4 Ansley Road
Houghton
Huntingdon
PE28 2DQ
ATS1038

Ian Lorman

Relevant Qualifications

Professional Diploma in Arboriculture (Royal Forestry Society)

National Diploma in Arboriculture

National Certificate in Horticulture (Arboriculture Module)

Professional Membership

I have been a Fellow Member of the Arboricultural Association since 2013

Membership number FE1030

Arboricultural
ASSOCIATION
Fellow Member

Experience

My career started in 1991 from craft level in arboriculture, to student, and then working in closely related industries to working as an Arboricultural / Trees Officer in five different local authorities. I have been practicing arboricultural consultancy for several years.



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1 Limitations

1.1 The content of this report is valid for one year from the date shown on the title page.

1.2 Trees

1.2.1 The tree survey has been undertaken from ground level using non-invasive methods. The presence of Ivy, epicormic shoots or other climbing plants on tree trunks and branches obscures any defects that might be present that could otherwise be identified. In the presence of climbing plants etc assumptions are made based upon the general health and appearance of trees, which may differ fundamentally if Ivy etc were not present. For example, a tree that has the overall appearance of good health and vigour may have a serious structural defect hidden by climbing plants.

1.3 Tree Law

1.3.1 Details of Tree Preservation Orders and Conservation Areas have been obtained from the website of Huntingdonshire District Council.

1.4 Wildlife

1.4.1 Before carrying out tree works, it is necessary to observe laws in respect of protected species and habitats. Various habitats and species of animal in the UK are protected by the following pieces of legislation:

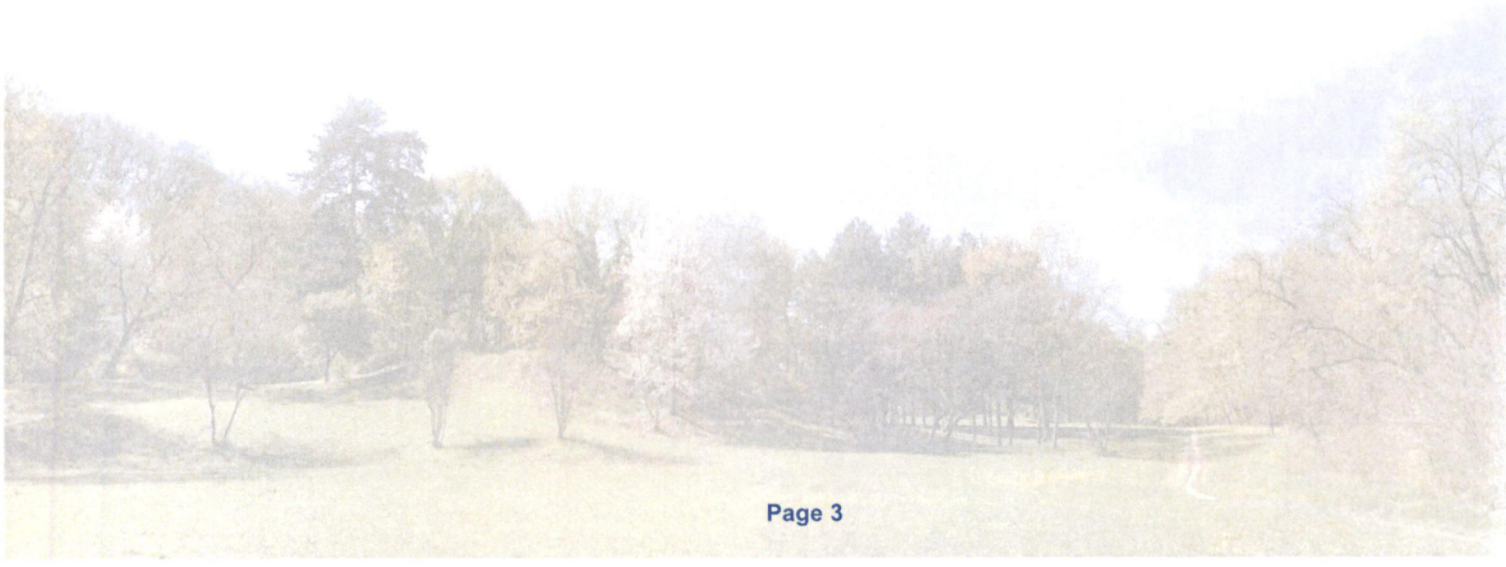
- Wildlife and Countryside Act 1981(as amended)
- Natural Environment and Rural Communities Act 2006 (NERC Act)
- Conservation of Habitats and Species Regulations 2010 (as amended)
- Protection of Badgers Act 1992
- The Hedgerows Regulations 1997
- Countryside and Rights of Way Act 2000

All tree work operations must comply with The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000, which provide statutory protection to birds, bats and other species, all of which could inhabit trees. Where works may constitute an offence, advice will be required from a suitably qualified person before works are able to proceed. For example, it may be necessary to

2 Brief

2.1 This report was requested by the client on 14th September 2026. The site visit and tree survey were conducted on 23rd September 2026.

2.2 I am instructed to provide a report to accompany a planning application to Huntingdonshire District Council in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' as to the impact of a proposed development upon trees and how any impact may be avoided or mitigated where possible. The advice herein takes the form of an arboricultural impact assessment report with tree survey, and a combined tree constraints / removals / protection plan.



4 Tree Survey Methodology

4.1 The trees have been assessed in accordance with British Standard BS 5837: 2012 'Trees in relation to design, demolition and construction – Recommendations'.

4.2 The British Standard divides trees into one of four categories (based on the cascade chart for tree quality assessment – Table 1 in the Standard). These are classed as U, A, B or C (Section 4.5 of BS5837). This gives an indication as to the tree's quality. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below). Categories A, B and C cover trees that might be a material consideration in the development process, each with three further sub-categories (1, 2 or 3) which are intended to reflect arboricultural, landscape and cultural (including conservation) values. Category U trees are those which would be lost in the short term for reasons usually connected with their physiological or structural condition. In assigning trees to the A, B or C categories, the presence of any serious disease or tree-related hazards are taken into account. If the disease is considered fatal and / or irremediable, or likely to require sanitation for the protection of other trees it may be categorised as U, even if they are otherwise of considerable value.

4.3 Category 'U'. (Dark Red): Trees for removal are those trees in such a condition that any existing value would be lost within 10 years and which should in the current context be removed for reasons of sound arboricultural management. Trees within this category are:

i. 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;

ii. Trees that are dead or are showing signs of significant, immediate or irreversible overall decline;

4.6 Category 'C'. (Grey): are trees that could be retained and are considered to be of low-quality. They have a life expectancy of at least 10 years or are young trees with a stem diameter below 150mm and may comprise:

i. Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories;

ii. 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 screening benefits;

iii. Trees with no material conservation or other cultural value.

4.7 Crown spreads have been measured in metres and taken for the four cardinal points where necessary and where access permits. The measurements are always considered in the following sequence: north, east, south and west, and therefore appear as such within the tree survey schedule. Where access is not available dimensions are estimated.

4.8 In the assessment particular consideration has been given to the following when considering the appropriate BS Category and Sub-Category allocation:

i. the health, vigour and condition of each tree;

ii. the presence of any structural defects in each tree and its remaining contribution in years (i.e. future life expectancy);

iii. the size and form of each tree and its suitability within the context of a proposed development for the land use;

iv. the location of each tree relative to existing site features, e.g. its value as a screen or as a skyline feature.

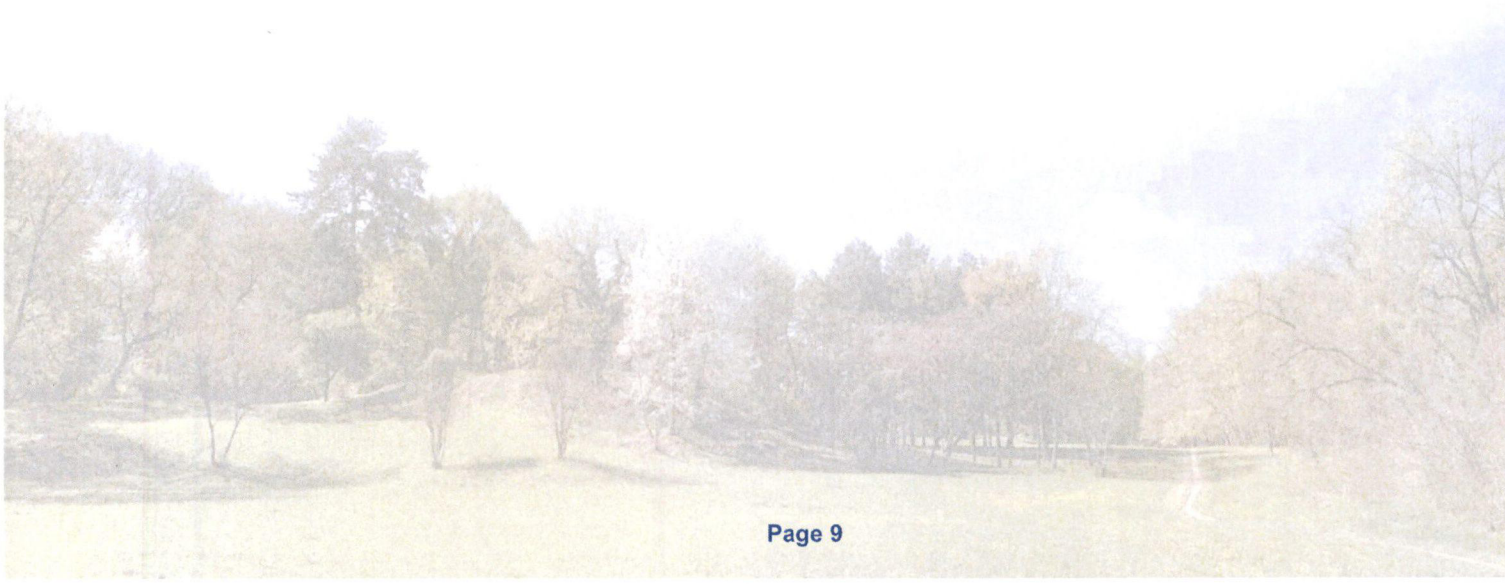
4.9 Age class is assessed according to the age class categories referred to in BS 5837.

Young trees

Early-mature, trees less than 1/2 life expectancy.

Mature trees up to 2/3 life expectancy.

- Storm damage
- Canker formations
- Loose bark
- Damage to roots
- Basal, stem or branch / limb cavities
- Die-back in the crown
- Abnormal foliage size and colour
- Any changes to the timing of normal leaf flush and leaf fall patterns
- Other pathological diseases affecting any part of the tree



6 General Description of Site and Surroundings

6.1 The site comprises a detached house with a rear garden made up of lawn, pond, decking, trees and shrubs with drive and parking at the front. It is located on the southwest side of Ansley Road.

6.2 Topography is essentially flat and level.

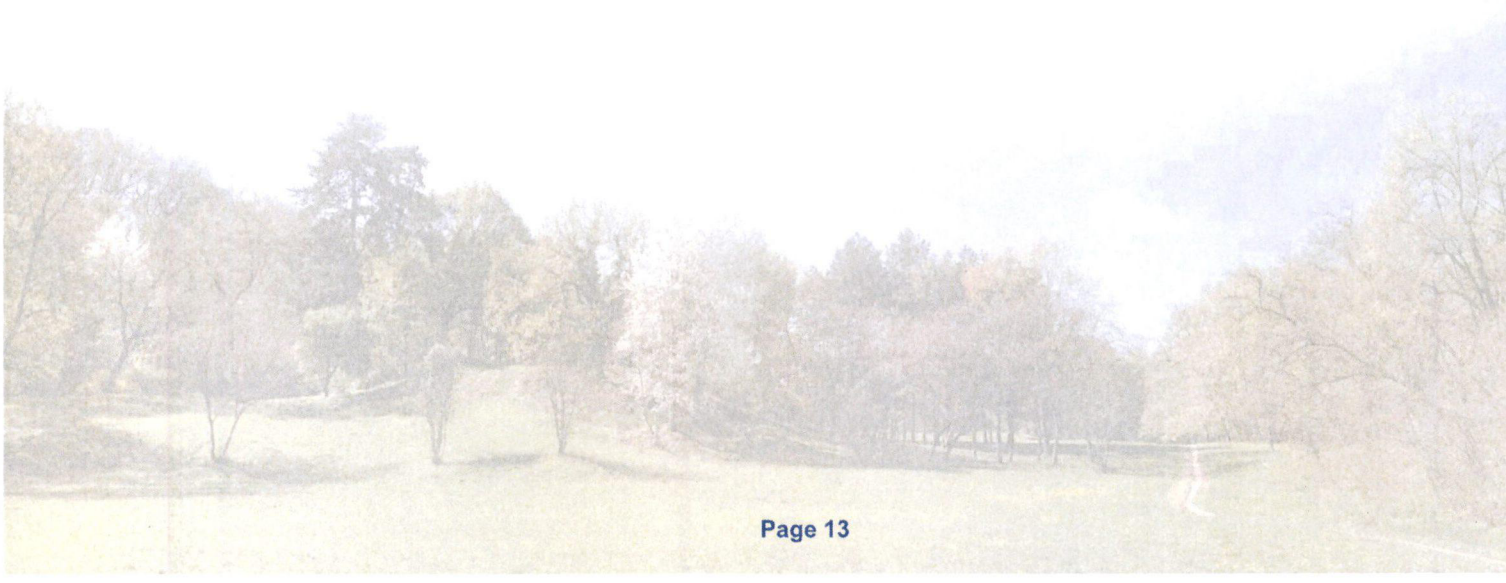
6.3 Both trees are in the rear garden.

- Below: Tree 1 (Dawn Redwood) & 2 (Cedar)

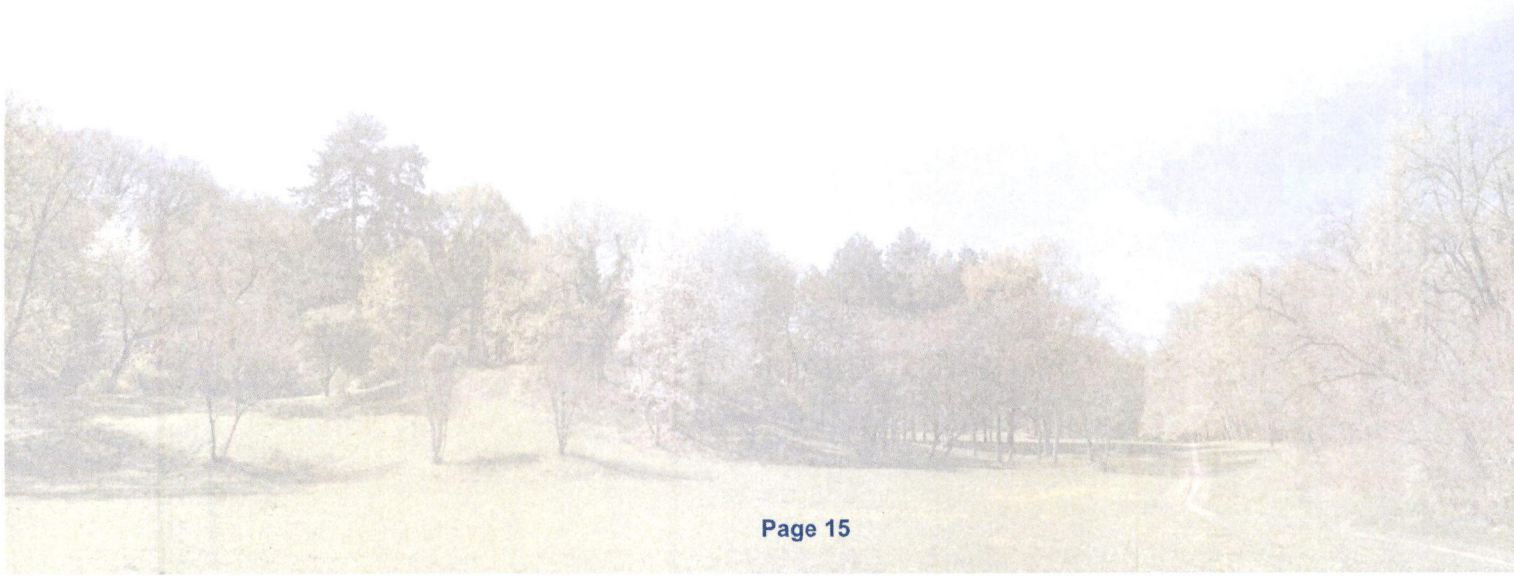


7 Description of the Proposed Development

7.1 Full planning permission is sought for the construction of a single and two-storey extension to the rear and side of the house following demolition of the existing rear single-storey extension/conservatory and garage.



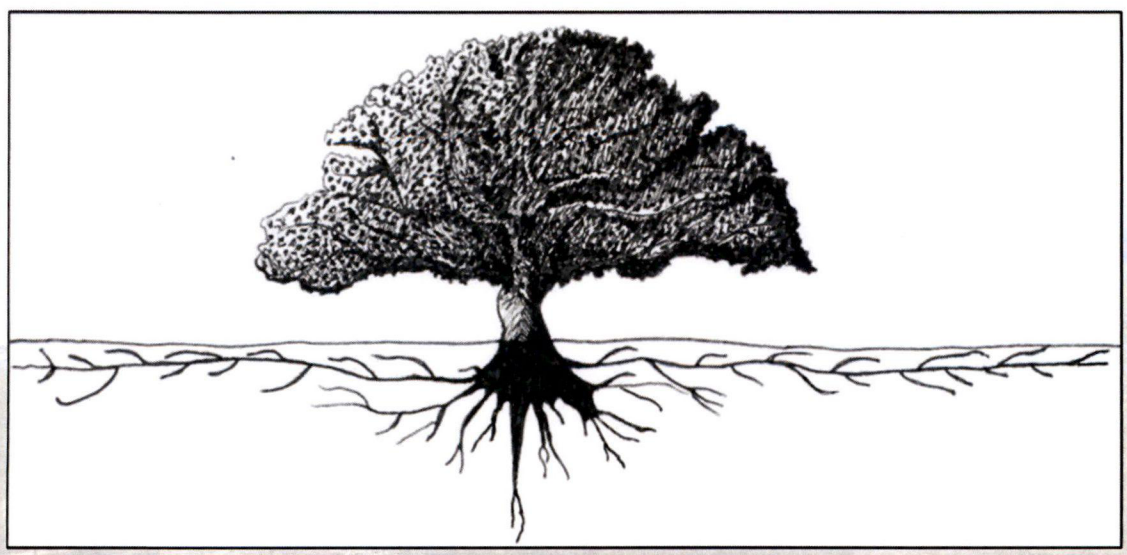
implementing the extant planning permission (but for no other reason) without the need to make a separate tree work application to the Local Planning Authority.



- Prior to commencement it is essential to make a fresh check of tree protection status with Huntingdonshire District Council in case new constraints have been imposed, such as planning conditions.

ii. Below ground constraints – Root Protection Areas

- The root systems of trees present a critical constraint which is often overlooked or ignored because it cannot be seen beneath the soil surface. The most valuable part of the root systems for maintaining health and structural anchorage of trees is mostly located in the upper 600 millimetres of the soil profile. The British Standard uses a formula to calculate these nominal areas on the ground which are referred to as the 'root protection area' (RPA). The RPA is determined by multiplying a factor by the stem diameter depending on the form of the tree (see section 4.6 and Figure C.1 of the Standard). The calculated figure provides a measurement of the radius from the centre of a tree trunk to form a nominal circle; all the ground within this radius is the RPA. This is often quoted in metres squared. RPAs may not be 'offset' to one side unless there is arboricultural justification to do so. The plans in this report shows the RPA as an orange polygon.
- Below: Diagram showing typical root morphology of a mature tree growing in homogenous ground conditions



10 Arboricultural Method Statement – Heads of Terms

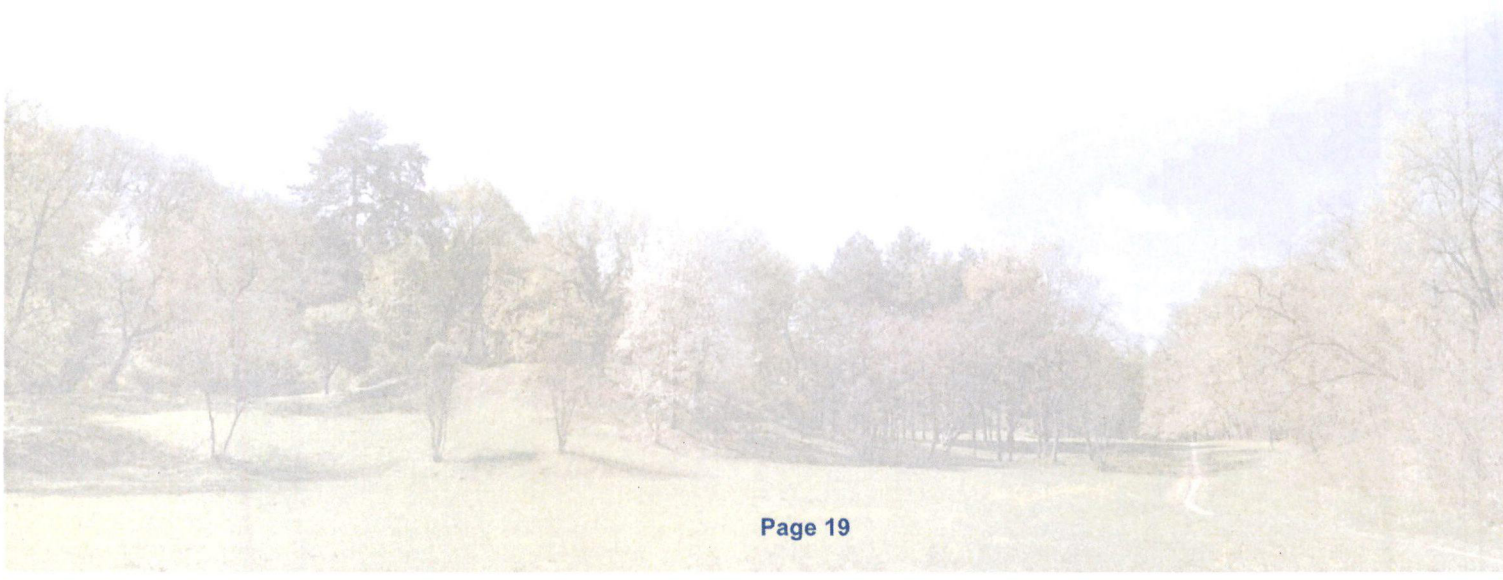
10.1 British Standard BS5837 recommends that an AMS be provided following the granting of conditional planning permission in respect of engineering operations to be undertaken within RPAs of trees. This is to avoid potentially costly abortive work in the event of permission being withheld.

10.2 To ensure efficacy of tree protection when working within the RPA an AMS should be provided for the following items:

i. Demolition of conservatory.

ii. Removal of poured concrete patio beneath the decking.

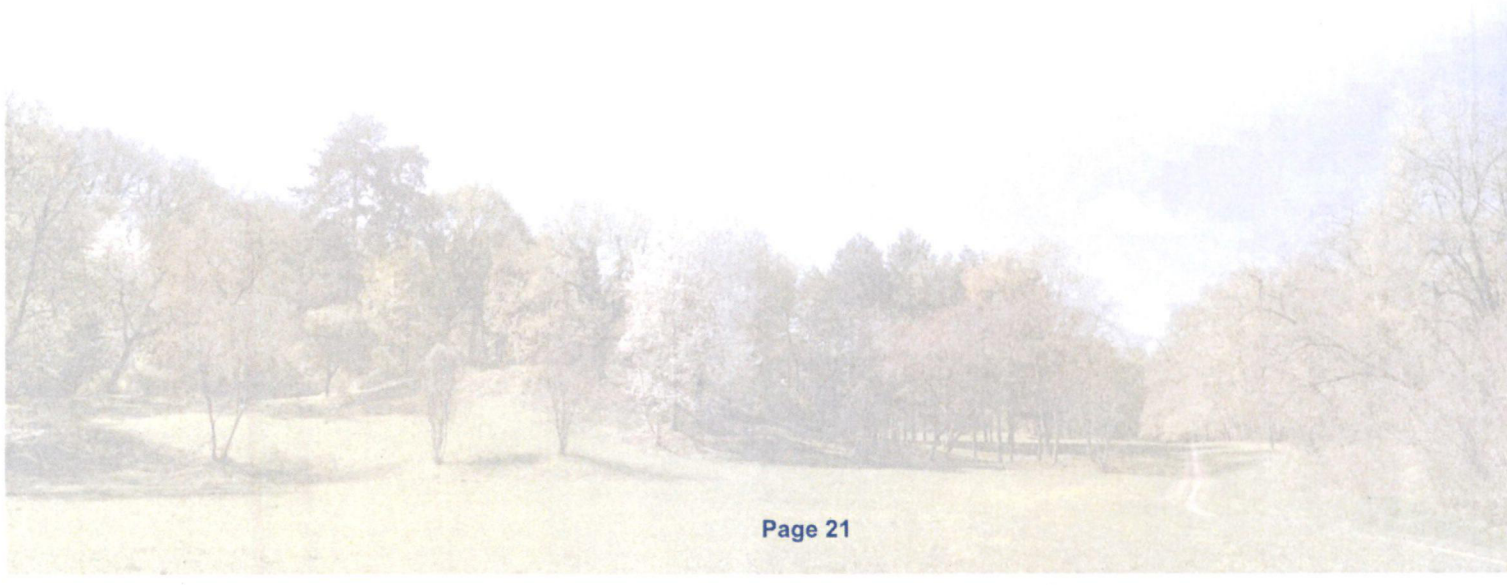
iii. Construction of the rear element of the proposed extension.



12 Normative References

12.1 The following documents are indispensable in the application of the recommendations in this report:

- British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- British Standard BS3998:2010 'Tree Work - Recommendations'
- Managing Trees During Construction - International Society of Arboriculture (second edition) 2016
- Site layout planning for daylight and sunlight: a guide to good practice (BR209) – Building Research Establishment



ARGENTA

TREE SURVEYS

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CB7 5SN

Signed:

[redacted]

Ian Lorman
Director

September 2026

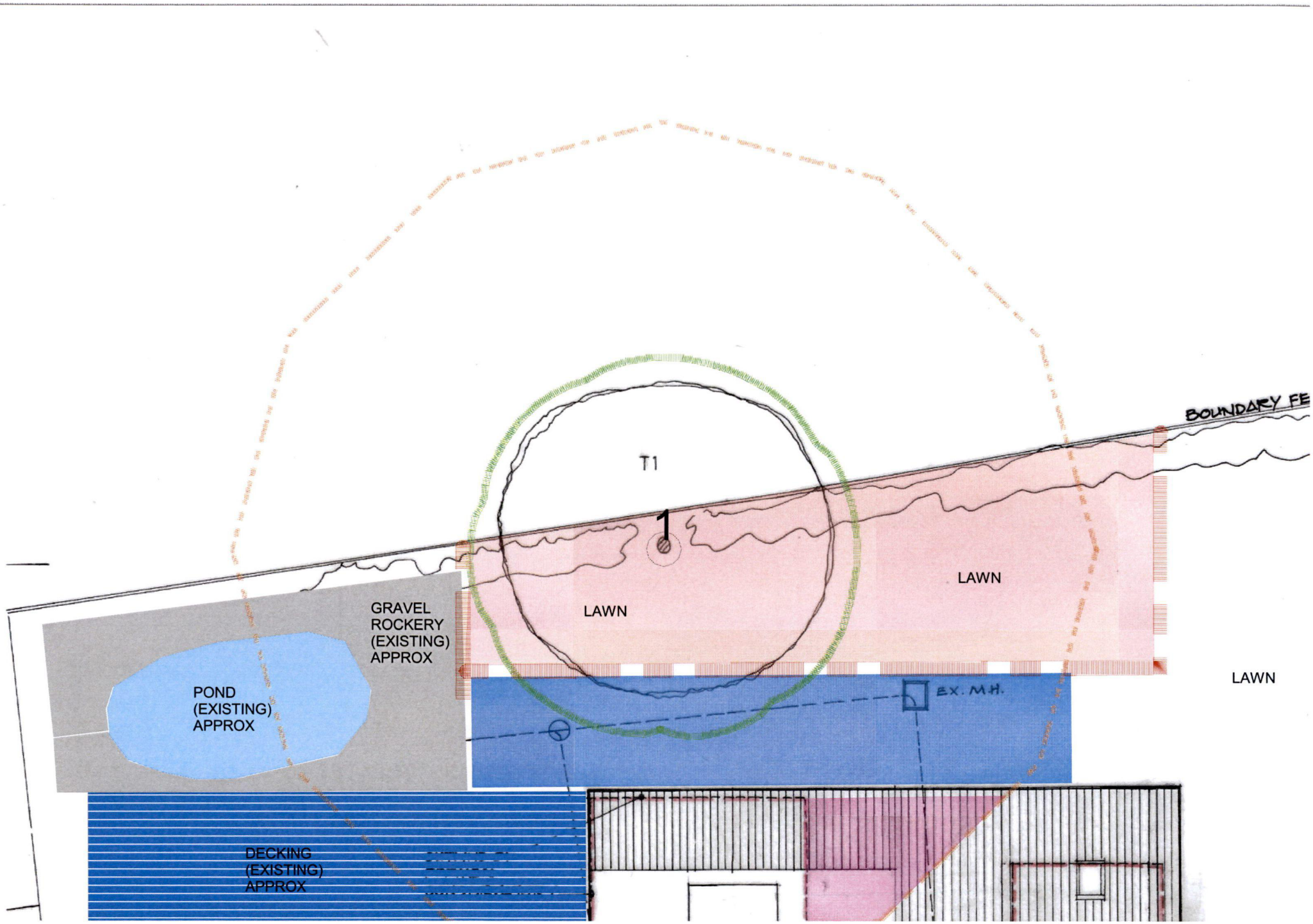


Site name: 4 Ansley Road, Houghton, Huntingdon Surveyor: Ian Lorman	Date of survey: 23rd September 2026 Conditions: Clear / dry / still	ARGENTA TREE SURVEYS

Tree number/Tag	Species	Tree height	Stem Dia (s)	RPA Radius RPA m2	Crown spread	1st large branch height above ground	Canopy height above ground	Life stage	Observations; structural / physiological condition and any preliminary recommendations	Estimated remaining contribution	Category &Sub category
1	Dawn Redwood	22	725	8.70 238	N 4 E 4 S 4 W 4		5	Mature	Typical Physiological condition - Good ▪ No action	40+	A1
2	Atlas Cedar	22	1200*	14.40 651	N 6 E 6 S 6 W 6		15	Mature	Recently partially collapsed and with a history of similar catastrophic failures. Distal dieback in remaining upper crown. Tree in danger of entire top snapping out Physiological condition - Poor ▪ **Felling strongly recommended**	<10	U

* No RPA for tree 2. It must be removed for safety reasons and cannot be considered as affected by the proposed development

British Standard BS5837:2012


BOUNDARY FE
T1
1
LAWN
LAWN
LAWN
GRAVEL
ROCKERY
(EXISTING)
APPROX
POND
(EXISTING)
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EX. M.H.
DECKING
(EXISTING)
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