
From:**Sent:** 09 June 2022 16:21**To:** Megan O'Mara**Cc:** |**Subject:** Discharge of Conditions at Lawns Farm, Ugthorpe - NYM/2022/0359/CVC

Dear Megan

Many thanks for your email of 31 May in connection with the on-going plans to discharge the planning conditions for the above job. I am pleased to provide the following clarification and attachments.

- A revised Arboricultural Impact Assessment from Elliott Consultancy with new paragraphs inserted at 4.6 & 7.3 agreeing to a washed gravel and pinned-board edge construction for any footpath within root protection areas.
- Service trench plan and combined solar light plan.
- A total of 4 no. solar lights are proposed along the path which are to be low level, motion sensed, downward lit, solar lights (on a timer).
- Solar light specification: https://www.amazon.co.uk/Smartwares-GWS-003-DS-Solar-Wall-Light/dp/B01ER51KW0/ref=asc_df_B01ER51KW0?tag=bingshoppinga-21&linkCode=df0&hvadid=80264405731122&hvnetw=o&hvqmt=e&hvbmt=be&hvdev=c&hvlocint=&hvlocp=&hvtargid=pla-4583863980688177&th=1 - also see attached.
- The applicant has decided to change the style of the lights at the front door of the 2 no. camping pods (recently approved on another job in the Park) see below which we are advised meets with the dark sky standards:

- From Garden Trading Co.

Garden Trading

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BARN LIGHT

POWDER COATED ALUMINIUM

£60.00

PRODUCT CODE: LAC010 ★★★★★ (96)

As the name suggests, our Barn Light was inspired by exterior lights on rural farm buildings in our native Oxfordshire. Despite its rustic roots, this simply designed outdoor wall light looks equally stylish in countryside, city and... [Read More](#)

Colour: Charcoal
A mid-tone urban grey

-
1
+

ADD TO BASKET

IN STOCK

- **Light Specification:**
 - Dimensions: H28 x D24.5cm
 - Shade: Diameter 12cm
 - Back plate: Diameter 8cm
- Crafted in Powder Coated Aluminium
Weatherproof
IP44 rated for outdoor and bathroom use
Class 1 Construction (Earthed)
Motion-sensor compatible (not supplied)
Replacement glass available
Requires 1x E27 GLS bulb (not included)
Max wattage: LED 10W

We hope that this is sufficient to discharge the conditions.

Kind regards

Cheryl

Cheryl Ward Planning
MSc MRTPI (Chartered Member)



Location:
**Land off Barry Bank
Ugthorpe**

Report Type:
**Arboricultural Survey
Arboricultural Impact Assessment
Arboricultural Method Statement
Tree Protection Plan**

Ref:
ARB/AE/2851

Date:
June 2022

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- 3 Tree Quality Assessment
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Appendices

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- 2 Arboricultural Tasks Sequence Table
- 3 Tree Protection Fence Specification
- 4 Construction Exclusion Zone Notice
- 5 Tree Constraints Plan
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- 7 Tree Protection Plan

1 Introduction

- 1.1 This report has been prepared by Andrew Elliott of Elliott Consultancy Ltd on behalf of the applicant.
- 1.2 Elliott Consultancy Ltd was commissioned to visit the site to inspect the trees and to produce an arboricultural report in accordance with British Standard 5837:2012 '*Trees in Relation to Design, Demolition & Construction*'. An initial inspection of the trees was undertaken on the 3rd May 2022.
- 1.3 **Scope of the report:**
- This report provides arboricultural information and advice in relation to the proposed installation of x2 holiday pods on the site as shown within Appendix 6.
 - Section 4 provides a summary of the design proposals and their impact on the current tree population.
 - Sections 5-7 provide a method statement that details all measures recommended for adequate tree protection including any special construction measures to be utilised.
- 1.4 It is possible that trees inspected within this survey may also be habitat for a variety of species. It is not within the remit of this report to investigate matters other than arboricultural issues.

2 Site Information

- 2.1 The site is a small, grassed paddock / garden area located opposite Lawns Farm in Ugthorpe. It is accessed by foot directly from Barry Bank to the east. Figure 1 shows the extent of the area surveyed (this area may exceed that of the construction redline to ensure all trees within a potential proximity to the proposals are considered).



Figure 1: Area surveyed highlighted

- 2.2 Tree cover on the site is located around the periphery of the paddock with two mature trees and a mixture of semi-mature and young broadleaves and single small conifer.
- 2.3 Any visibility constraints encountered are noted within the survey data (Appendix 1).

3 Tree Quality Assessment

3.1 BS5837:2012 notes that all trees apart from those with stem diameters <150mm or classified as Category U should be viewed as a site constraint. When inspected, each tree and or group feature is assigned one of four categories that signify how suitable that tree/group would be for retention within any development proposals, and therefore the degree to which it should constrain the site. The four categories are as follows:

3.2.1 **Category A** trees are those of high quality and value, and of a condition whereby they could make a substantial contribution to the site. Such trees should be retained and offered adequate consideration during the design phase and physical protection during the construction phase in accordance with BS 5837:2012. This means keeping proposed features and alterations to ground levels outside of root protection areas and crown spreads to ensure that trees remain in adequate condition post-development.

3.2.2 **Category B** trees are those of moderate quality and value, and of a condition that still make a substantial contribution to the site. Category B trees should be retained wherever possible and offered adequate consideration during the design phase and physical protection during the construction phase in accordance with BS 5837:2012.

3.2.3 **Category C** trees are considered to be of low quality and value, or lacking stature, but of an adequate condition to remain in the short-term. These trees can also be retained if required but where they form a significant constraint to development their removal should be considered. Where they are to be retained they should be afforded adequate consideration during the design phase and physical protection during the construction phase in accordance with BS 5837:2012.

3 Tree Quality Assessment (cont)

3.2.4 **Category U** trees are of such a condition that any existing value would be lost within 10 years. As a result it is recommended that Category U trees are not considered a constraint for development and are removed prior to construction commencing.

3.3 In addition to the four main categories explained above, each tree/group is assigned a sub-category which signifies its overriding value as determined by the surveyor, which is noted by adding a suffix of 1, 2 or 3 alongside the category letter. 1 signifies that the trees/groups main value is arboricultural e.g. it may be a particularly good example or may be rare. A 2 signifies that the overriding factor was due to the landscape value that the tree/group provides e.g. it may be part of a group feature such as a screen. A 3 indicates that a cultural factor was the overriding value e.g. it may have historical or commemorative importance.

4 Design Proposals and Arboricultural Impact

4.1 This section concentrates on the proposals and how they relate to the current trees on the site (as shown within Appendix 6).

4.2 **Potential Conflict 1: Loss of trees to allow construction.**

Trees 2, 3, & 4 will require removal to allow the pods to be installed.

Mitigation / Countermeasure: All trees to be removed are small, young, and low value, and all were classified as Category C trees that would not ordinarily constrain design. The arboricultural impact of these removals is considered to be low and one that will not be evident within the wider landscape.

4.3 **Potential Conflict 2: Damage to Trees 5 & 12 due to the location of the new pods.**

The new pods are located within the recommended root protection areas (RPA's) and could cause damage to underlying root tissue.

Mitigation / Countermeasure: The encroachment into the RPA's of both trees (2% and 0.5% respectively) is considered to be so minimal as to be inconsequential with regards tree condition and therefore will have no significant impact.

4.4 **Potential Conflict 3: Damage to retained trees on site during construction.**

Retained trees may be damaged due to a variety of reasons during the construction process.

Mitigation / Countermeasure: The retained trees can be protected during the construction process in accordance with BS5837, by the installation of appropriate protective fencing and maintaining the agreed construction exclusion zones as shown within Appendix 7. It is proposed that access and installation will be undertaken from the south (adjacent paddock) which will allow extensive tree protection to be provided.

4 Design Proposals and Arboricultural Impact (cont)

4.5 Potential Conflict 4: Damage to Trees 5 & 12 due to installation of services and utilities.

Excavated utility provision could damage the underlying roots of the retained trees.

Mitigation / Countermeasure: The SPTP is to be installed in the adjacent field (already approved) and all trenching and connections can be installed to the south of the Pods. Excavated utilities will therefore not be installed within the RPAs of Trees 5 & 12 (to the north of the pods), and no impact will occur.

4.6 Potential Conflict 5: Damage to Trees due to installation of an access footpath.

It is proposed that a pedestrian access path is installed to run from the northern access gate, between the trees, and to service both pods. This footpath will be in tree RPA's and therefore could damage underlying root tissue.

Mitigation / Countermeasure: Any access path within the tree RPA's must be installed without necessity for excavation or compaction. A simple wearing layer of washed gravel can be placed onto a geotextile membrane, with a pinned-board edging to retain the gravel within the footpath. This can be installed by hand and without excavation or necessity to use any machinery that could cause compaction or other damage to the root-zones.

5 Pre-construction and Site Preparation Works

- 5.1 Refer to Appendix 2 for stage specific tasks.
- 5.2 Tree works as outlined in Appendix 2 should be undertaken.
- 5.3 Prior to any further site works commencing, the fencing needs to be erected according to the locations found on the Tree Protection Plan (Appendix 7). The fence should conform to the specification and locations shown within Appendices 3 & 7.
- 5.4 At the beginning of the construction phase, the site manager will appoint a delegated site representative who shall be responsible for continued checking of the protective fencing to ensure it remains compliant with the exclusion zone.

6 Tree protection measures during construction

- 6.1 Refer to Appendix 2 for stage specific tasks.
- 6.2 All ground levels where trees are located should be maintained. Changes to soil levels adjacent to trees can severely affect the trees structural integrity and its ability to gain moisture and nutrients from the surrounding soil. Unavoidable level changes that may affect retained trees, and not already accounted for within this method statement, should be assessed by a qualified arboriculturalist so that any mitigation or special construction techniques can be considered.
- 6.3 Building material storage and operations that can contaminate soil, such as cement mixing, must be confined to areas outside the RPA's.
- 6.4 Fires should not be lit.
- 6.5 The trees should not be used to attach notices, cables or other services.
- 6.6 The installation of any underground services near or adjacent to trees on the site shall conform to the requirements of National Joint Utilities Group publication Volume 4 (November 2007).

7 Tree protection measures post-construction

- 7.1 Refer to Appendix 2 for stage specific tasks.
- 7.2 Only once all construction works have been completed can the protective fencing be removed.
- 7.3 An informal access footpath comprising washed gravel over a geotextile membrane, with a pinned-board edging, will be installed by hand. No excavation will occur, and no machinery will be used during installation.

Appendix 1: Tree Data

Key to tree survey headings:

- **Tag** – Tree number corresponding to plans & tags
- **Species** – Common name of each tree
- **DBH** – 'Diameter at breast height' in mm taken on stem at 1.5m.
- **Hgt** – Height in metres of each tree
- **Crown spread: North, South, East, West** – Crown spread in metres to x4 cardinal points from centre of stem
- **CH** – Crown clearance from ground to lowest branches
- **EstD** – Estimated dimensions
- **Age** – Age-class of tree: Y = Young, SM = Semi-mature, M = Mature, OM = Over-mature.
- **General observations** – details both Physiological and structural Condition
- **Est Con** – Estimated life expectancy / contribution to the landscape (in years): 0-10, 10-20, 20-40, 40+
- **Recommendations** – Any recommendations that, regardless of land use, require attention.
- **BS. Cat** – Retention category. **A, B, C**, or **U**. For retained trees **A** being of the highest quality, **C** being the lowest. Category **U** trees for removal regardless of design. Category A, B, & C are given sub-catagories 1, 2, & 3 – details of which are shown in appendices.

Tree Survey Data

No.	Species	Age	DBH	Stems	Height	Crown Spread				CH	EstD	General Observations	EstCont	BS Cat	Recommendation
						N	S	E	W						
1	Rowan	Y	12	2-5	3	2	2	2	1	1	N	Co-dominant stems at base. Low quality.	40+	C1	No work required
2	Beech	Y	10	1	4	2	2	2	2	0.5	N		40+	C1	No work required
3	Cypress spp	Y	15	2-5	3	2	2	2	2	0.5	N	Co-dominant stems at base with acute union. Further low quality acute branch unions throughout crown. Low quality.	10+	C1	No work required
4	Rowan	Y	15	5+	4	2	2	2	2	1.5	N		40+	C1	No work required
5	Horse Chestnut	M	79	1	13	6	10	7	8	2	N	Some minor stem exudates and bark cracking (probable Bacterial Canker of Horse Chestnut) but generally in reasonable condition.	40+	B1	No work required
6	Horse Chestnut	SM	48	1	11	3	3	5	4	2	N		40+	B1	No work required
7	Horse Chestnut	SM	49	1	12	3	4	5	4	2	N		40+	B1	No work required
8	Oak spp	SM	27	1	5	4	4	3	3	1.5	N		40+	B1	No work required
9	Oak spp	SM	24	1	6	5	4	5	3	1.5	N		40+	B1	No work required
10	Rowan	Y	16	1	4	3	2	2	2	1.5	N		40+	C1	No work required

No.	Species	Age	DBH	Stems	Height	Crown Spread				CH	EstD	General Observations	EstCont	BS Cat	Recommendation
						N	S	E	W						
11	Oak spp	Y	10	1	4	3	0.5	2	1	1.5	N	Suppressed form.	40+	C1	No work required
12	Horse Chestnut	M	98	1	16	8	10	8	7	2	N	Stem exudates and bark death due to Bacterial Canker of Horse Chestnut. Wound at 2m where limb has failed due to poor quality union - remaining lateral branch at this point has poor structural condition and is end-weighted. - remaining limb from point of wound structurally weak and end weighted	20+	B1	Remove limb from 2.5m where wound has weakened base

Hedgerow Data

Hedge Number	Dominant Species	Lesser Species	Age	Average Height	Average Depth	Historically Managed Height	Historically Managed Depth	Condition/Comments	Recommendations	EstCont	BS Cat
1	Hawthorn		Y	1	0.25	As current height	As current depth	Cohesive boundary hedge.	No work required	40+	B2
2	Hawthorn		M	2.5	1.5	1.5	0.5	Southern boundary hedge. Unmanaged and with gaps. Could be remanaged and gap planted.	No work required	20+	B2
3	Holly Hawthorn		M	2.5	1.5	1.5	0.5	Western boundary. Unmanaged recently but still cohesive.	No work required	40+	B2

Elliott Consultancy Ltd

Note: Recommendations are arboriculturally based and do not relate to any development proposals at this stage. Such information would be detailed within an Arboricultural Method Statement

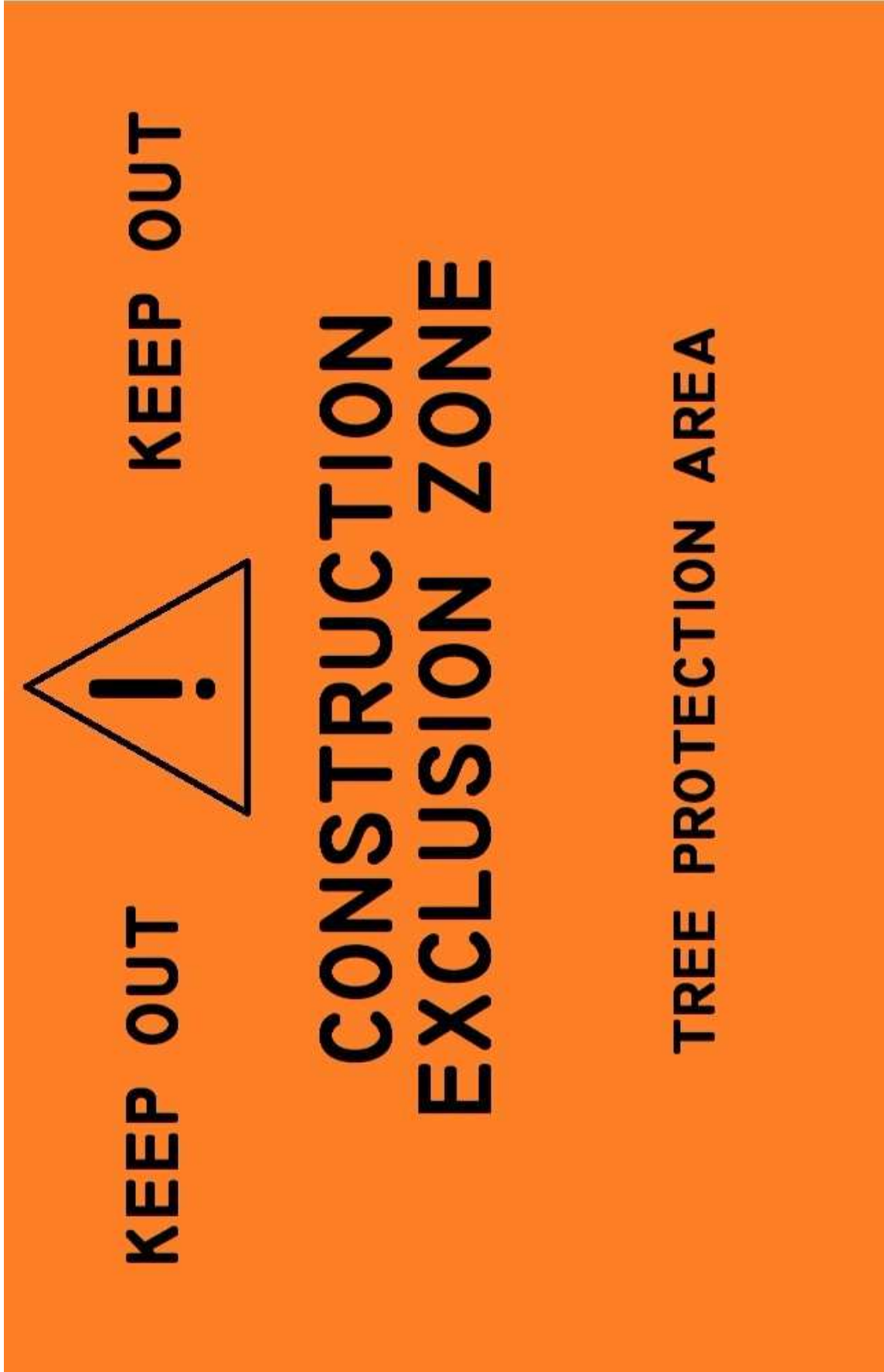
Appendix 2: Arboricultural Tasks Sequence Tables

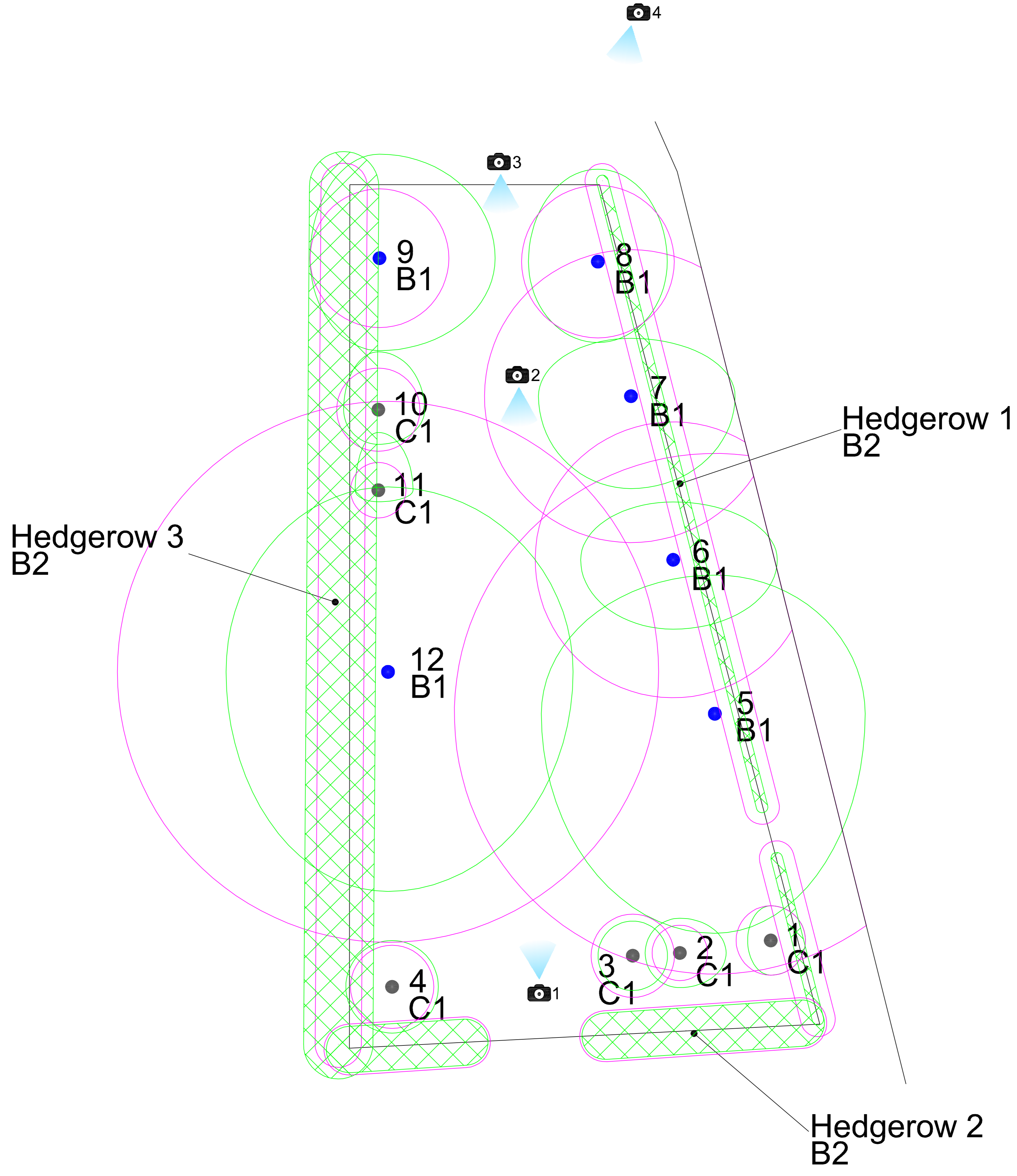
Tree or Group Number	Pre-Construction Stage	Construction Stage	Post Construction Stage
<p>Trees 2-4.</p> <p>All highlighted in red on Appendix 6.</p>	<p>Remove.</p>		
<p>All trees</p>	<p>Adhere to Section 5.</p> <p>Install protective fencing as per Appendices 3, & 7.</p> <p>Attach tree protection notice as per Appendix 4.</p>	<p>Adhere to specification within Section 6.</p>	<p>Adhere to specification within Section 7.</p>

Appendix 3 : Protective Fencing Specification



Appendix 4: Construction Exclusion Zone Notice





APPENDIX 5

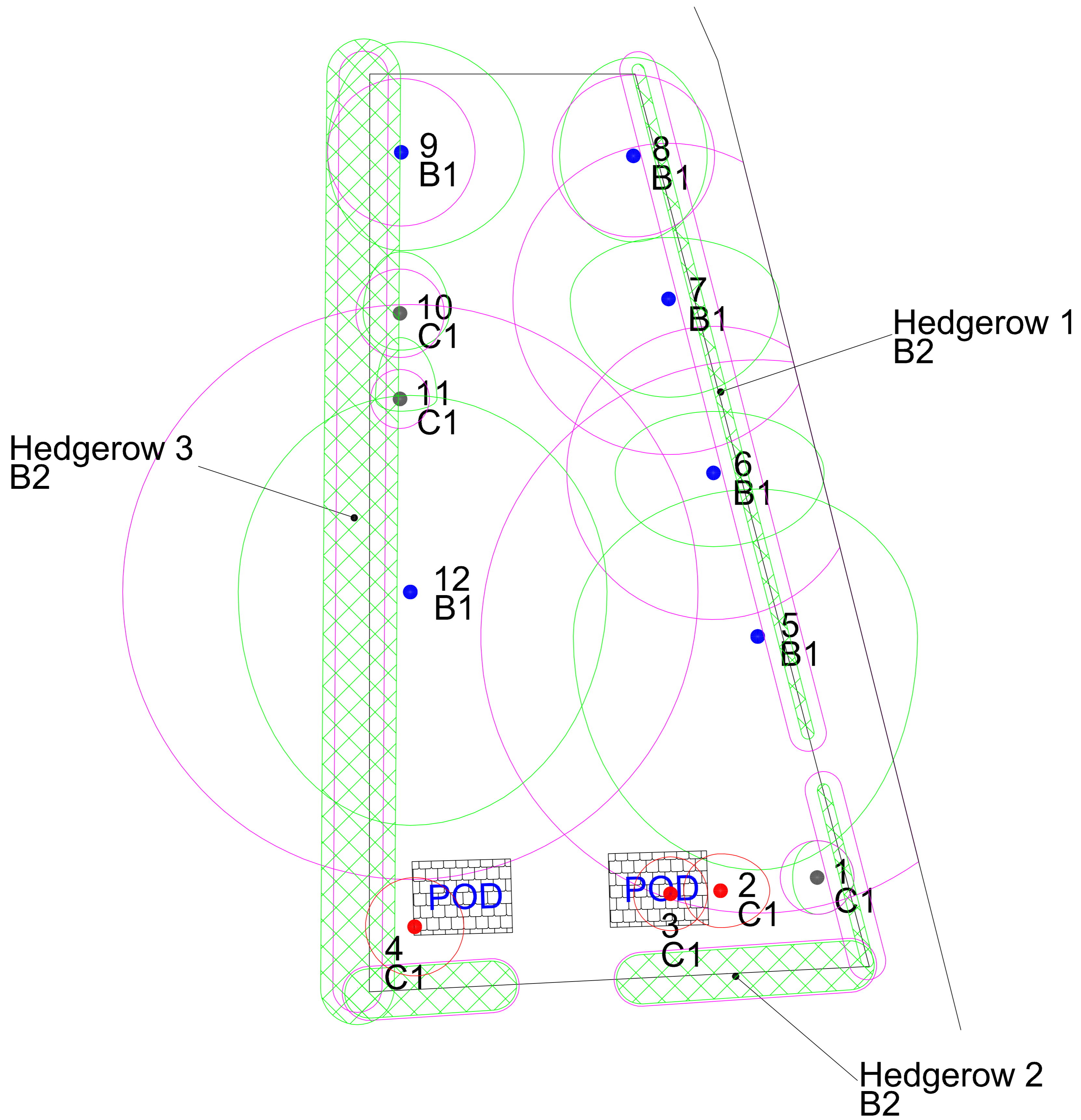
Drawing Title: Tree Constraints Plan

Project: Land at Ugthorpe

Drawing Number: ARB/AE/2851/TCP

Date: May 2022

Scale: 1:100 @ A1



APPENDIX 6

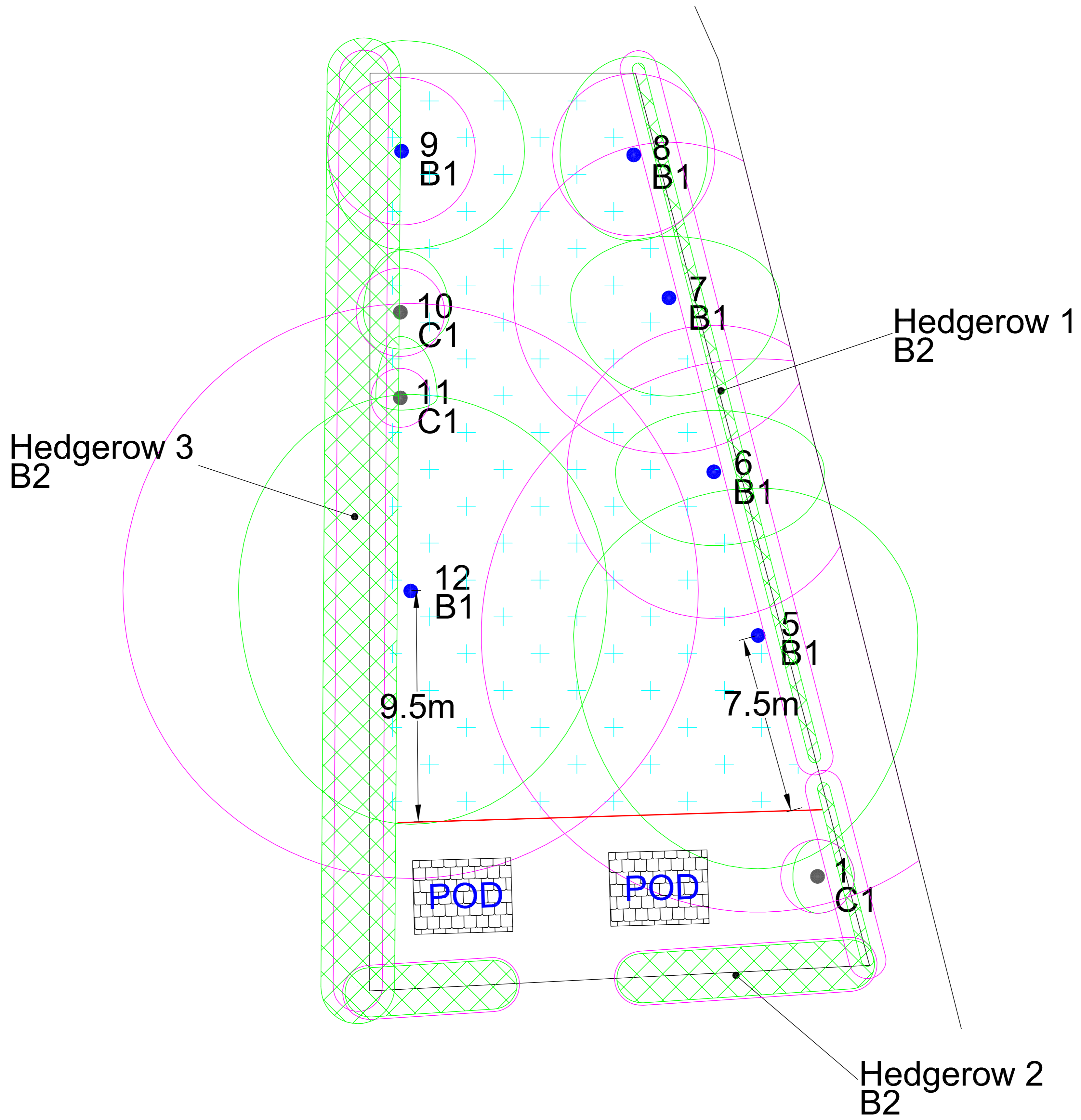
Drawing Title: Tree Impact Plan

Project: Land at Ugthorpe

Drawing Number: ARB/AE/2851/TiP

Date: May 2022

Scale: 1:100 @ A1



APPENDIX 7

Drawing Title: Tree Protection Plan

Project: Land at Ugthorpe

Drawing Number: ARB/AE/2851/TpP

Date: May 2022

Scale: 1:100 @ A1

Condition 04

4 no. solar light specification for path at Lawns Farm, Ugthorpe



Visit the Smartwares Store

Smartwares Outdoor Wall Light, Solar Powered, Day to Night Sensor, Integrated LED, 35 Lumens, IP44 [Energy Class A++]

★★★★★ 1,012 ratings

-3% £14.57

RSP: £14.99

& FREE Returns

Pay £14.57 £0.00: get a £20 Amazon Gift Card on approval for the Amazon Platinum Mastercard. Representative 21.9% APR (variable). Amazon is a credit broker, not a lender. [View Day 1 Ltd. 1st. Terms apply.](#)

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Size Name: **3**

1	2	3	4	5
£14.99	£17.99	£14.57	£17.99	£21.39

Indoor/Outdoor usage: Indoor

Power and Plug: Solar

Descriptions:

Room type: Patio

Material: Alloy Steel

Style: Modern

About this item

- Modern and stylish LED solar wall light

Roll over image to zoom in

[Energy efficiency label](#) | [Product fiche](#)

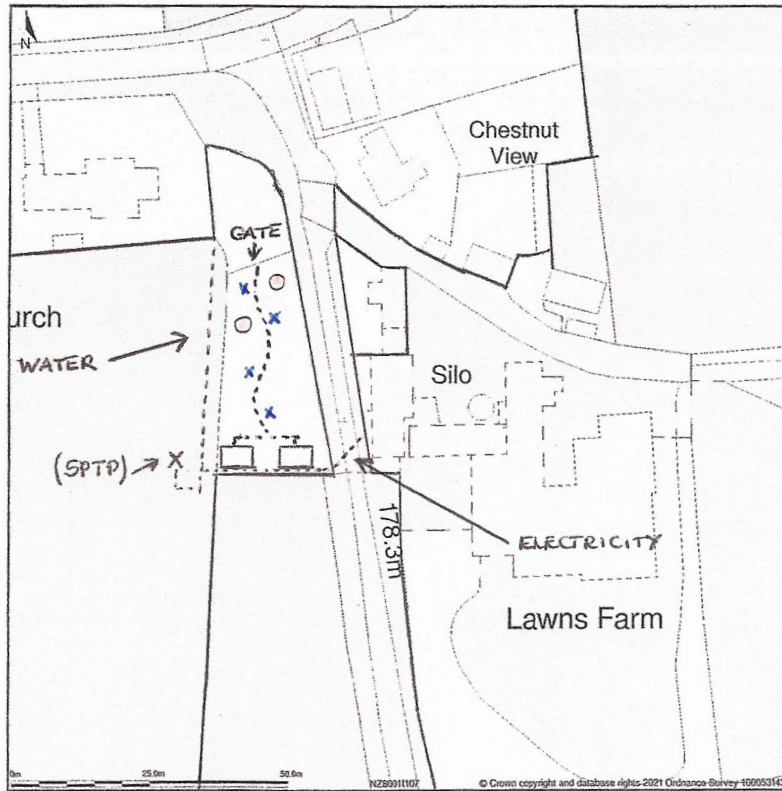


Technical Details

Brand	Smartwares
Manufacturer	Smartwares
Product Dimensions	4.61 x 2.36 x 4.21 cm; 460 Grams
Batteries	1 Lithium Ion batteries required. (included)
Item model number	10.030.77
Part Number	GWS-003-DS
Area Lighting Classification	IP44
Number of Items	1
Style	Modern
Colour	Silver
Material	Alloy Steel
Finish types	Brushed
Number of Lights	1
Included Components	Solar wall light, instruction manual, mounting kit
Voltage	0.01 Volts
Special features	Energy Efficient
Shade Colour	Warm white
Shade Material	Stainless Steel
Power and Plug Description:	Solar
Switch Installation Type	Wall Mount
Batteries included?	Yes
Batteries Required?	Yes
Type of Bulb	LED
EU Energy Efficiency Label	A++
Luminous Flux	35 Lumen
Wattage	1 Watts
Colour Temperature	3000 Kelvin
Item Weight	460 g

SOLAR LIGHT (PATHWAY)

Lawns Farm, Barry Bank, Ugthorpe, Whitby, North Yorkshire, YO21 2BQ



KEY

- SERVICE RUNS
 - GRAVEL PATH
 - 2 NO. CHERRY BLOSSAM
 - X 4 NO. MOTION SENSOR, DOWNWARD LIT SOLAR LIGHTS - ON TIMER TO COME ON AT DUSK.
- NEED FOR M+S

Site Plan shows area bounded by: 479948.43, 511008.23 480089.85, 511149.66 (at a scale of 1:1250), OSGridRef: NZ80011107. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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