



**Arboricultural Survey & Impact Assessment
Crabtree Arena
Firs Lane
Hoylandswaine**

Report Reference: AIA-2711-1
5 October 2026

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1 Introduction

1.1 Instruction And Brief

1.1.1 Tree Care Consultancy were commissioned by Tom Pears to prepare an Arboricultural Survey and Impact Assessment to accompany a Planning Application for the erection of a replacement barn at Crabtree Arena. The report produced includes the following information:

- A tree survey (appendix 3), undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations
- Tree Constraints Plan - TCP (appendix 4) and Tree Impact Plan - TIP (appendix 5) which highlight the potential development limitations trees pose on site
- An Arboricultural Impact Assessment which highlights any potential impacts the proposal may have on surrounding trees.

1.1.2 This report is based on site observations and information provided by the client and Planning Agent and Architect Ron Lister . Conclusions have been made in light of the surveyor's experience and qualifications.

1.1.3 This report is only concerned with trees in relation to construction. This report makes no attempt to provide a full safety inspection of the trees surveyed. It should not be seen as an alternative for a Tree Hazard Assessment which is specific to minimising the risk and liability associated with trees.

1.1.4 Climatic conditions including storms, drought and temperature-related factors can cause damage and failure in apparently healthy trees. It should be remembered that all trees do pose a risk and whilst every effort has been made to detect any major defects in inspected trees, no guarantee can be given as to their safety. Although the risk should be managed to an acceptable level, no tree can be guaranteed as safe at all times.

1.1.5 This report is based on Visual Tree Assessment (VTA) methodology, as devised by Mattheck (1991). V.T.A is a ground level visual assessment of a tree, which is carried out to identify obvious mechanical defects, signs of ill health, potential mechanical failure and the suitability of a tree to a site. The survey is compiled in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations with Root Protection Areas (RPA's) based upon section 4.6 of the document.

1.2 Site Visit

1.2.1 An arboricultural survey was undertaken by Steve Waterson on 19 August 2026.

1.2.2 On the day of the survey, weather conditions were dry and still with no visibility constraints.

- 1.2.3 Measurements were calculated using the necessary instruments or estimated where access could not be gained. No climbing inspections or decay detection analysis was undertaken.
- 1.2.1 Details explaining the criteria and methodology used in generating the tree survey schedule is included at Appendix 1 and 2. Trees were graded using table 1 of BS5837. The resulting tree survey data results are included within the tree survey schedule at Appendix 3.
- 1.2.2 This survey should be read in conjunction with the TCP (appendix 4) and Tree TIP (appendix 5) which have been prepared by overlaying tree survey data onto an Ordnance Survey plan and a proposed site layout plan supplied by the Planning Agent. The author has relied on the accuracy of these documents in the production of this report.

1.3 Site Description

- 1.3.1 The wider site comprises an equestrian centre and the home of the applicant. To the front of the dwelling is an existing barn that is the subject of an application to demolish and rebuild a replacement on an almost identical footprint. Access to the site is via a drive that fronts Firs Lane to the north. The area is predominantly agricultural in character.
- 1.3.2 The sites most significant tree cover comprises a line of Oak T1 to T5 that front Firs Lane to the west of the existing stables. Elsewhere a line of hedging conifers occupies the site frontage (H8) east of the existing stables, and a further line of conifers (H6) stand to the southwest of the existing stables. In addition, a small Hawthorn T7 stands tight against the northern elevation of the existing stables.
- 1.3.3 The site topography is relatively level in the vicinity of the existing stables.

1.4 Tree Status

- 1.4.1 The site is not located within a Conservation Area and no trees on site are subject of Tree Preservation Order (TPO) controls. In the case of trees that are subject of TPO, Conservation Area controls or planning application procedures it is essential the Local Authority's advice is sought and where necessary consent obtained prior to undertaking any tree removal or pruning operations.

1.5 Soil Assessment

- 1.5.1 No soil information was provided for the author.
- 1.5.2 The precise soil type could only be confirmed with further soil investigation/analysis though it is assumed that the potential for the sub soil to consist of a highly shrinkable clay to be low.

2 Tree Quality Assessment

- 2.1.1 As highlighted in table 1 below, the tree survey included 6No. individual trees and 2No. hedgerow/tree groups. Of these 3No. individual trees were identified as moderate category "B" material, 2No. individual trees and 2No. hedgerow/tree groups were identified as low category "C" material. 1No. individual tree was identified has a seriously defective category "U" material.

Table:

Category	Category Description	Tree Numbers
'A'	Trees of high quality, with life expectancy in excess of 40 years	Nil
'B'	Trees of moderate quality, with life expectancy in excess of 20 years	T1, T3, T4
'C'	Trees of low quality with life expectancy in excess of 10 years or young trees	T2, H6, T7, H8
'U'	Seriously defective trees that cannot be retained in present context for longer than 10 years	T5
Total number of trees:		6No. individual trees & 2No. hedgerow/tree groups

- 2.1.2 Save for the moderate category "B" trees T1, T3 and T4 the remaining tree cover present consists of the low-quality category "C" and seriously defective category "U" items.
- 2.1.3 The category "C" and "U" items are either of limited stature, poorly located, or unsustainable in the longer term. Should the need arise these trees are readily replaceable within normal arboricultural management protocols or within the context of the proposed development.
- 2.1.4 Generally, the Local Planning Authority is likely to accept the removal of trees in a poor condition or those with a minimal, safe, useful life expectancy. This usually includes category 'U' and 'C' trees. This presumption is also viewed reasonable where it accords with accepted arboricultural objectives.

3 Arboricultural Impact Assessment

- 3.1.1 The following section evaluates the proposed layout in relation to trees within influencing distance of the proposed development. Any tree and design conflicts are highlighted, and possible remedial action recommended. The assessment is based on the surveyor's findings and the proposed plans and information provided by the client and Planning Agent/Architect.

- 3.1.2 The proposal seeks to demolish the existing stable block and erect a replacement building on a near identical footprint.

3.2 Trees To Be Removed As Part Of The Development

- 3.2.1 As highlighted in table 2 below, technically the proposal need not require the removal of any tree cover, however with regards to Oak T5 and Hawthorn T7 these trees are recommended for removal on arboricultural management grounds irrespective of the proposed development. The removal of these trees will have limited impact on the appearance of the surrounding area.

Table 1:

Tree categories A, B, C & U	Trees to be retained and protected	Trees to be removed for development	Trees to be removed for arboricultural management reasons
'A'	Nil	Nil	Nil
'B'	T1, T3, T4	Nil	Nil
'C'	T2, H6, H8	Nil	T7
'U'	Nil	Nil	T5

- 3.2.1 All other trees detailed in the report can be retained and adequately safeguarded throughout the development process.

3.3 Demolition

- 3.3.1 The existing stable buildings are to be demolished prior to the commencement of new build and there is potential for rooting material from retained trees T4 and hedgerow/tree groups H6 and H8 to be present close to or beneath the existing foundations. Should the need arise this issue can be addressed at the detailed planning stage via an agreed Arboricultural Method Statement.

3.4 Below Ground Constraints (Foundations)

- 3.4.1 The area of roots that need to be protected around a tree to try to ensure it does not suffer damage during the construction process is called the Root Protection Area (RPA).
- 3.4.2 As recommended in BS5837 we have plotted the RPAs (in magenta) onto the attached Tree Constraints Plan (TCP) taking full account of the surrounding topographical factors, tree condition and probable root disposition.

- 3.4.3 It will be noted the TCP and TIP show default radial RPA's for all trees notwithstanding the presence of structures that may have influenced root morphology. For example, the presence of Firs Lane and existing stable block within the theoretical RPA's of trees may have resulted in a simplified representation of the tree roots actual morphology/disposition. However, in view of the relatively minor changes impacting on the recorded RPA's and the fact that modifications to the shape of the RPA would largely be based on conjecture, default radial RPA's for all trees are specified.
- 3.4.4 Taking account of the above the proposed construction footprint sits marginally within the theoretical RPA's of hedgerow/tree groups H6 and H8. The trees in question exhibit good vitality and as such the very minor RPA incursions are unlikely to cause physiological harm, providing adequate protection is afforded to the trees throughout the demolition and construction phase of work.

3.5 Above Ground Constraints (Facilitation Pruning)

- 3.5.1 In terms of future construction work save for very minor pruning of the western most spread of H8 there is no requirement to undertake facilitation pruning. Retained trees can be expected to grow to their overall dimensions. The expected future growth of the retained trees is not considered to cause any significant conflicts with the future use of the replacement stables.

3.6 Alterations to Ground Levels

- 3.6.1 A rise or reduction in soil level can have major implications on the health and longevity of trees. No ground level alterations are proposed within the RPA's of retained trees.

3.7 Tree Protection

- 3.7.1 Tree protection fencing and ground protection will be installed to meet or exceed British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations prior to the commencement of any site works e.g., before any materials are brought on site. Tree protection fencing will have signs attached to it stating that this is a Construction Exclusion Zone (CEZ) and that **NO WORKS** are permitted within the CEZ. The protective fence may only be removed following completion of all construction works.

3.8 Material Storage & Site Compound

- 3.8.1 No material storage or plant movement will be required within the Construction Exclusion Zone of retained trees. The existing access and hardstanding will serve the development and be used as the only entrance for the duration of the build. There is adequate space available within the site to establish a dedicated site compound clear of existing RPA's and canopy cover.

3.9 Services (Drainage & Utilities)

- 3.9.1 No service drawings have been provided for comment, however it is envisaged the proposed building will utilise existing drainage and utilities clear of the RPA's of retained tree and hedgerow material. Should it become necessary to excavate within the prescribed RPA's of surrounding trees these must be installed using techniques and methods described at section 4.1 of the current edition of the National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (www.njug.org.uk) or if this is not practicable, trenches are to be opened by compressed air excavation tools and not mechanically dug. Before any excavation within the highlighted RPA's commences, advice should be sought from either the project Arboriculturist or the local authority tree officer.

4 Conclusions

- 4.1.1 The design intention is to safeguard wherever reasonably practicable the health and longer-term viability of retained tree cover and the value it affords to the site.
- 4.1.2 As demonstrated, accepting the loss of seriously defective trees T5 and T7 the proposal can safely retain all other tree and hedgerow material whilst providing sufficient space for future tree growth.
- 4.1.3 Retained tree cover can be adequately safeguarded by tree protection measures which can be detailed within an Arboricultural Method Statement. It is assumed this is a matter the LPA would be agreeable to considering under the current application or a pre commencement planning condition.
- 4.1.4 The protection of trees and their subsequent health and future potential is dependent upon all persons operating within the site. Communications are vitally important to ensure that all parties understand the reason for tree protection and its continued existence. Providing all necessary tree protection works are undertaken as required by a planning condition on any approval notice, retained trees and development alike will satisfactorily coexist.
- 4.1.5 It is hoped that this report and recommendations provides all necessary information, however, should there be any queries, or should clarification of any points be required, please contact the report author.

Appendices

Appendix 1 - Explanation of Survey Details

Tree Id- Each tree/group has been given a unique number, which coincides with the drawings located in appendix 3.

Species & botanical name- where identifiable the full botanical name has been given. Where a cultivar, variety or species cannot be accurately given the genus name only will be given.

Height (m)- measured approximately to the nearest 1m. If height issues are critical, measurements can be collected accurately using optical instruments.

No of stems- the number of separate stems each individual tree has.

Stem Dia @1.5m (mm)- the diameter of the given tree at 1.5m above soil level, (on sloping ground taken on the up-slope side of the tree base). Where the tree is multi-stemmed measurements will be record for each stem.

Spread- indicates the crown radius from the base of tree in four compass directions, recorded to the nearest metre.

Crown height + direction (m)- recorded as the first significant branch and direction of growth.

Life stage- described as young, semi-mature, early-mature, mature or over-mature.

Physiological condition (P)- an assessment of the tree's health. Considers vitality, die back and the presence of disease. Described as Good = no significant health problems Fair = symptoms of ill health that can be remediated Poor = significant ill health.

Structural condition (S)- an assessment of the trees structural condition. Described as Good = no significant defects Fair = significant defects that can be remediated Poor = significant defects no remedy.

Observations – negative and positive- narrative comments on general condition, significant defects and overall appearance (e.g., the presence of any decay).

Preliminary management recommendations- e.g., requires pruning or further investigation of suspected defects is needed.

Estimated Remaining Contribution - <10, 10+, 20+, 40+

Retention Category- Each tree/group is identified with a retention category in accordance with BS5837 (an in-depth explanation is provided on the following page)

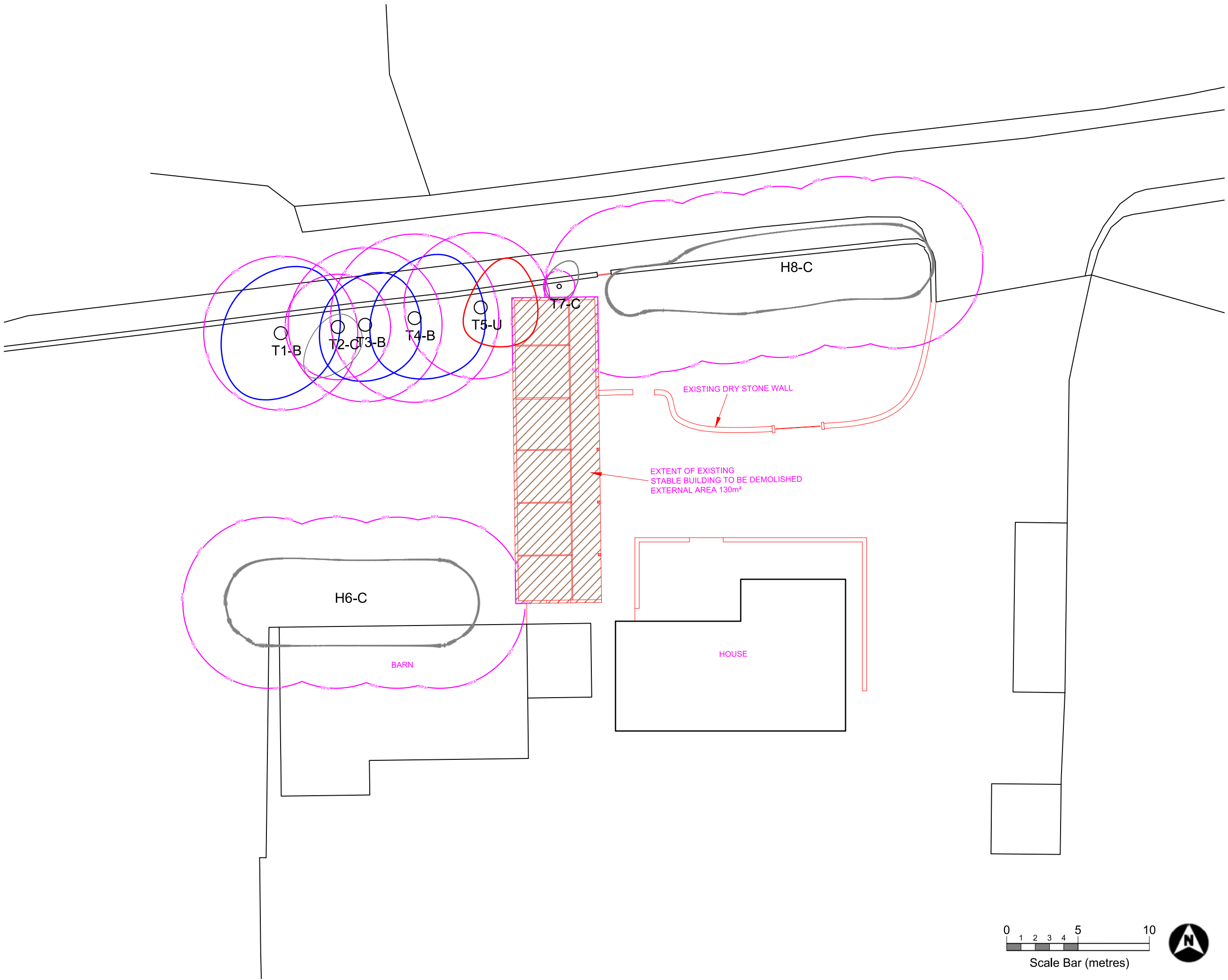
RPA radius (m)- minimum area in metres which should be left undisturbed around each retained tree.

Appendix 2 - Cascade Chart for Tree Quality Assessment (Extract from BS5837 table 1)

Category and definition	Criteria (including subcategories where appropriate)			Identification on Plan
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 health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria – Subcategories			Identification on Plan
	1 Mainly arboricultural value	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Trees of a 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 essential components of groups, or of 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)	LIGHT GREEN
Category B Those of moderate quality with and 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 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	MID BLUE
Category C Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of a 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 landscape value; and/or trees offering low or only temporary/transient screening benefits	Trees with no material conservation or other cultural values	GREY

Appendix 3 - Tree Survey Schedule

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem at 1.5m (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Structural (S) & Physiological (P) condition. Observations- negative and positive	Recommendations	Estimated Remaining Contribution	Retention category	RPA Radius (m)
T1	Oak - <i>Quercus petraea</i>	5	1	450	5	4	5	4	5s	Semi mature	S=Good. P=Good. A tree of good form, with no defects evident. Minor conflict with overhead cables.	Retain tree, no work required at this stage.	20+ yrs	B2	5.4
T2	Oak - <i>Quercus petraea</i>	4	1	310	1	2	4	1	1n	Semi mature	S=Fair. P=Fair. Reasonable form albeit somewhat suppressed by T1 and T3. Minor conflict with overhead cables.	Retain tree, no work required at this stage.	10+ yrs	C2	3.7
T3	Oak - <i>Quercus petraea</i>	5	1	450	4	4	4	3	3n	Semi mature	S=Good. P=Good. A tree of good form, with no defects evident. Minor conflict with overhead cables.	Retain tree, no work required at this stage.	20+ yrs	B2	5.4
T4	Oak - <i>Quercus petraea</i>	9	1	490	5	5	4	3	4n	Semi mature	S=Good. P=Good. A tree of good form, with no defects evident. Minor conflict with overhead cables.	Retain tree, no work required at this stage.	20+ yrs	B2	5.9
T5	Oak - <i>Quercus petraea</i>	9	1	410	4	4	2	1	5e	Semi mature	S=Poor. P=Poor. A tree of very poor form, heavily suppressed by T4. Heavily decayed from ground level to 4m and at in area of crown break almost girdling entire stem. Lower crown height conflicts with existing stable block and will similarly conflict with proposed replace cement building.	Remove tree for Arboricultural management reasons.	0-10 yrs	U	4.9
H6	Lawson Cypress - <i>Chamaecyparis lawsoniana</i>	9	m/s	500 average	See plan				4n	Mature	S=Fair. P=Fair. Outgrown hedging material planted at base of farm buildings to provide internal screening. Location and past management have led to formation of contorted poorly formed structures.	Retain tree, no work required at this stage.	10+ yrs	C2	6.0
T7	Hawthorn - <i>Crataegus monogyna</i>	4	2	70 & 60	2	1	1	1	1.5n	Semi mature	S=Poor. P=Fair. An inconsequential tree of poor form. Previously lopped at 1.5m with column of decay evident. Stands within 0.4m of existing and proposed replacement building.	Remove tree for Arboricultural management reasons.	10+ yrs	C2	1.1
H8	Lawson Cypress - <i>Chamaecyparis lawsoniana</i>	<10	m/s	500 average	See plan				1.5w	Mature	S=Fair. P=Good. Outgrown hedging that provides useful screening to Fir Lane.	Retain, draw back low level westerly extending canopy to achieve 1m clearance to footprint of replacement building.	10+ yrs	C2	6.0



KEY

Category A

Tree/group of high quality with an estimated remaining life expectancy of at least 40 years.

Category B

Tree/group of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C

Tree/group of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Category U

Trees in such condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

Appendix-4

Tree Constraints Plan

CRABTREE ARENA
FIRS LANE
HOYLANDSWAINE, S36 7JG

Mr R Lister

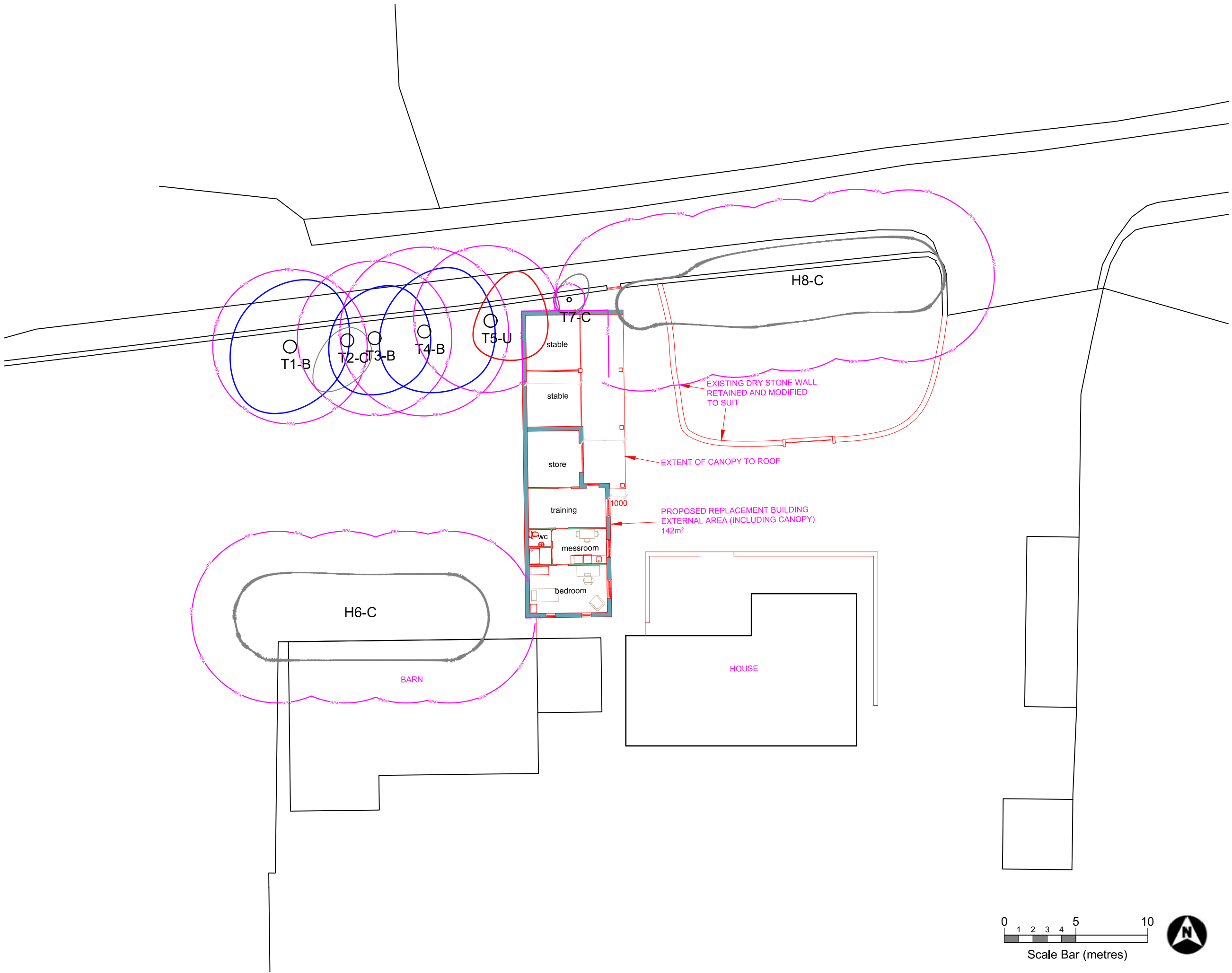
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TCC-2711-1

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KEY

Tree Stem

Root Protection Area (RPA)

Crown Spread

Tree/Group Identification & BS5837 Category

Category A

Tree/group of high quality with an estimated remaining life expectancy of at least 40 years.

Category B

Tree/group of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C

Tree/group of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Category U

Trees in such condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

Appendix-5

Drawing Title:

Tree Impact Plan

Site Address:

CRABTREE ARENA
FIRS LANE
HOYLANDSWAINE, S36 7JG

Client:

Mr R Lister

Date:

22/09/2026

Job Ref:

TCC-2711-1

Scale:

1:250 at A3

Revision:

1

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