use of an excavator be used in the top 1m of the Hand Dig areas, which would rip roots and cause unnecessary damage.

5.8 General measures

- 5.8.1 No construction activity whatsoever, including routing of underground services, storage of materials or on-site parking, must be allowed within Root Protection Areas, other than that specifically described above.
- 5.8.2 No mixing or storage of cement, concrete, oil, fuel, bitumen or other chemicals must be permitted within 10m of the trunk of any retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area.
- 5.8.3 Fires must not be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.
- 5.8.4 Landscape works carried out within Root Protection Areas must be undertaken with great care so as not to damage shallow roots. Tractor mounted rotovators or other heavy mechanical cultivation must not be used within the Root Protection Areas.
- 5.8.5 If any tree shown for retention is removed, uprooted or destroyed, another tree must be planted in the same location, at a size and species to be agreed in writing with the Local Planning Authority.
- 5.8.6 A copy of this report and the Tree Protection Plan must be kept on site and must be fully understood by the Site Agent.

5.9 Bat roosts

- 5.9.1 The current legislation makes it a criminal offence to disturb, damage or destroy any bat roost or hibernation area. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

5.10 Birds

- 5.10.1 The current legislation makes it a criminal offence to disturb nesting birds. The nesting season is generally assumed to be from 1st March to 31st July, however this can vary depending on species and location. During these months a careful inspection must be made before work commences and works must be postponed if active nests are found.

5.11 Arboricultural Supervision

5.11.1 A qualified Arboricultural Consultant must be retained during the period of construction to carry out the following:

- to meet with/ liaise with the contractor, prior to construction or demolition starting on site, to ensure this Arboricultural Method Statement is fully understood and can be complied with in full. If any revisions are required, a revised Arboricultural Method Statement must be approved by the local planning authority, prior to construction or demolition starting on site.
- to inspect Tree Protection Fencing and ground protection, prior to construction or demolition starting on site.
- as necessary, to advise on any issues at the request of the local planning authority, the developer, architect or contractor.

The details of each site visit must be recorded using a site visit proforma, with copies circulated to the contractor, developer and the local authority tree officer within three working days of the visit.

6 ARBORICULTURAL IMPACT ASSESSMENT

6.1 The following trees / tree groups, categorized as per BS 5837 (see Appendix C for details), are proposed for removal:

- Category U – unsuitable for retention: Four trees – T1, T4, T6 and T12.
- Category C – low quality or trees with a stem diameter <150mm: Four trees – T2, T11, T21 and T22, and three groups – G13, G16 (section) and G19.
- Category B – moderate quality: One tree:
 - T9 – a 12.5m high, mature ash.

6.2 For the most part trees which are proposed for removal are either dead or declining, low quality trees, or trees with small stem diameters which could be replaced by new trees. Only one moderate quality tree is proposed for removal however this category grading is based on the contribution the tree is making to collective landscape greening, rather than for arboricultural merit as an individual tree. It is considered that the removal of all the trees could be mitigated by new tree planting and that the use of species which are suited to the available space and which do not need to be maintained by excessive reduction will provide a more sustainable arboricultural landscape in the long term.

6.3 Protection measures have been specified to protect the Root Protection Area of all retained trees, other than for:-

- T7, where there will be excavation with root loss of approximately 0.16m², or 0.1% of the Root Protection Area.
- T14, where there will be excavation with root loss of approximately 4.6m², or 5% of the Root Protection Area.

The amount of projected root loss for T7 is miniscule and will not result in any adverse impact on the tree. For T14 the amount of projected root loss represents only a small proportion of the Root Protection Area and it would be very unlikely to produce an adverse impact. Hand dig excavation has been specified in order to prevent unnecessary root loss and damage which would occur through mechanical excavation.

6.4 The new garden store will be set over the Root Protection Area of a mature yew, T18. No-Dig construction has been specified for the garden store and for the area of driveway to its front. Although now fallen into disuse, Google earth images show that the area was previously cultivated and therefore the rooting environment of the tree would have been subject to ongoing disturbance and likely root damage. The proposed changes to this area will prevent further disturbance and the use of a no-dig method of construction will allow the roots to freely exploit the area beneath the building and the driveway. The yew is showing good vitality and there should be no adverse impact from the development. It is however important that roof water drainage be designed to take the flow to the south end of the building where new drainage pipework can be installed outside the Root Protection Area.

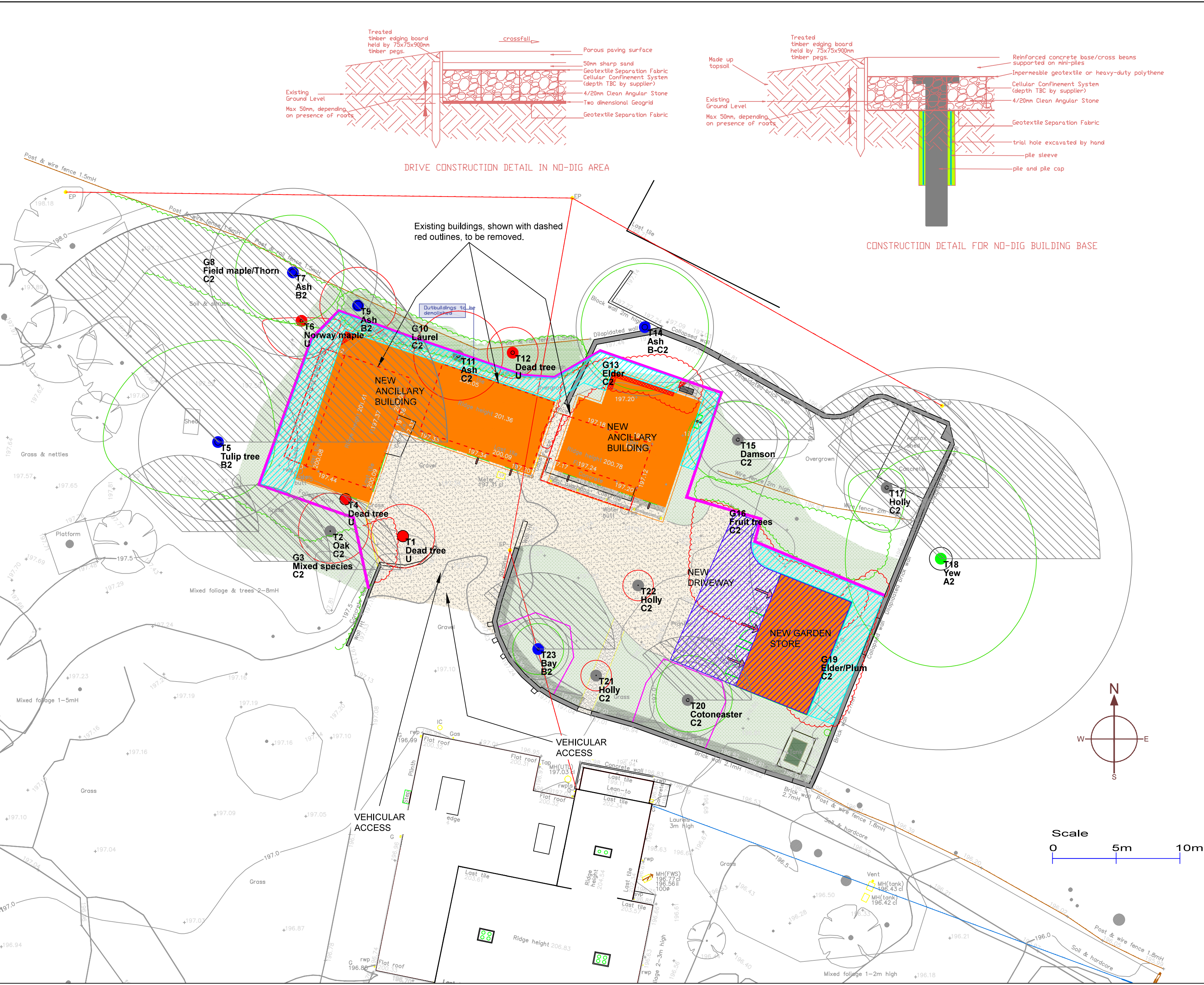
6.5 Although preservation of Root Protection Areas is deemed to protect tree roots, in some cases buildings may need to be set further back to ensure the future sustainability of trees. If buildings are too close to trees, future occupiers may be likely to seek the reduction, or removal of trees, if they are cutting out excessive sunlight or providing a claustrophobic or threatening environment. Section 5.2.2 of BS 5837:2012 states that "an indication of potential direct obstruction of sunlight can be illustrated by plotting a segment with a radius from the centre of the stem equal to the height of the tree, drawn from due North West to due East, indicating the shadow pattern through the main part of the day." Shading patterns for key trees have been shown on the plan. This shows that some parts of the new buildings are within potential shading areas however very little shade falls on the fenestrated areas. Therefore the tree shade will have little effect on the amount of sunlight reaching the building interiors and in this case it is not considered to be an issue.

6.6 There will be some large trees in relatively close proximity to the new buildings however this will not be materially different to that with the existing buildings. The setting of the replacement buildings into the treed landscape will maintain the rural nature of the site. The retained trees and boundary vegetation will contribute to the amenity of the site and will provide screening between the site and the adjoining property. The proposals will not therefore adversely affect the sustainability of retained trees.

- 6.7 Where buildings are in close proximity to trees there is potential for tree related nuisance, such as blockage of roof water drainage by falling leaves, seeds and other debris. However, this can be alleviated by the use of gutter guards and it is recommended that these are fitted to the gutters at the time of installation.
- 6.8 Provided the recommendations in this report are followed, the arboricultural impact of this development on existing tree cover is considered acceptable. Arboricultural supervision has been included to assist with tree protection measures and a landscape plan, including new tree planting can be conditioned if required.

7 REFERENCES

- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*
- *BS3998:2010 Tree Work. Recommendations.*
- *The use of Cellular Confinement systems near Trees: a guide to good practice Arboricultural Association Guidance Note 12.*



APPENDIX A

Key

- Category U
- Category A
- Category B
- Category C
- Crown spread: retained trees
- Trees For Removal
- Root Protection Area
- Tree Protection Fence
- No-Dig Construction
- Ground Protection Area
- Hand Dig Area
- BS 5837 Shade Area

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JOB TITLE MINAL WOODLANDS HOUSE		
DRAWING TITLE TREE PROTECTION PLAN		
DRAWING NUMBER 2663-01		REV
REVISIONS		
SCALE 1: 200 at A2	DATE SEP 26	DRAWN BY cf

Minal Woodlands House

Appendix B
BS 5837: 2012 Tree Schedule

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distance (m)	Root Protect. Area (m2)
				N	S	E	W								
T1	Dead tree	5	est 900	2.5	2.5	2.5	2.5	1	Dead	Ivy covered with bramble and honeysuckle. Stem previously topped at approx 3m. Habitat value.	Remove to facilitate development.	<10	U	10.8	366
T2	Oak	6	110	3	2.5	3	2.5	1	Young	Young tree at edge of area of mixed tree planting. Secondary stem from 0.7m to southeast - stems 100 & 50mm diameter. No clear leader. Mildew. Showing good vigour.	Remove to facilitate development.	>40	C2	1.3	5
G3	Mixed species	1.5 - 6	25 - 200					0.5	Young	Closely spaced planted trees - some with tree shelters still in place. Species including Norway maple (variegated), sweet gum (Worpleston), beech and cherry. Area of overgrown shrubs to south with laurel and self set elder and holly. Insufficient space for trees to develop.	Clear weedy vegetation. Selectively thin to allow better quality trees, such as sweet gum, space to develop.	15-30	C2	2.4	18
T4	Dead tree	6	est 900	0	0	0	0	0.0	Dead	Ivy covered, topped and de-limbed stem. Extensively decayed. Self set holly, elder, dog rose and bramble growing around. Habitat value but at risk of future failure.	Remove to facilitate development.	<10	U	10.8	366
T5	Tulip tree	18	est 520	8	4.5	4.5	9	1.0	Early mature	Growing through bramble - base not inspected. Low dead branches to north and west where shaded out but generally good vitality.	Remove section of ivy from base. Lift crown to provide 2.5m clearance.	>40	B2	6.2	122
T6	Norway maple	7.5	est 240	0	3	3	3	2.0	Early mature	Growing out from G8, with crown swept to south. Dense ivy. Extensive deadwood.	Remove.	<10	U	2.9	26
T7	Ash	14.5	est 550	4.5	4	4	4.5	N 2 S 6	Mature	In area of dense vegetation with no close access. Stem bifurcates at 1.7m. No clear view of crown structure.		20-40	B2	6.6	137
G8	Field maple/Thom	2 - 7	25 - 150					0.5	Young-Mature	Linear group of closely spaced, scrubby trees extending to west along inside of boundary fence. Shaded out in places. Occasional viburnum.	Cut back around building corner only where necessary to facilitate access for construction.	10-20	C2	1.8	10
T9	Ash	12.5	est 700	3	2.5	3	3	S 4	Mature	In area of dense vegetation with no close access. Previously reduced to approx 7m but reduction points obscured by very dense fresh growth. Good vitality.	Remove to facilitate development.	20-40	B2	8.4	222

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara- nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
G10	Laurel	4 - 5	50 - 150					0.2	Mature	Area of dense evergreen shrubs. Unmanaged. Providing screening to buildings. Occasional elder growing through. Logs piled in amongst.	Cut back or remove, as required, to provide clearance to new building. Reduce and maintain height at 3-4m. Remove self set ash and elder.	15-30	C2	1.8	10
T11	Ash	8.6	est 300	3.5	3.5	3.5	3.5	3	Early mature	Ivy covered stem, growing through laurel - base not inspected. No clear leader - possibly previously reduced but reduction points obscured by ivy. Low quality.	Remove to facilitate development.	10-20	C2	3.6	41
T12	Dead tree	8	est 300	2	2	2	2	3	Dead	Located to back of building - no access and all dimensions estimated.	Remove.	<10	U	3.6	41
G13	Elder	4 - 5	150 - 250					1	Mature	Growing between buildings and along internal fence line. Declining.	Remove to facilitate development.	5-15	C2	3.0	28
T14	Ash	12	est 450	5	5	5	5	S 3.5	Mature	Growing in adjacent property, with stem located in a corner between a brick and flint wall and a concrete block wall. Brick and flint boundary wall is degraded and collapsing. Stem bifurcates at approx 2.7m. Dense ivy. Lower crown to northeast reduced back over gas tanks. Low vigour. Minor deadwood.	Lift crown, as necessary to provide 1m clearance above roof of new ancillary building.	15-30	B-C2	5.4	92
T15	Damson	6	260	3	3.5	4	4	1.2	Mature	Twin stem from 1.2m - 180 & 190mm with two truncated limbs from union, both partially split out creating decay entry points. Two low spreading limbs from 0.2 - 0.3m. Minor deadwood. Fruiting. Potential to retain in the short term.	Cut back west side of crown to provide 1.2m clearance to new building.	5-15	C2	3.1	31
G16	Fruit trees	1.2 - 4.5	25 - 60					0.5	Young	Apple, pear, plum, mirabelle, crab apple and apricot. Unmanaged. Some with poor structure and others leaning.	Remove trees where necessary to allow construction of new garden store and driveway. Bring retained trees back into management, retaining better quality trees.	10-20	C2	0.7	2

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distance (m)	Root Protect. Area (m2)
				N	S	E	W								
T17	Holly	8	est 280	1.5	3.5	1.5	3	1	Early mature	Becoming engulfed in ivy. No close access to survey. Poor form but contributing to landscape greening. Berryng.	Remove section of ivy from base. Cut back crown, away from apricot on south side.	10-20	C2	3.4	35
T18	Yew	12.5	est 1800	8.5	8.5	7.5	7.5	1.5	Mature	Growing in adjacent property close to boundary wall - no access to survey. Very large basal stem with three leading stems from approx 2.5m. Smaller yew stems around main base. Good vitality. Elder growing through crown. Tree with high conservation value.	Lightly trim back lower crown, only as necessary to provide 1.2m clearance to new garden store.	>40	A2	15.0	707
G19	Elder/Plum	3 - 5	120 - 280					0.5	Mature	Low quality, scrubby trees to inside of wall. Plum engulfed in ivy and with broken and fallen stems. Plum causing structural damage to wall. No arboricultural merit.	Remove to provide clearance to new building and to allow repairs to boundary wall.	5-15	C2	3.4	35
T20	Cotoneaster	5	250	3.5	2.5	3.5	2.5	1	Mature	Approx 25 stems, average 50mm. Large shrub.		5-15	C2	3.0	28
T21	Holly	3	50	1.2	1.2	1.2	1.2	0.5	Young	Previously topped at 1.6m - possibly an outgrown topiary tree. Smooth edged leaves. Berryng. Good vitality.	Remove to facilitate development.	15-30	C2	0.6	1
T22	Holly	4.5	70	1.2	1.2	1.2	1.2	0.5	Young	Previously topped at 1.4m - possibly an outgrown topiary tree. Two leading stems. Smooth edged leaves. Berryng. Good vitality.	Remove to facilitate development.	15-30	C2	0.8	2
T23	Bay	6	200	2	2	2	2	0.5	Early mature	Five stems, average 90mm. Dense evergreen tree. Under utility lines.	Prune as required to maintain clearance to lines.	20-40	B2	2.4	18

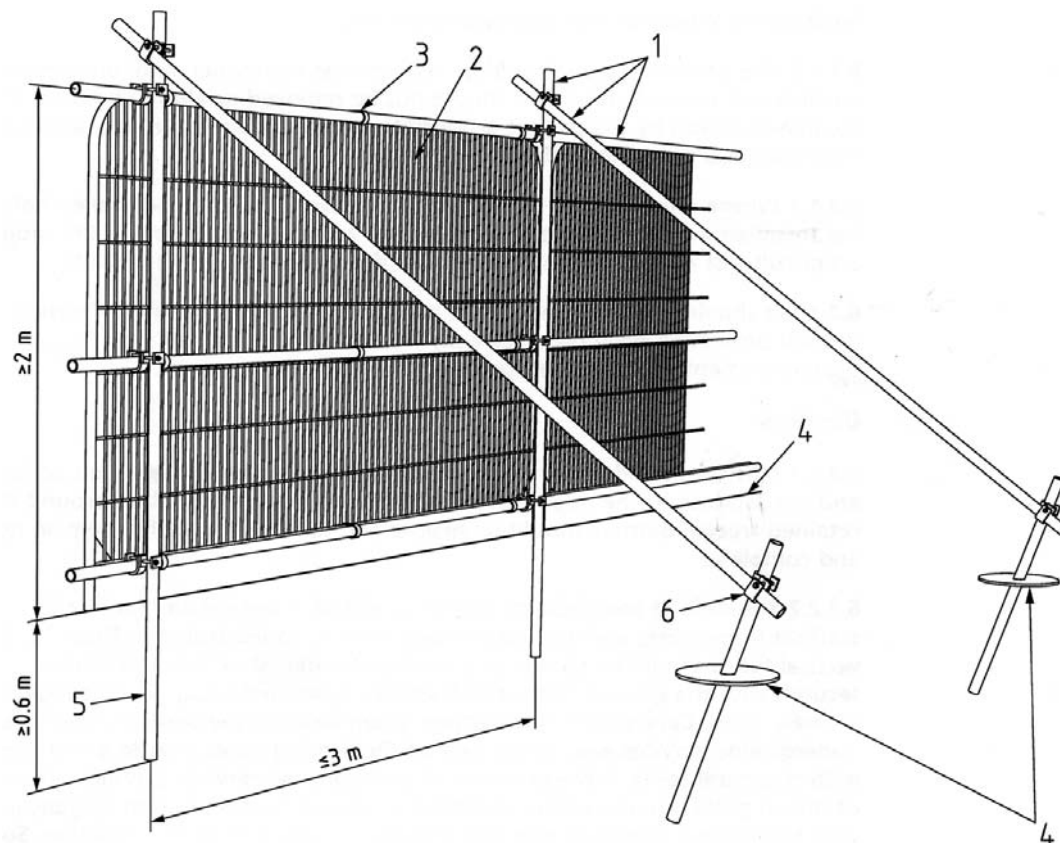
BS 5837:2012, Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U 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	- 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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	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)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	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	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	Trees with material conservation or other cultural value	See Table 2
Category C 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	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	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	Trees with no material conservation or other cultural value	See Table 2

Figure 2

Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m galvanised tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps



Examples of above-ground stabilising systems

Figure 3a

Stabiliser strut with base plate secured with ground pins

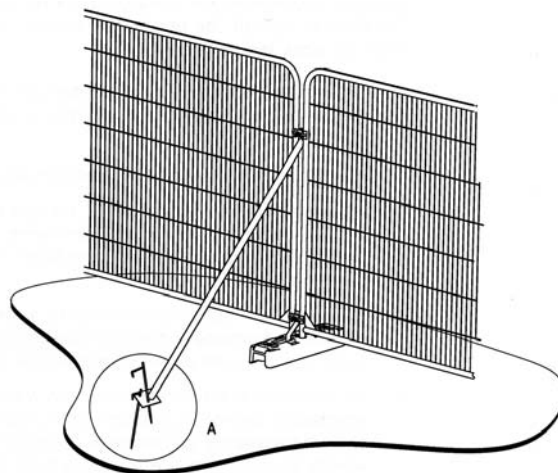
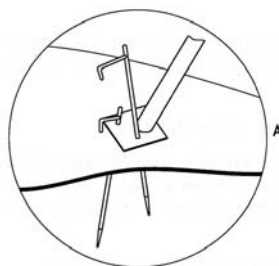
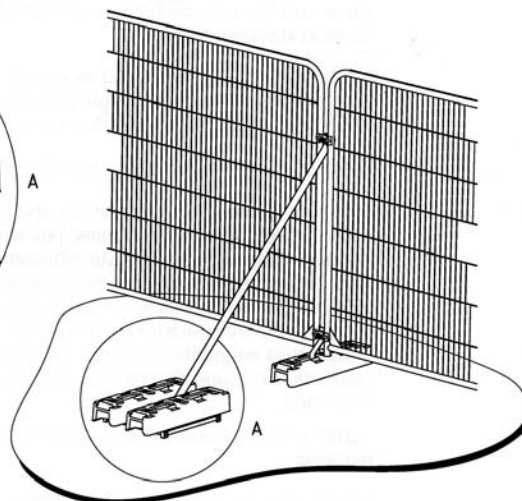
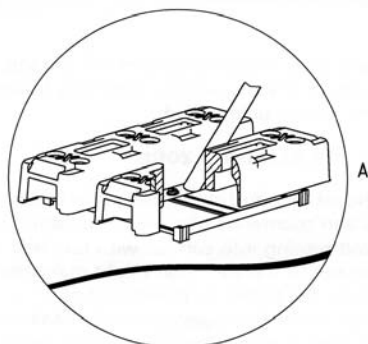
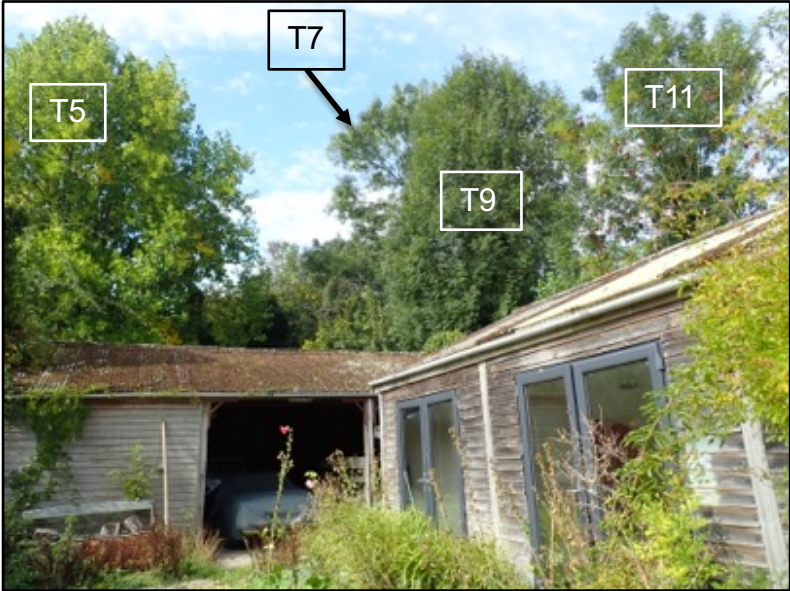


Figure 3b

Stabiliser strut mounted on block tray





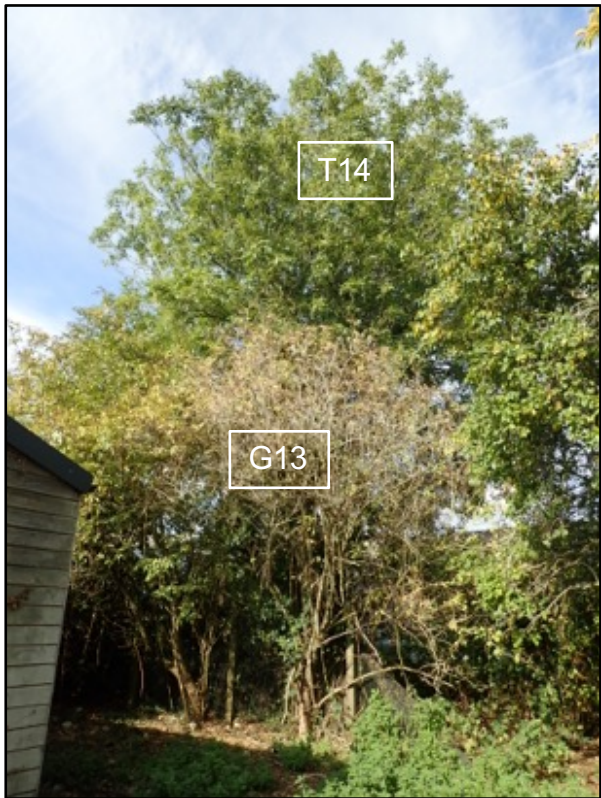
Two of the three existing outbuildings, with trees to rear.



Trees and dense undergrowth to south of westernmost outbuilding. A lean-to log store is attached to the rear of the building.



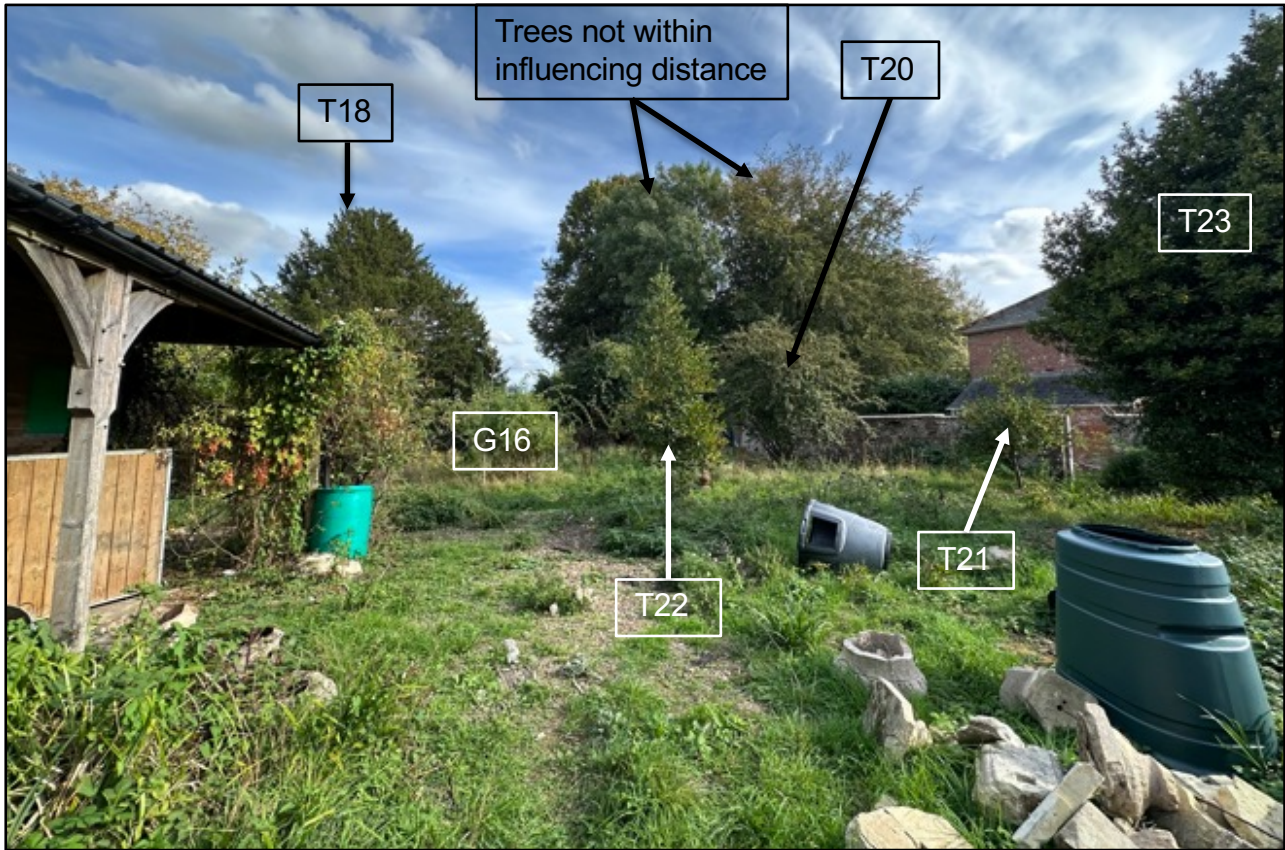
View to south along west side of outbuilding.



Trees to rear of easternmost outbuilding. G13 proposed for removal.



Damson T15 to side of easternmost outbuilding.



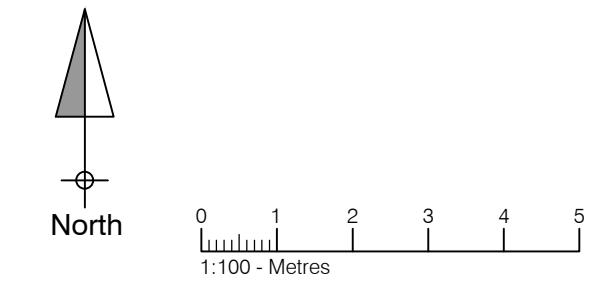
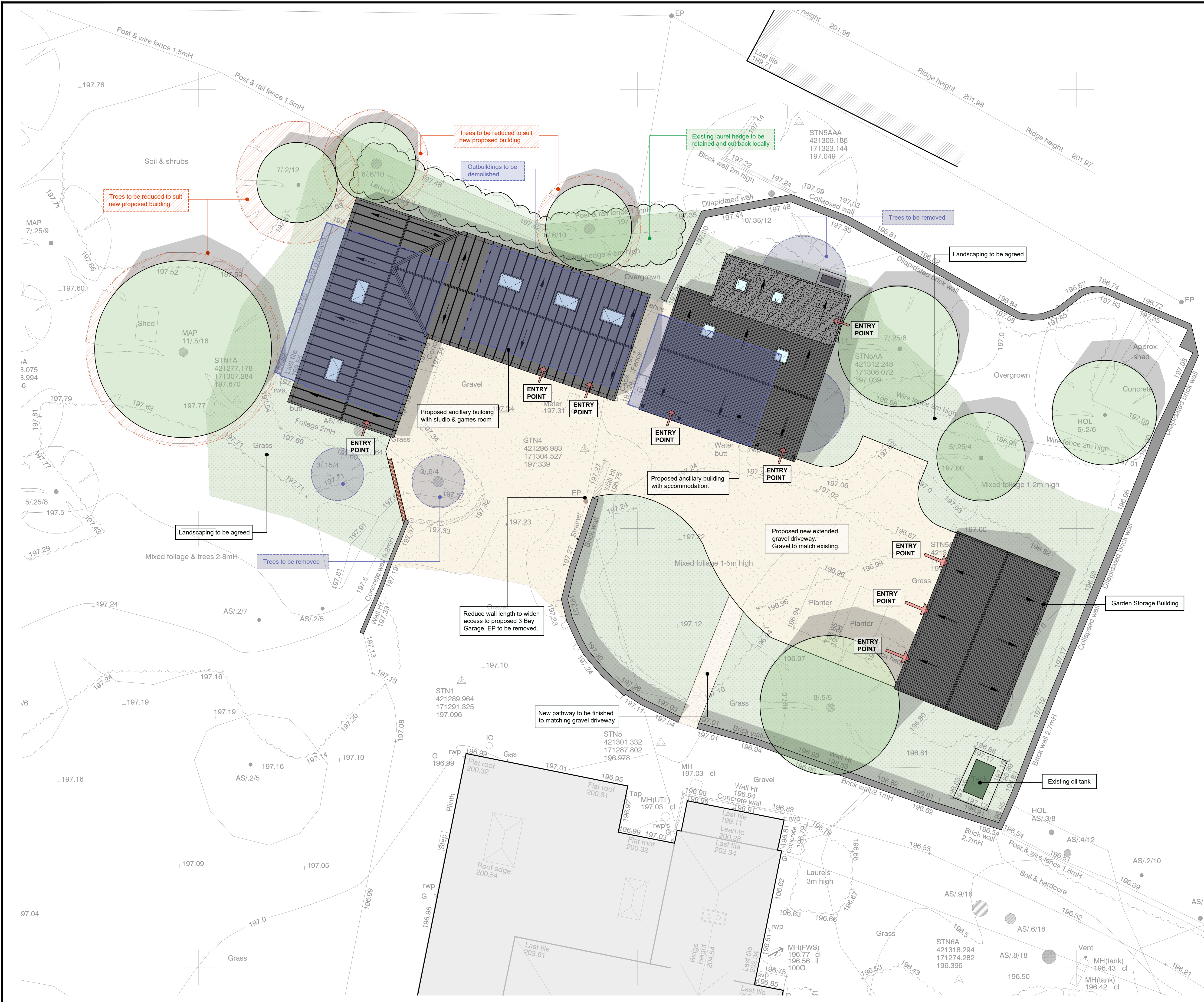
View to southeast across walled garden. T21, T22 and some trees from G16 proposed for removal.



Good quality yew tree, T18, located in adjacent property.



View across area where new garden store is proposed. G19 proposed for removal.



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JOB TITLE

Proposed single storey ancillary buildings to the rear of Minal Woodlands House buildings to include: Artist studio, Ancillary Accommodation, Garden Storage Building & associated landscaping & car parking @ Minal Woodlands House, Woodlands Road, Mildenhall, Marlborough, Wiltshire, SN8 2NH

DRAWING TITLE

Proposed Site Plan

DRAWING NUMBER	REV
Minal Woodlands House - 02	B

REVISIONS

Rev A - Amendments following client meeting
Rev B - Amendments following client meeting

SCALE	DATE	DRAWN BY	PAPER SIZE	JOB No.
1:100	June 26	MCW	A1	1715