TREE SURVEY REPORT

PRE-DEVELOPMENT

Address	Manor Farm, Brington Road, Old Weston PE28 5LP		
Client	Lilystone Homes	**Client Ref**	
Our Ref	TTN/5837/2809	**Consultant**	Kirk Thompson Dip Arb L4 (ABC)
Report Date	15th October 2026	**Quality Checked**	Colette Thompson

Report Caveats

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Specific - Trees

All tree inspections, unless specified, have been undertaken from ground level and using non-invasive techniques. Comments contained within the report on the condition and risk associated with any tree relate to the condition of the tree at the date and time of survey. Please note that the condition of trees is subject to change. This change may occur, but is not limited to biological and non-biological factors as well as mechanical/ physical changes to conditions in the proximity of the tree. Trees should be inspected at intervals relative to identified site risks and in accordance with relevant HSE and Central Government guidance. Thompson Tree (Northants) Ltd can provide further information on this matter if required.

Please note: no statutory control checks have been undertaken (unless specified). Where tree surgery works have been identified these works are based on the assumption that planning is approved, no tree works should be undertaken prior to determination of this application without up to date confirmation of the Tree Preservation Order / Conservation Area Status of the vegetation. All works should be undertaken in accordance with the appropriate Duty of Care. This should include, for example, site specific risk assessments and due diligence inspections for the presence of protected species.

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1.0 Introduction

1.1 Thompson Tree (Northants) Ltd have been appointed by Lilystone Homes to provide advice on arboricultural issues relating to the proposed development within the grounds of Manor Farm, Brington Road, Old Weston PE28 5LP.

1.2 I originally undertook a Pre-Development Tree Condition Survey (see Appendix 1), on Thursday 8th 2026. The purpose of the survey is to estimate the approximate numbers of tree removals required, establish root protection areas of retained trees that may be affected by the property development and ascertain the quality of tree stock to be removed.

1.3 This survey assessed the condition of the tree resource, categorised the trees and provided the Root Protection Area (RPA) information according to the BS5837:2012 “Trees in relation to design, demolition and construction – Recommendations”.

1.4 Trees identified within this report are subject to statutory protection.

1.5 Tree tags were positioned where possible at 2m from ground level.

2.0 Site overview and Proposed Works

2.1 The subject site, Manor Farm, Brington Road, is a residential property located on a quiet junction of the main village through road.

2.2 We understand that the planning proposal is for the construction of a two-storey dwelling and detached garage.

2.3 The overall quality of the tree stock (with exception of the Hawthorn hedge) is (individually) poor.

2.4 The topography of the site is mainly level with no adverse or unusual topographical features.

2.5 The following is view is an aerial image of the general site provided by Google maps.



3.0 Scope of Tree Survey

3.1 To carry out a tree condition survey on the trees identifying any hazard trees and making recommendations for those trees to be retained and low amenity value and hazard trees to be removed and replaced.

3.2 The trees have been assessed using the current recommendations, as detailed in British Standard 5837: 2012 '*Trees in relation to Design, Demolition & Construction – Recommendations'*, in order to arrive at a Retention Category for each individual tree or group of trees. A Root Protection Area (RPA) has been assigned to each tree, based on its stem diameter and in some cases crown spread.

3.3 The scope of the survey will be increased upon submission of the planned development.

4.0 Terms of Reference

4.1 Reference Documents:

1. BS5837:2012 '*Trees in relation to design, demolition and construction – recommendations'*
2. BS3998:2010 '*Tree work – recommendations'*
3. NJUG 4 – National Joint Utilities Group "*Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Volume 4, issue 2. London: NJUG 2007*"

5.0 The Trees

5.1 There is a total of 1 tree situated on the land for development and 1 tree identified individually on the neighbouring land, in addition there is a Hawthorn hedge identified as H1.

5.2 By BS5837:2012 categorisation individually there is 1 C category tree and 1 B category tree, the Hawthorn Hedge (H1) is considered to young/insignificant for categorisation but it is understood that the hedge is to be retained as a screen.

5.3 Young trees, and those with a stem diameter of less than 150mm, will normally be placed in the C category, unless it is considered that they are of especially good form or are of a species that is particularly rare, in which case they may be upgraded.

5.4 Where possible all A & B Category trees (high & moderate quality) will be retained on development sites, and should ideally influence and inform the conceptual design, site layout, and in some cases the specific construction methods to be used – The root protection area and/or crown spread of these trees will generally form a construction exclusion zone, although under certain circumstances it may be possible to build or operate within these areas providing that appropriate measures and specifications have

been formally agreed between the local planning authority, the consulting arborist and the developer/client.

5.5 As regards the C category trees; it may not always be possible or even desirable to retain low-quality trees within the context of a proposed development, unless in such a location that they do not represent a significant constraint on the design brief.

5.6 The trees can be summarized in the following table (please see colour coded survey for more details)

Retention Category	Individual Trees (T)	Groups of Trees/Shrubs (G)	Hedgerows (H)
A High quality	0		
B Moderate Quality	T2		
C Low Quality	T1		
U Unsuitable for retention	0		
Totals	2		

6.0 Tree removals To Facilitate Development

6.1 The development proposal has considered arboricultural constraints within the application boundary, and this has informed the design; accordingly, the removal of 1 C Category tree is required to facilitate the development.

6.2 The extent of tree removals required to facilitate this development is, in our opinion, minimal and will in our opinion not, have a significantly deleterious impact on the overall cohesive nature of the area.

7.0 Arboricultural Impact Assessment

7.1 The proposed site layout plan in Appendix 4 indicates minor arboricultural impacts associated with the development. These will be eliminated following the removal of T1

7.2 Minor adjustments to the drive access will be required in the form of hardstanding such as tarmac/block paving, which is likely to cause disturbance to the RPA of T1

7.3 Construction of the main dwelling and garage will not encroach on any root protection areas.

7.4 To mitigate damage to the RPA of T1 any alterations to the existing access will need to be carried out using a hand dig technique.

7.5 To mitigate root compaction during development, temporary ground protection will be required to protect the RPA of T1

7.6 Given the current condition of T1 (Ash) a more pragmatic approach would be removal of the tree with replacement planting of a standard size, native tree.

7.7 T2 (Ash), situated on neighbouring land was observed and it was determined that adequate clearance over the public highway is sufficient for access to the site.

8.0 Recommendations for Tree Protection Strategy

8.1 There are no recommendations for tree protection.

9.0 Conclusion

9.1 Design proposals detail the development of a two-storey dwelling with detatched garage.

9.2 To facilitate development with a more pragmatic approach, the removal of 1 C category tree is required.

9.3 A replacement standard size tree of native species should be planted upon completion of the development in a more suitable location.

9.4 No tree protection methods are required.

9.5 We therefore consider the wider public amenity and impact to wildlife to be unaffected in relation to trees.

9.6 The development of the site will bring an opportunity for further native tree planting. All tree works and landscape replacement tree planting will require agreement with the council officers.

Appendices

1. **Key to Survey Sheets**
2. **Tree Survey Tables**
3. **Existing Site Plan**
4. **Proposed Development**

Appendix 1 – Key to Tree Survey Sheets

Key

BS 5837 Cat	Description
A	Those of high quality and value: in such a condition as to be able to make a substantial contribution (> 40 years)
B	Those trees of moderate quality and value: those in such a condition as to make a significant contribution (> 20 years)
C	Those trees of low quality and value: currently in adequate condition to remain until new planting could be established (> 10 years)
U	Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed regardless of development

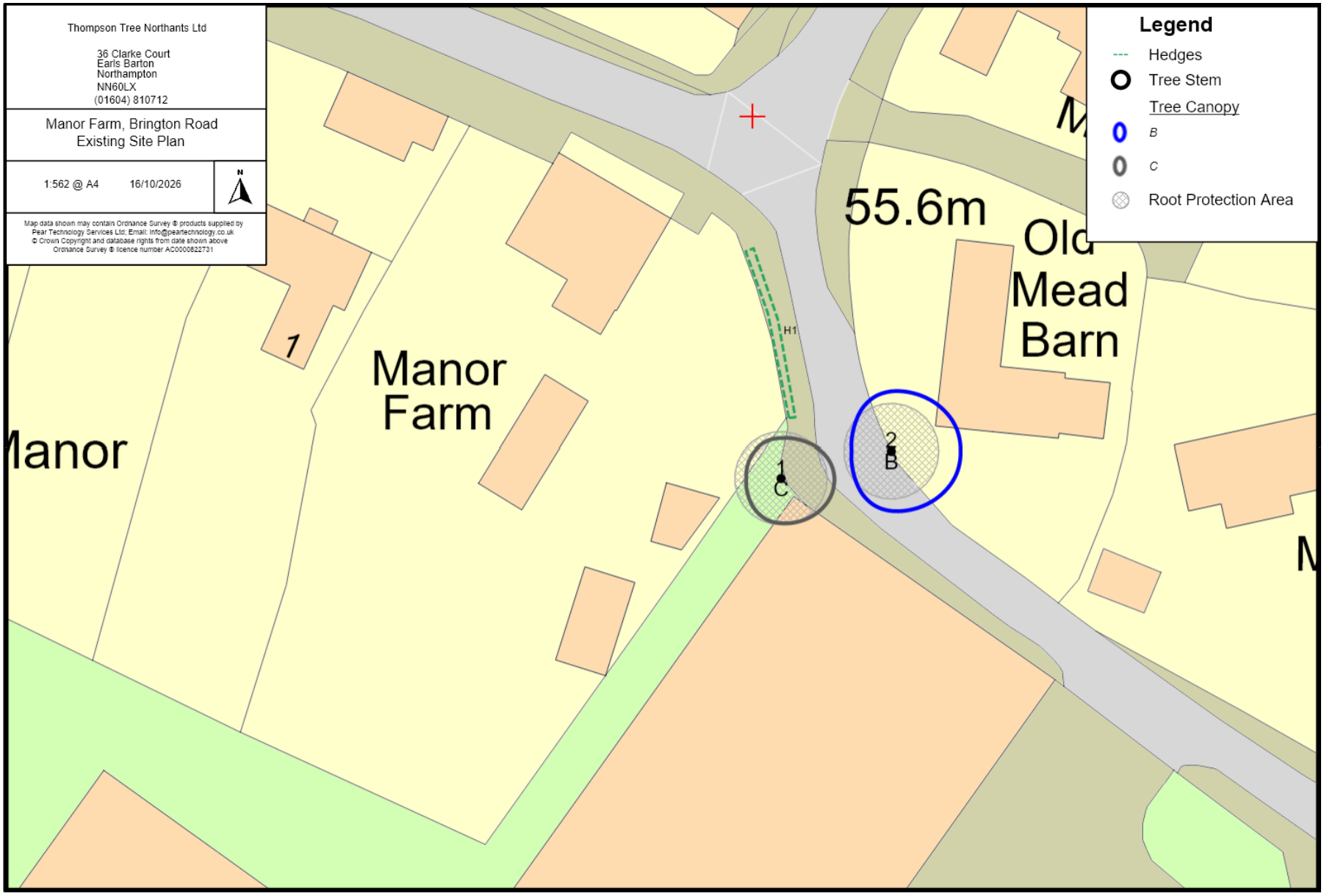
Note: Sub categories are denoted in the tree survey data (A1, B1, C2 etc.). You are referred to the BS for further detail if required.

Tree No.	T (tree), G (group), H (hedge), W (woodland) + Ref No.
Species	Common Name
Ht (m)	Measured height in metres
DBH (m)	Diameter at 1.5m above ground level
Branch Spread	In m to cardinal points
Cr Ht Clearance (m)	Overall height of lowest branches from the ground level on side of proposed development
Life Stage	Young, Semi-Mature, Early-Mature, Mature, Over-Mature
General Observations	Observations on the condition of the tree(s)
Tree Work Specification	Proposed tree works in accordance with BS3998
BS Cat	See above
Life Exp	Estimated remaining contribution in years.
RPA Radius(m)	Radius of the trees Root Protection Area measured from the trunk to the edge of the RPA circle in metres
RPA (m2)	Overall Root Protection Area in m2
*	Indicates where tree data may have been estimated as tree was offsite / restricted access / dense vegetation hindering full inspection

Appendix 2 – Tree Survey Sheet

Map ID	Tag Number	Tree Type	Maturity	Measurements Estimated	Height (m)	Height and direction of first significant branch (m)	Number of Stems	Stem 1 (mm) Enter average diameter for trees with more than 5 stems	Spread - N (m)	Spread - E (m)	Spread - S (m)	Spread - W (m)	Category	Life Expectancy	Subcategories	Phys Condition	Comment	Recommendations
1	348	Ash Fraxinus excelsior	M	No	11	4	1	390	4	5.4	4.5	3.5	C	<10 yrs	2 Landscape Values	Poor	Reduced vitality throughout, particularly worse to the southwest, major deadwood also present.	Remove to facilitate development.
H1	No tag	Hawthorn Hedgerow	SM	No	3		M/S	<75						>40 yrs	2 Landscape Values	Good	Establishing hedgerow, no defects	No action
2	No tag	Ash Fraxinus excelsior	M	Yes	12.5	5	1	400	6	7	6	4	B	20 to 40 yrs	2 Landscape Values	Fair	Roadside highway tree, branches over highway are above 5m and therefore highly unlikely to be impacted by development	No action

Appendix 3 – Existing



Appendix 4 – Proposed Development



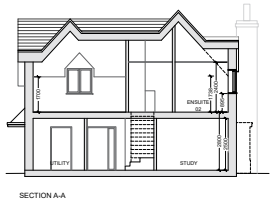


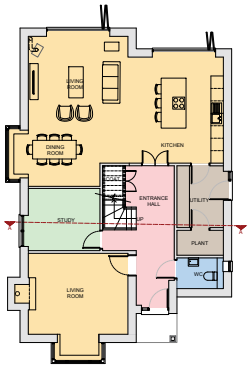


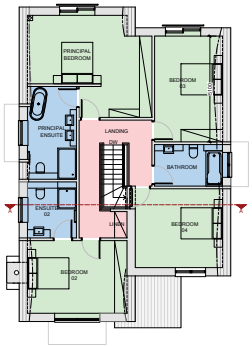


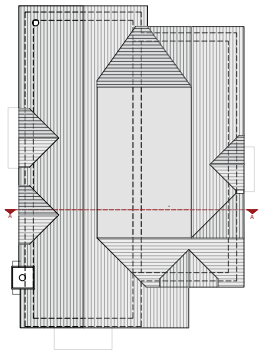












P04	07.09.2026	Addition of bird boxes_Report Artech	MMM RG
P03	05.08.2026	Amendment following comments 03.08.26	MMM RG
P02	07.07.2026	Issue Sketch Idea_Version 2	MMM RG
P01	01.07.2026	Issue Sketch Idea	MMM RG
revision	date	description	drw chk

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Project
Proposed Dwelling Alterations
Manor Farm, Brington Road, Old Weston, Huntingdon

Client
Lilystone

Drawing Title
Proposed Plans, Elevations and Context

Date	Project Number	Drawn	Checked
01.07.2026	035-26	MMM	RG
Status		Scale	Sheet Size
For Information		1:100	A1
Drawing Number			Revision
03526-HBA-SK02			P04

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