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Project: 25_5837_12_09
Site: 29 Biggin Lane Ramsey PE26 1NB
Client: Craig Lynch



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Project Number:	25_5837_12_09
Report Type:	Tree survey, arboricultural impact assessment and arboricultural method statement
Site Address:	29 Biggin Lane Ramsey PE26 1NB

Role:	Name:	Date:
Instructing Party	Craig Lynch	03/12/2025
Customer	Craig Lynch	03/12/2025
Surveyor	Peter Haine	12/12/2025
Consultant	Peter Haine FDSc Arb, MArborA	22/12/2025

Revision History		
Date:	Version number:	Summary of changes:
22/12/2025	1.0	First Review (Internal)
22/12/2025	1.0	First Issue
24/12/2025	1.1	Revision to first issue
08/01/2026	1.2	Revision to first issue

Arboricultural impact assessment & Method Statement

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Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- An **arboricultural method statement** which specifies tree protection measures and implementation strategy
- **Appendices** highlighting tree related information including the **arboricultural data tables** and a **tree protection plan**

Customer Action Points.

- ☐ Reporting complete - send to your Local Planning Authority
- ☐ On planning award contact us with your decision notice

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1. Introduction & Scope:

This is a BS5837 compliant arboricultural assessment report providing detailed and sufficient information for the Local Planning Authority to be able to consider the effect of the proposed development on local character and amenity from a tree perspective.

Our brief has been to obtain details of the tree population on site with a view to assessing any arboricultural constraints.

The report details all trees over 75mm at 1.5m above ground level that are relevant to the siting of the proposed development. The crowns and stems were inspected from the ground using the 'Visual Tree Assessment (VTA)' method; non invasive techniques were used at this stage. A sounding hammer was used to determine the presence of any decay.

The position of the trees on the site is illustrated on the tree constraints plan and information about the tree stock and its current condition is given within the arboricultural data tables.

Trees were grouped or designated woodlands as per the allowance in the British Standard when the area in question was uniform in terms of species, age or geography.

It will assist the planning process by discussing the impact that the proposals will have on the existing tree stock.

An Arboricultural Impact Assessment is included at Section 4 which details the constraints placed on the proposed development from the rooting area of the trees below ground and above ground by virtue of their size and position.

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

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Photographic Plates.



Photographic plate showing T2 Eucalyptus (centre) T3 Walnut (left) and T1 Holly (right). (ROAVR, 2025)





Photographic plates showing T4 Hazel (left) and T7 Sorbus (right). (ROAVR, 2025)

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Photographic plate showing T11 & T12 Sycamore (centre) and G10 mixed species (rear). (ROAVR, 2025)



Photographic plates showing T3 Sycamore (left) and T14 Holly (right). (ROAVR, 2025)

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Photographic plate showing the partially completed outbuilding. (ROAVR, 2025)





Photographic plate showing where a tree was removed prior to construction of the outbuilding under Conservation Area notification reference 25/00720/TRCA. (ROAVR, 2025)

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2. Site Conditions & Site Surroundings

2.1 The site is situated in Ramsey in the Huntingdonshire Council control area. The site is located on the southwest side of the town and has a suburban feel.

2.2 The site is home to a detached dwelling with associated hard and soft landscape.

2.3 The wider locality is predominantly rural. The site is accessed via a private driveway.

2.4 A desktop assessment has highlighted that site is within a Conservation Area but that there are no tree preservation orders within or adjacent to the site.

2.5 All desktop assessment data was cross checked and validated on the 12/12/2025 using the web portal provided by the local planning authority.

https://www.huntingdonshire.gov.uk/environmental-issues/trees/protected-trees/

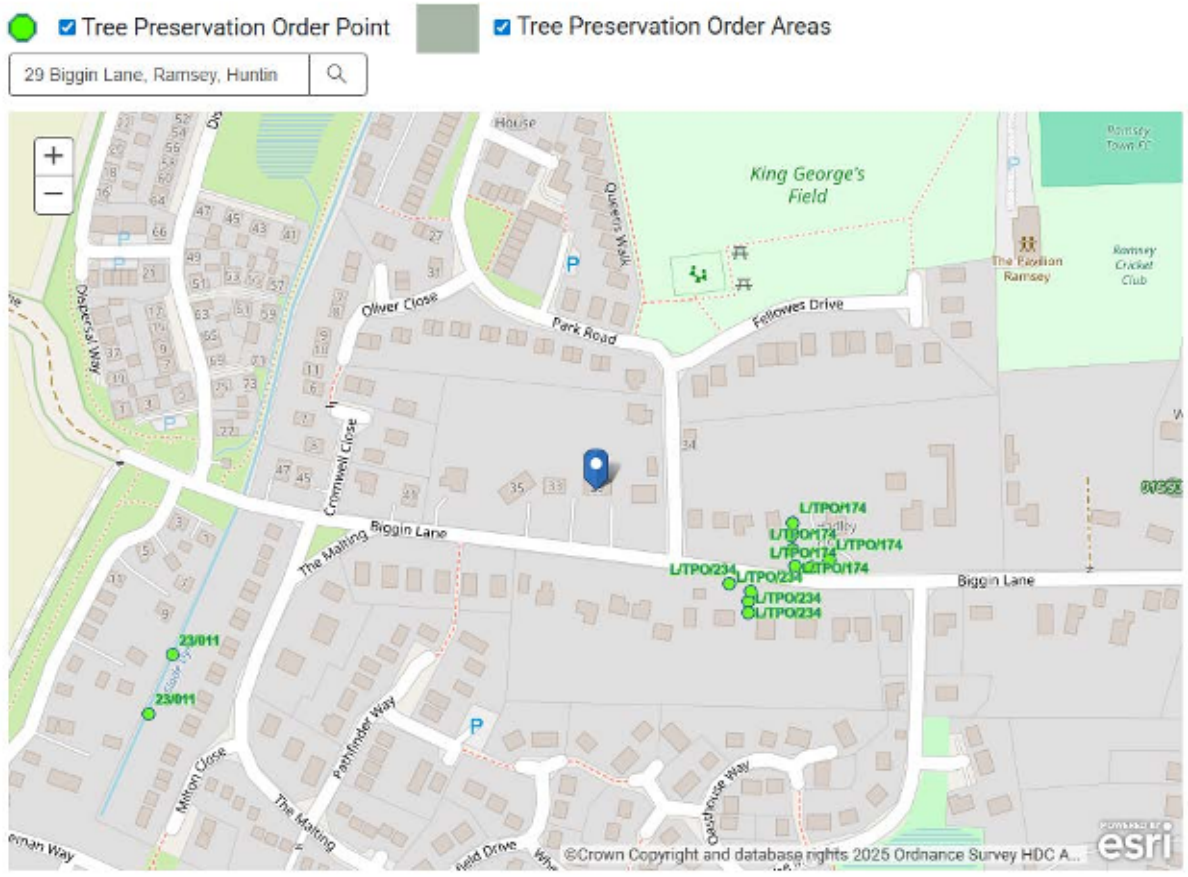


Image plate showing the desktop analysis results of the surveyed plot. (Huntingdonshire, 2025)

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2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.

2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made

2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

https://www.bats.org.uk/advice/bats-and-the-law

2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/

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4. Tree Quality Statement

4.1 Tree Quality Statement.

4.1.1 Overview:

The site contains a mixed population of trees, primarily garden and boundary specimens, with a range of ages, sizes and conditions. The tree stock provides limited wider public amenity but does contribute to local character, screening and private visual amenity. The majority of trees are small to medium sized and typical of residential settings.

4.1.2 Category B trees:

A small number of trees are of moderate quality and value, capable of making a continued contribution for at least 20 years. These include:

- T2 Eucalyptus gunnii
- T5 x Cupressocyparis leylandii
- T6 Tilia x europaea
- T12 and T13 Acer pseudoplatanus

These trees are generally in fair to good physiological condition, are structurally intact, and are of sufficient size to provide amenity value at a local level. They are considered worthy of retention where practicable.

4.1.3 Category C trees:

The majority of trees fall within Category C. These are of low quality and limited arboricultural value, often due to small stature, suppressed form, previous poor management or declining condition. Typical examples include ornamental garden trees, coppiced or multi-stemmed specimens, and trees with structural defects or low vitality. Their retention is desirable where feasible, but they are not considered a significant constraint to development.

4.1.4 Category U trees:

One tree, T14 Ilex aquifolium, is classified as Category U due to poor condition, low vitality and limited remaining life expectancy. This tree is not suitable for long-term retention.

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4.1.5 Overall assessment:

No Category A trees are present on site. The tree resource is therefore of generally low to moderate quality, with only a limited number of trees of moderate value. From an arboricultural perspective, the site is not heavily constrained by high-quality tree cover, and opportunities for replacement planting would offer scope to improve the long-term tree cover and amenity value of the site.

5. Description of The Development

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
29 Biggin Lane Location Plan	22/12/2025	22/12/2025
Garden Room Drawings - PLAN VIEW	22/12/2025	22/12/2025

5.1 A detached garden building is under construction on a concrete raft foundation. A small timber building was removed prior to the construction.

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6. Arboricultural Impact Assessment - Site Specific

6.1 Introduction

6.1.1 Purpose of report:

This Arboricultural Impact Assessment (AIA) has been prepared to assess the impact of the constructed detached garden building on the retained trees within and adjacent to the site, in accordance with the principles of BS5837:2012.

6.1.2 Scope:

The assessment considers:

- The construction of a detached garden building on a concrete raft foundation
- The prior removal of a small timber outbuilding
- The condition of retained trees following construction
- Associated service installations and remaining works

6.2 Site description and tree context

6.2.1 Existing tree stock:

The site contains a number of surveyed trees located around the garden perimeter. The majority of the site is laid to lawn. All trees were previously recorded as being in fair to good condition.

6.2.2 Tree removal:

One tree was removed prior to commencement of works under a conservation area notification. Consent was granted under reference 25/00720/TRCA due to the poor condition of the tree. This removal was unrelated to the garden building construction.

6.3 Description of the development

3.1 Garden building:

A detached garden building is under construction, on a concrete raft foundation. The building replaces a small timber structure that was removed prior to construction.

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3.2 Services:

New services are limited to a single electrical connection. This is to be installed entirely outside the Root Protection Areas (RPAs) of all retained trees, in the location shown on the tree assessment plan.

6.4 Arboricultural impact assessment

6.4.1 Impact on RPAs and canopies:

- The footprint of the new garden building lies outside the RPAs and canopy spreads of all surveyed trees
- The footprint of the removed timber building also lay outside all RPAs and canopies
- No direct incursions into RPAs or tree canopies have occurred

6.4.2 Construction activity:

- Tree protection fencing was installed while the works were carried out
- No evidence of damage to tree stems, canopies or rooting areas
- The lawned garden shows no visual signs of significant compaction or heavy wear from machinery or pedestrian traffic

6.4.3 Tree condition post-construction:

- All retained trees were observed to be in good condition
- No construction-related defects, stress symptoms or mechanical damage were identified
- Any recommended tree works relate solely to existing tree condition and not to the recent construction activity

6.5 Mitigation and tree protection

6.5.1 Completed works:

Given that all construction activities have occurred outside RPAs and canopies, and no damage has been identified, no retrospective mitigation is required.

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6.5.2 Remaining works:

- Remaining works are limited to light internal fit-out and installation of electrical services
- No further external construction activity is proposed
- No tree protection measures are required for the completion of internal works
- Temporary tree protection fencing will be required for the installation of underground services

6.6 Recommendations

6.6.1 Tree works:

- Undertake the recommended remedial tree works identified in the tree survey
- These works are unrelated to the garden building and are advised for general tree management

6.6.2 Monitoring:

- All retained trees should be re-inspected in three years
- This inspection should confirm ongoing tree health and structural condition following completion and occupation of the garden building

6.7 Conclusion

The detached garden building has been constructed without direct or indirect impacts to the retained trees. All works have taken place outside tree RPAs and canopy spreads, and no damage has been identified despite the absence of formal tree protection measures. The development is considered to be fully compliant with the intent of BS5837:2012, and the retained trees can continue to be managed and enjoyed without constraint arising from the completed works.

A method statement is appended setting out the tree protection measures required for installation of the electrical cable.

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7. Method statement for service trench excavation and tree protection

7.1 Scope of works:

This method statement sets out the procedures for the installation of a new electrical service connection, including the excavation and reinstatement of a shallow service trench and the protection of retained trees during the works. The measures described accord with the principles of BS5837:2012.

7.2 Location of works:

- The service trench will be located entirely outside the Root Protection Areas (RPAs) of all retained trees, as shown on the tree assessment plan
- No excavation will take place beneath tree canopies or within RPAs

7.3 Tree protection fencing:

7.3.1 Fencing specification:

- Tree protection fencing will be installed prior to commencement of any external works
- Fencing will comprise weldmesh panels securely fixed to a scaffold framework in accordance with BS5837:2012
- The fencing will be set on a line agreed with the project arboricultural consultant

7.3.2 Fencing extent and management:

- Fencing will enclose all retained trees adjacent to the service trench route
- No storage of materials, spoil, tools or plant will be permitted within fenced areas
- Fencing will remain in place for the duration of the service installation works
- Any requirement to alter the fencing layout must be agreed in advance with the arboricultural consultant

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7.4 Excavation methodology:

7.4.1 General approach:

- Excavation will be limited to the minimum width and depth required for the electrical service
- Works will be carried out using hand tools or a mini excavator where, provided the trench remains outside RPAs
- No tracked or wheeled plant will enter fenced tree protection areas

7.4.2 Excavation controls:

- The trench will be excavated carefully to avoid unnecessary disturbance to surrounding soil
- Should unexpected tree roots over 25 mm diameter be encountered, works will cease and advice sought from the arboricultural consultant
- Any exposed roots will be kept damp and protected from desiccation
- Roots approved for pruning will be cut cleanly using sharp hand tools

7.5 Service installation:

- The electrical service will be laid immediately following excavation to minimise the duration of open trench conditions
- No services will be installed within RPAs

7.6 Reinstatement:

- The trench will be backfilled with excavated material or suitable imported topsoil
- Backfilling will be compacted lightly by hand to avoid over-compaction
- The lawn surface will be reinstated to match existing levels and finishes

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7.7 Site management and supervision:

- Site operatives will be briefed on tree protection requirements prior to works commencing
- The arboricultural consultant will be available to provide advice should unexpected ground conditions or tree roots be encountered
- On completion of the works, tree protection fencing will be removed once agreed that no further external works are required

7.8 Compliance:

All works will be carried out in accordance with this method statement and the recommendations of BS5837:2012, ensuring the continued protection of retained trees throughout the service installation works.

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8. Limitations

8.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

8.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.

8.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

8.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.

8.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.

8.6 For references and further information regarding tree survey process visit: https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/

Should you require any further information, please do not hesitate to contact us at any time.

Mr. Peter Haine FDSc Arb
Consultant Arborist

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Peter Haine

Prepared by: Peter Haine
Checked by: Connor Harmsworth

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Appendix 1 – Site Location



Google, 2025

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Appendix 2 – Arboricultural Data Tables

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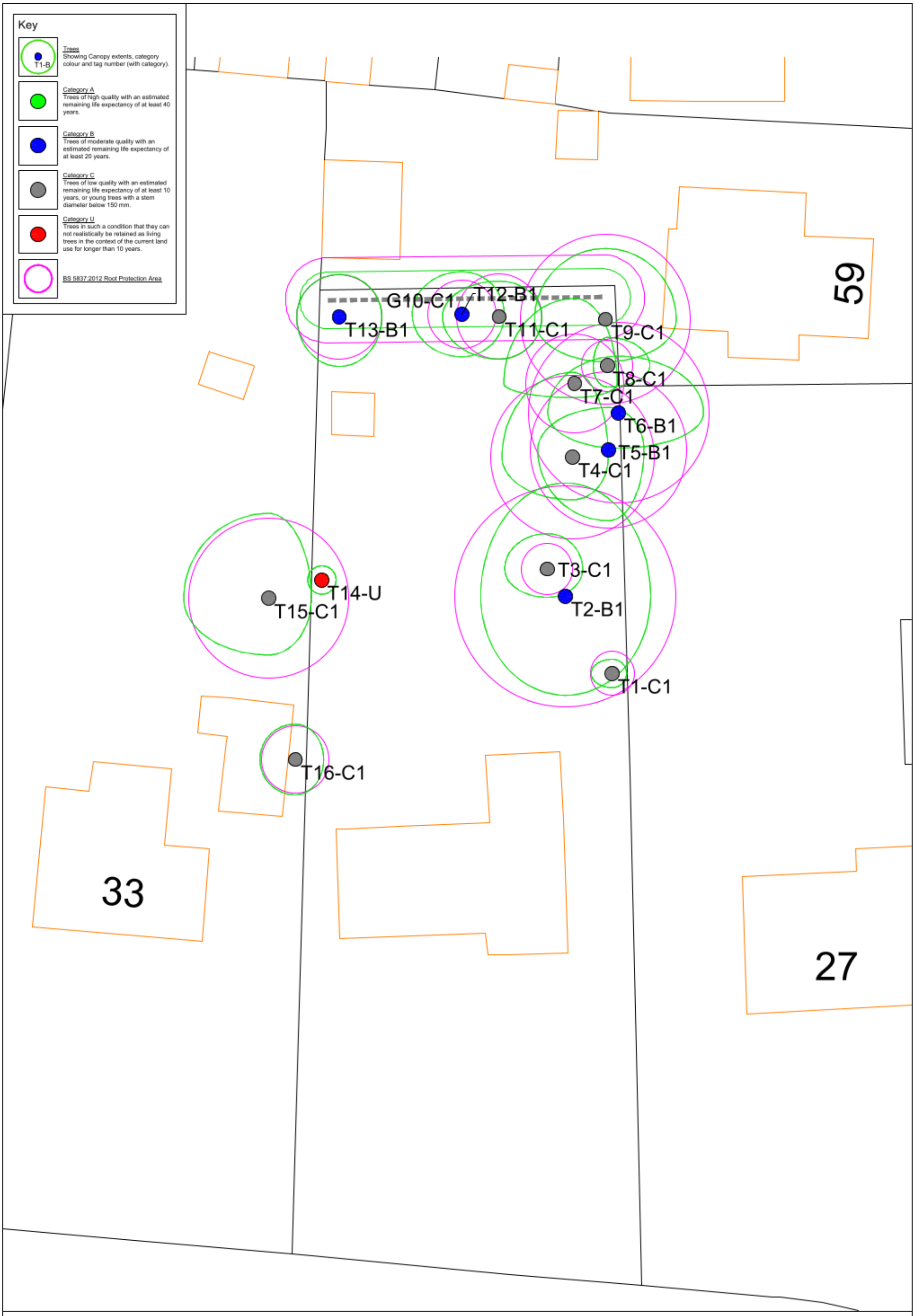
Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T1	Ilex aquifolium (Holly)	SM	130	6(2.5)	1	1	1	1.5	Fair	10+	Small garden ornamental	Low vitality. Major bark wounding on stem. Low budfleaf density.	None	1.56	C1
T2	Eucalyptus gunnii (Cider Gum)	M	650	15(3)	8	6	7	6	Good	20+	Large mature open grown Gum.	None	None	7.8	B1
T3	Juglans nigra (Black Walnut)	Y	150	6(2)	2.5	2.5	2	3	Fair	20+	Small tree suppressed by Gum	None	None	1.8	C1
T4	Corylus avellana (Hazel)	M	200200200 200200000000	7(2)	6	2.5	3	5	Fair	10+	Coppice	None	None	5.78	C1
T5	X Cupressocyparis leylandii (Leyland Cypress)	M	460	17(1.5)	3	2.5	5	5	Fair	20+	Mature conifer close to boundary	None	None	5.52	B1
T6	Tilia X europaea (Common Lime)	M	400,350	16(2)	4	6	2.5	5	Good	20+	Mature twin stemmed tree on boundary	None	None	6.38	B1
T7	Sorbus aria (Whitebeam)	M	290	9(3)	6	3	1	5	Fair	10+	Small mature Whitebeam, stem leans to NW	None	None	3.48	C1
T8	Prunus (Prunus species)	EM	150	8(3)	2	3	1.5	1	Fair	10+	Small garden ornamental	None	None	1.8	C1
T9	Tilia X europaea (Common Lime)	M	500	17(4)	5	5	3	5	Fair	10+	Mature Lime, previously topped at 2.5 m, heavily decayed.	Decay present on stem. Cavity on stem.	Crown reduce by at least 3 m in height.	6	C1
G10	Chamaecyparis lawsoniana (Lawson Cypress),Sambucus nigra (Elder),Taxus baccata (Yew),Cotoneaster frigidus (Cotoneaster),Salix matsudana tortuosa, Acer campestre (Field Maple)	M	250	8(2)	2	2	2	2	Fair	10+	Linear feature of mixed species, low amenity value but some screening value. One dead stem of Lawsons Cypress	None	Remove dead Cypress stem	3	C1
T11	Acer pseudoplatanus (Sycamore)	EM	250	14(3)	2.5	3	3	4	Fair	10+	Not suitable for long term retention due to narrow bark included fork	Stem divides above 1.5m. Included bark present in fork.	Monitor, future risk of failure	3	C1
T12	Acer pseudoplatanus (Sycamore)	EM	200	12(3)	3	3	3	3.5	Fair	20+	Small tree close to G10	None	None	2.4	B1
T13	Acer pseudoplatanus (Sycamore)	EM	250	13(3)	3	3	3.5	3	Fair	20+	Small mature tree close to boundary	Ivy on tree. Unable to inspect stem due to undergrowth.	None	3	B1
T14	Ilex aquifolium (Holly)	EM	100	4(2.5)	1	1	1	1	Poor	<10	Small garden ornamental, variegated foliage	Low vitality. Declining. Low budfleaf density.	None	1.2	U
T15	Prunus (Prunus species)	M	400,250	5(1.5)	6	3	4	6	Fair	10+	Off site	Poor shape & form. Major deadwood in crown.	None	5.66	C1
T16	Prunus spinosa (Blackthorn)	M	200	5(2.5)	2.5	2	2.5	2.5	Fair	10+	Small mature tree between fence and garage	None	None	2.4	C1

Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species Fagus sylvatica; Quercus robur - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm U – Trees 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 Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Appendix 3 – Arboricultural Plans

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Drawing Title	Scale/Sheet	Date		
Tree Constraints Plan	1:250 @ A3	12/12/2025		
Client: Craig Lynch	Drawing No: 25_5837_12_09	Rev: 1	Drawn By: PH	Chkad By: MH
Site/Project: 29 Biggin Lane, Ramsey, PE26 1NB				

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
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N

1:250

0 5 10m

Key

Trees
Showing Canopy extents, category colour and tag number (with category).

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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.

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

BS 5837:2012 Root Protection Area

G10-C1
T12-B1
T13-B1
T11-C1
T9-C1
T8-C1
T7-C1
T6-B1
T5-B1
T4-C1
T3-C1
T2-B1
T1-C1
T14-U
T15-C1
T16-C1
Proposed Incoming Services
59
33
27
177.0

ROAVR | GROUP ROAVR Group, Marr House Beechwood Business Park, Inverness, IV2 3BW www.roavr-group.co.uk support@roavr-group.co.uk 01463 667302	Drawing Title: **Tree Assessment Plan**	Scale/Sheet: 1:250 @ A3	Date: 22/12/2025		
	Client: Craig Lynch	Drawing No: 25_5837_12_09	Rev: 1	Drawn By: PH	Chkad By: MH
	Site/Project: 29 Biggin Lane Ramsey PE26 1NB	General Notes Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements. Depictions of tree canopies are based on measurements taken to four cardinal compass points. No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan. The original of this drawing was produced in colour; a monochrome copy should not be relied upon. All rights reserved.			

N

1:250

0 5 10m

Key

Trees
Showing Canopy extents, category colour and tag number (with category).
T1-B

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

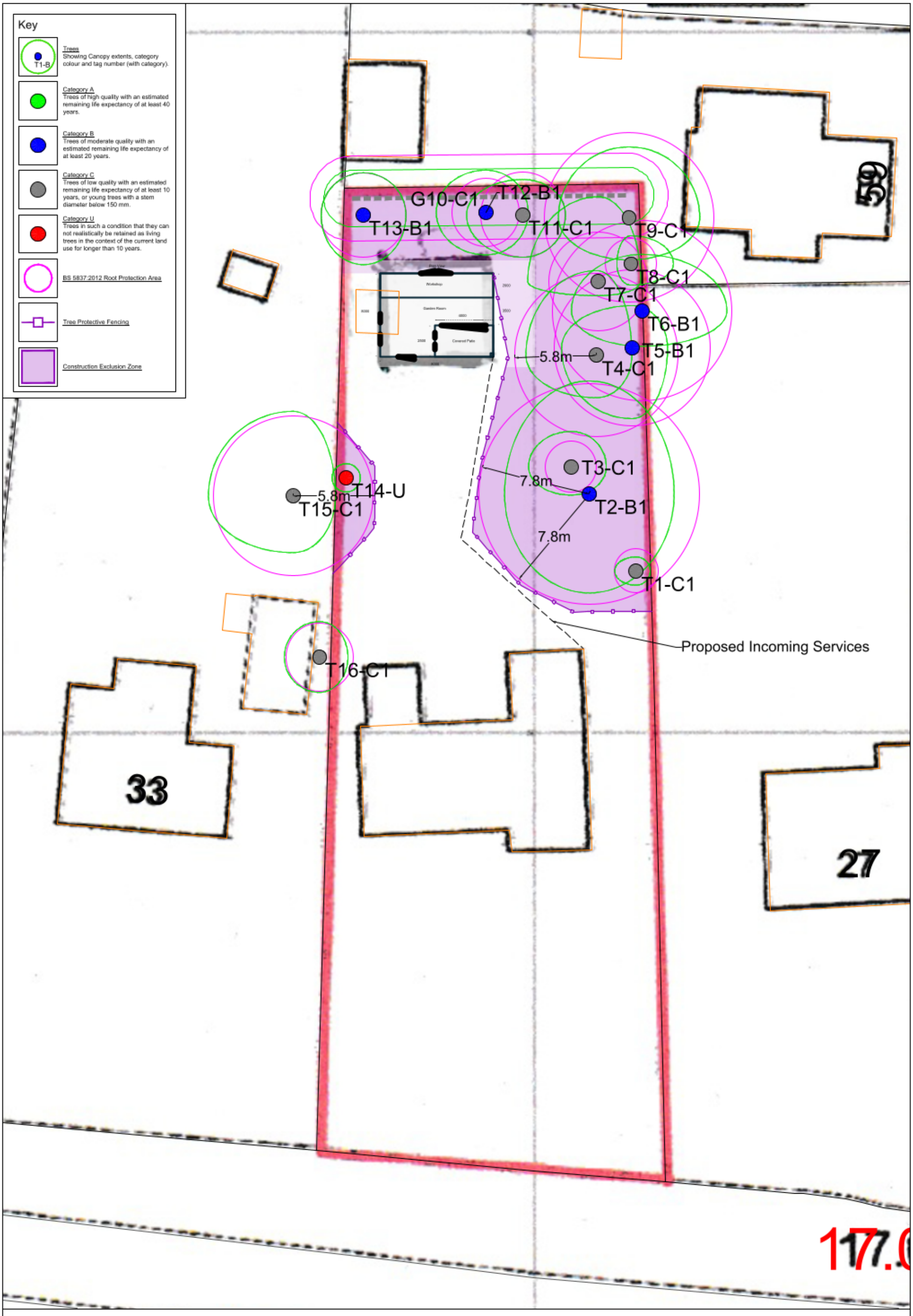
Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.

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

BS 5837:2012 Root Protection Area

Tree Protective Fencing

Construction Exclusion Zone



ROAVR | GROUP ROAVR Group, Marr House Beechwood Business Park, Inverness, IV2 3BW www.roavr-group.co.uk support@roavr-group.co.uk 01463 667302	Drawing Title: **Tree Protection Plan**	Scale/Sheet: 1:250 @ A3	Date: 22/12/2025		
	Client: Craig Lynch	Drawing No: 25_5837_12_09	Rev: 1	Drawn By: PH	Chkd By: MH
	Site/Project: 29 Biggin Lane Ramsey PE26 1NB	**General Notes** Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements. Depictions of tree canopies are based on measurements taken to four cardinal compass points. No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan. The original of this drawing was produced in colour; a monochrome copy should not be relied upon. All rights reserved.			

N

1:250
0 5 10m