

# TREE REPORT



***Land North of  
THE KILNS  
Llangwm  
Haverfordwest  
SA62 4HG***

***Pre – Development BS5837  
TREE SURVEY***

***July 2021***

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## TREE SURVEY DETAILS TABLE

Tree Tag No.	Species	Height (m)	Calculated Stem diameter (mm)	Height crown clearance / (m)	Age Class	Branch spread (m)				Vitality	Structural condition notes	Recommended Works	Est remain years	Category grading	RPA radius (m)
						N	S	E	W						
H1	Ash Hawthorn Hazel Holly Sycamore Blackthorn Elder	1.2 (av)	90 (av)	0.0	M	2.0	2.0	2.0	2.0	FAIR	<ul style="list-style-type: none"> <li>Field boundary hedgerow</li> <li>Trimmed into a square shape</li> <li>Dense Bramble growth along base and throughout hedge</li> <li>No other visible external defects</li> </ul>	No works required	20	<b>B2</b>	3.6
1	Oak	6	E-160 W-150	E-4.0 W-3.0	Y	4.0	4.0	4.0	3.0	GOOD	<ul style="list-style-type: none"> <li>Twin stemmed co-dominant from 0.3m</li> <li>Located in H1</li> <li>Old barbed wire embedded in trunk</li> <li>Minor Ivy growth on trunk</li> <li>Has been crown lifted over field</li> <li>Minor surface wounds to upper trunk most likely from hedge trimming</li> <li>No other visible external defects</li> </ul>	No works required	20 to 40	<b>B1</b>	2.6
2	Oak	4	100	2.0	Y	2.0	1.0	2.0	1.0	GOOD	<ul style="list-style-type: none"> <li>Dense Ivy growth to upper crown</li> <li>Young tree located in H1</li> <li>No other visible external defects</li> </ul>	No works required	20	<b>B1</b>	1.2
3	Oak	10	420 @ 1m	3.0	M	3.0	4.0	4.0	4.0	FAIR	<ul style="list-style-type: none"> <li>Has been topped off at 1.2m long ago</li> <li>Multi-stemmed re-growth x 8</li> <li>Minor Ash Dieback symptoms throughout crown</li> <li>Located on boundary of neighbouring garden, South crown overhangs roof</li> <li>No other visible external defects</li> </ul>	No works required	10	<b>C1</b>	5.0

Tree Tag No.	Species	Height (m)	Calculated Stem diameter (mm)	Height crown clearance/ (m)	Age Class	Branch spread (m)				Vitality	Structural condition notes	Recommended Works	Est remain years	Category grading	RPA radius (m)
						N	S	E	W						
4	Sycamore	4	310	4.0	Mi	5.0	3.0	4.0	4.0	FAIR	<ul style="list-style-type: none"> <li>Upper and mid-crown South and South West have sparse small leaved yellow coloured foliage cover</li> <li>Remainder of foliage also small</li> <li>No obvious cause</li> <li>Has been crown lifted to 4m</li> <li>Located on boundary of site in H2</li> <li>No other visible external defects</li> </ul>	No works required	10 to 20	C1	3.7
5	Sycamore	10	360	4.0	Mi	5.0	4.0	5.0	5.0	GOOD	<ul style="list-style-type: none"> <li>Located on boundary of site in H2</li> <li>Minor dieback to upper and mid crown South</li> <li>Lower crown North pruned back and crown lifted to 4m</li> <li>Neighbouring garage at 0.5m to South</li> <li>No other visible external defects</li> </ul>	No works required	20 to 40	C1	4.3
H2	Sycamore	2	70 (av)	0.0	M	1.0	1.0	1.0	1.0	GOOD	<ul style="list-style-type: none"> <li>Regularly trimmed as a square shape</li> <li>Dense foliage cover – provides good screening along boundary</li> <li>No other visible external defects</li> </ul>	No works required	10	C2	3.6
6	Sycamore	8	120 (av)	3.0	Mi	1.0	2.0	2.0	1.0	FAIR	<ul style="list-style-type: none"> <li>Multi-stemmed x 5</li> <li>Upright crown and branch structure</li> <li>Located at North end of H2</li> <li>Lower crown E &amp; W pruned back</li> <li>No other visible external defects</li> </ul>	No works required	10	C1	3.8
7	Oak	10	500	4.0	Mi	6.0	6.0	5.0	5.0	FAIR	<ul style="list-style-type: none"> <li>Minor dieback throughout crown</li> <li>Epicormic shoots on main limbs</li> <li>Has been crown lifted to 4m</li> <li>Medium dead wood in inner crown</li> <li>Located on fence line of adj. garden</li> <li>No other visible external defects</li> </ul>	No works required	20	B1	6.0

Tree Tag No.	Species	Height (m)	Calculated Stem diameter (mm)	Height crown clearance/ (m)	Age Class	Branch spread (m)				Vitality	Structural condition notes	Recommended Works	Est remain years	Category grading	RPA radius (m)
						N	S	E	W						
8	Ash	12	400 @ 1m	2.0	M	4.0	5.0	4.0	4.0	GOOD	<ul style="list-style-type: none"> <li>• Appears to be an old laid hedgerow tree with extensive upright re-growth from 1.2m, located on boundary</li> <li>• Multi-stemmed x 10</li> <li>• No Ash Dieback symptoms in crown</li> <li>• No other visible external defects</li> </ul>	No works required	20	B1	4.8
9	Oak	5	320 (est)	1.0	Y Mi	3.0	3.0	4.0	4.0	FAIR	<ul style="list-style-type: none"> <li>• Located just over boundary of site in corner of adjacent garden</li> <li>• Low broad dome shaped crown</li> <li>• Half of crown extends into site</li> <li>• Branch / trunk union at 1.2m with tight forks with included bark</li> <li>• No other visible external defects</li> </ul>	No works required	20	C1	3.8
H3	Silver Birch Hawthorn Eleagnus Hazel Viburnum Privet Beech Oak	2 to 6	50 (av)	0.0	Y	1.0	1.0	1.0	1.0	FAIR / POOR	<ul style="list-style-type: none"> <li>• Gappy, intermittent new planting between field boundary fence and adjacent school boundary fence</li> <li>• Scattered individual young Silver Birch trees along length of hedge</li> <li>• Dense Bramble growth in places</li> <li>• Planted on low raised bank</li> <li>• West end alongside car park has been regularly trimmed</li> <li>• Provides screening between school and site</li> <li>• No other visible external defects</li> </ul>	No works required	10	C2	3.6
H4	Ash Hawthorn Hazel Holly Sycamore Blackthorn Elder	1.2	90 (av)	0.0	M	2.0	2.0	2.0	2.0	FAIR	<ul style="list-style-type: none"> <li>• Field boundary hedgerow</li> <li>• Trimmed into a square shape</li> <li>• Dense Bramble growth along base and throughout hedge</li> <li>• No other visible external defects</li> </ul>	No works required	20	B2	3.6

## 2.0 TREE DETAILS - Explanation of terms

<i>Tree number:</i>	Relates to tree number on attached plan/s	
<i>Species:</i>	Common name of tree	
<i>Height:</i>	Estimated and taken to nearest metre	
<i>Diameter:</i>	Measured at 1.5m above ground level for single or multi-stemmed trees, or at the narrowest point for trees that fork below 1.5m (mm)	
<i>Branch spread:</i>	Measured from the stem to the North, East, South and West (m)	
<i>Crown clearance</i>	Height of canopy clearance above adjacent ground level (m)	
<i>Age class:</i>	Young trees (Y)	age less than $\frac{1}{3}$ life expectancy
	Middle age trees (Mi)	$\frac{1}{3}$ to $\frac{2}{3}$ life expectancy
	Mature trees (M)	over $\frac{2}{3}$ life expectancy
	Over Mature (OM)	over $\frac{2}{3}$ life expectancy and in decline
	Veteran (V)	
<i>Vitality:</i>	Categorised to Good, Fair, Poor or Dead	
<i>Structural Condition:</i>	Description of the tree's condition and whether any decay or physical defects are present	
<i>Estimated remaining Contribution in years:</i>	Categorised to less than 10, 10-20, 20-40, 40+	
<i>Category:</i>	U, or A to C category grading, also recorded on the tree survey plan (See the BS5837 category explanation table at the end of the report).	
<i>RPA radius m:</i>	Root Protection Area given as the <b>radius</b> in metres around as the minimum area required by the tree roots	

(\* - It is generally accepted that the majority of a tree's rooting system is within the top 600mm of soil, and as such can be easily damaged or altered by compaction during the construction process. An area known as the Root Protection Area (RPA) is shown around each tree and should be protected for the duration of the on-site construction phase).

### 2.1 Tree labeling

The trees have not been tagged on site and are labeled as T1 – T9 and H1 – H4 on the plans accompanying this report.

Note – for illustration only.  
Please refer to original A0 plan



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Site: The Kilns, Llangwm  
Drawing Title: Tree Constraints Plan  
Drawing Number: 202006-TKS-FOR-02  
Scale: 1:250 at A3  
Date: AUG 2021

Legend:  
● Category A  
● Category B  
● Category C  
● Category U

● Crown Spread  
● Root  
● Tree Number  
● Tree Height

NOTE: Treegroup numbers marked with an \* have approximate locations.  
NOTE: Do not scale from plan - all dimensions to be checked on site prior to construction.

### 3.0 PHOTOGRAPHS



T1 – View of twin stem and location in hedge 1



T2 – View of Ivy growth on trunk and location in hedge 1



T3 – View of multi-stem upright nature of crown



T4 – View of foliage loss and dieback to West half of crown



T5 – View of good upright form and location in hedge 2



T6 – View of multi-stem upright nature of crown



T7 – View of broad dome shaped crown



T8 – View of wide spreading crown



T9 – View of low dome shaped crown and location just over site boundary in corner of neighbouring garden



H1 – View of



H2 – View of



H3 – View of young hedge between two boundary fences with individual trees scattered along its length



H4 – View of low square shape of boundary hedge



View towards SE corner of site showing location of trees 3, 4, 5, 7 and 8 around edges of site



View Northwards from SE corner of site showing minimal overhang into site from tree 7

## 4.0 RECOMMENDATIONS

- 4.1 Any tree defects found are listed in the tree details table (pages 2 – 4). Of the 9 individual trees and 4 hedgerows, none are listed as category **A**, six as category **B**, and the remainder as category **C**. Based upon **their condition** at the time of the survey no trees are listed as category **U** for removal.
- 4.2 A site topographical drawing was provided as a pdf file and CAD dwg file (drawing no. MG2071\_S4, dated April 2021 by Monument Geomatics) and it forms the basis for the attached tree constraints plan (TCP).
- 4.3 The Root Protection Area (RPA) shown on the Tree Constraints Plan is the theoretical **minimum** areas required by a tree of that size. But given that tree roots may not spread out consistently, the root protection area does not necessarily reflect the likely spread of roots on this site.
- 4.4 Any works arising from the recommendations in this report should be undertaken by a contractor working in accordance with 'B. S. 3998 British Standard Recommendations for Tree Work 2010'.
- 4.5 Once the final construction timeline is agreed, all trees that are being retained on or adjacent to the site should be protected by barriers as described in BS5837: 2012 section 6.2.2 (see section 10). Vertical barriers should be erected and ground protection installed **BEFORE** any materials or machinery is brought onto the site and before any demolition, development or stripping of soil commences. Areas of new or retained planting should be similarly protected. Once erected, all barriers and ground protection **must not** be removed or altered without prior recommendation by an arboriculturalist and approval of the local planning authority.

## 5.0 CAVEATS AND RESTRICTIONS

- 5.1 This report was commissioned by Stuart Leaver, Associate Director and Head of Planning and Land Promotion of Powells Chartered Surveyors on behalf of the land owner. It provides a pre-development BS5837 tree survey report for nine individual trees and 4 hedgerows at or adjacent to the site.
- 5.2 The report is based upon data collected on a site visit made on the 22<sup>nd</sup> June 2021 by Bettina Broadway-Mann. The weather condition was sunny, breezy and dry, and visibility was more than adequate for the visual inspection carried out.
- 5.3 The tree assessment comprised a visual inspection carried out from ground level only. It was intended to identify distinct defects and other failure-prone characteristics of the trees, where these features might give rise to hazard within the coming twelve months. It must nevertheless be recognized that no tree is entirely safe, given the possibility that an exceptionally strong wind could damage or uproot even a mechanically 'perfect' specimen.
- 5.4 Please note the inspector's Terms & Conditions for Arboricultural Consultancy Work, as supplied. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, no responsibility can be accepted for damage or injury sustained as a result of the failure of any tree due to faults not apparent upon a visual, ground level inspection carried out at this season, or to faults developing subsequent to the survey. Similarly, no liability can be accepted for the condition of trees that are obscured in part or in whole (e.g. by dense Ivy or other foliage), nor for any that proved inaccessible to the inspector. Certain features that might provide evidence of ongoing decay or decline (such as fungal fruiting bodies, damage to foliage, insect emergence holes etc.) may not have been in evidence: Only those features that are apparent at the time of inspection could be assessed.
- 5.5 The tabular format of the report records each tree individually with appropriate measurements. Distinct defects or other noteworthy characteristics where apparent have also been recorded, along with recommendations for immediate remedial works where necessary.



Bettina Broadway-Mann  
ARBORICULTURAL CONSULTANT

13<sup>th</sup> July 2021

*B.Sc. (Hons), M.Sc. Dip. Arb. (RFS), Tech. Cert (Arbor. A), M.Arbor.A.*

## 6.0 SURVEY DETAILS

Client Name:	Powells Chartered Surveyors Singleton Court Business Park Wonastow Road Monmouth NP25 5JA
Site:	Land North of: The Kilns Llangwm Pembrokeshire (Site central grid ref. SM 98733 09847)
Date of Inspections:	22 <sup>nd</sup> June 2021.
Surveyor:	Bettina Broadway-Mann.
Purpose of survey:	To carry out a pre-development tree survey as per 'BS 5837 Trees in Relation to Design, Demolition and Construction – Recommendations 2012' (with appropriate measurements) to trees and hedgerows within or adjacent to the site, and to make recommendations for immediate remedial works where necessary.
Survey method:	Visual inspection from ground level only, including measurements for height, stem diameter, and physiological and structural condition, and: <ul style="list-style-type: none"><li>• To look for visible defects of the trees</li><li>• To comment on the condition of the trees and make recommendations for removal or retention, and remedial works where necessary.</li></ul>
Weather:	Breezy, dry and sunny, 21°C.
Site Plan:	This report is accompanied by site survey plans: <ol style="list-style-type: none"><li>1) Tree Constraints Plan with RPA's</li><li>2) Site Location and Boundary Plan</li></ol>

**6.1 Site Location and approximate boundaries:** The red outline indicates the approximate boundaries of the site and the extent of the survey area, and is for illustration purposes only.



## 7.0 LEGAL CONSIDERATIONS

- 7.1 **TPO'S** – Prior to any works commencing the client should check with the Local Planning Authority that the trees are not covered by a Tree Preservation Order, within a Conservation Area, or covered by a Planning Condition.
- 7.2 **FELLING LICENCE** – Even when no specific legal protection exists, it may be necessary to obtain a felling licence. These apply if the volume of timber created from felling works exceeds five cubic metres in any one quarter. Therefore site clearance of trees, even of small areas could exceed this quota. The Forestry Commission administers felling licences.
- 7.3 **BIRDS** - Works to trees should commence outside the bird-nesting season, generally taken to be between March and July, as disturbing nesting birds is a Criminal offence under the Wildlife and Countryside Act 1981, unless such works are necessary to preserve public health and safety. In practice, the tree surgeon must check for the presence of nests prior to commencing works.
- 7.4 **BATS** - The contractor must also thoroughly inspect the trees prior to carrying out works for evidence of bat activity. Bats are a protected species under Wildlife and Countryside Act 1981 (as amended) and the conservation of Habitats and Species Regulations 2010 making it an offence to kill or injure a bat, or destroy or significantly disturb a roost.

If evidence of bat activity is found, all works must cease and advice sought immediately from Natural Resources Wales before continuing.

- 7.5 **DUTY OF CARE** - Attention is drawn to the provisions of the Occupiers Liability Acts, which place a duty of care upon landowners / occupiers to ensure the safety of neighbours and others entering their land. There is a special responsibility to ensure the safety of children, who may be unaware of danger. Annual inspections of trees by a competent person, together with implementation of any recommendations, should ensure compliance with the legislation regarding tree safety.

## 8.0 GLOSSARY OF TERMS

<b>Bark</b>	all tissue on the outside of the trunk, roots, stems, branches and twigs.
<b>Canopy</b>	the part of the tree composed of leaves and twigs.
<b>Cavity</b>	an open wound characterized by the presence of decay and causing a hollow
<b>Crown</b>	the main foliage carrying part of the tree.
<b>Crown Lifting</b>	the removal of the lower branches up to a specified height to provide clearance under the crown.
<b>Crown / Limb Reduction</b>	a shortening of lateral and vertical branches that makes the entire crown or specified part smaller.
<b>Crown Thin</b>	the balanced removal of secondary, minor, live branch growth to reduce the leaf density evenly throughout the canopy or specified part without altering the tree's overall size and shape.
<b>Decay</b>	rot. The process of degradation of woody tissues by fungi and bacteria through decomposition.
<b>Failure</b>	a partial or total fracture of woody tissues or loss of cohesion between soil and roots.
<b>Hazard</b>	any thing with the potential to cause harm.
<b>Included Bark</b>	bark of neighbouring parts of the tree that are in face to face contact causing a weakness due to the lack of wood union.
<b>Mature</b>	a plant that will respond to flower inducing conditions.
<b>Pruning</b>	the removal or cutting of twigs, branches or roots, often used to describe all kinds of work involving cutting.
<b>Risk</b>	the likelihood of a potential harm from a hazard becoming actual harm.
<b>Root</b>	part of the tree that contains woody and non-woody tissues to absorb water and minerals from the soil, gases from the atmosphere, and support the trunk and crown.
<b>Significant</b>	relates to health and safety – describing a condition, state, hazard or risk that is deemed to exceed accepted standards, thereby requiring remedial or preventative action.
<b>Stem</b>	the principle portion of the woody structure (the trunk) or one of a number of such portions with similar size and status.
<b>Suppressed</b>	trees that have been over shadowed and whose crown development is restricted by neighbouring trees.
<b>Tree</b>	a woody plant that typically has a single self-supporting woody stem, attaining a height in excess of 4 metres in maturity with a stem diameter of at least 75mm.
<b>Trunk</b>	a single main self supporting stem of a tree.
<b>Wound</b>	an injury that induces the tree to compartmentalize internally.

## 8.1 BIBLIOGRAPHY

*Principles of Tree Hazard Assessment* – D. Longsdale

*Collins Tree Guide 2004* – O. Johnson & D. More

*Manual of Wood Decay in Trees. 2003.* K. Weber, C. Mattheck. Arboricultural Association.

*BS 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations*

## 9.0 BIOGRAPHY

### 9.1 Qualifications

Royal Forestry Society Professional Diploma in Arboriculture	September 2003
Arboricultural Association Technicians Certificate in Arboriculture	September 2001
MSc Landscape Ecology, Design and Management	September 1997
BSc (Hons) Applied Biology, Forestry and Ecology	July 1995

### 9.2 Experience

I have worked in the arboricultural industry since 1998 and had a variety of roles in the public sector, before setting up Broadway Tree Consultancy full time in September 2006.

My role at Caerphilly County Borough Council was that of Assistant Tree Officer and responsible for the countywide tree survey of all council owned trees.

I have taught as an arboricultural lecturer at Merrist Wood College, Guildford, and focused mainly on tree law, trees on development sites and tree pests, diseases and disorders.

With Cardiff County Council I was a Tree Preservation Officer and dealt exclusively with Tree Preservation Order applications and planning applications (trees on development sites).

At Newport City Council I was an Arboricultural Officer and oversaw all aspects of surveying and caring for the Council's tree stock.

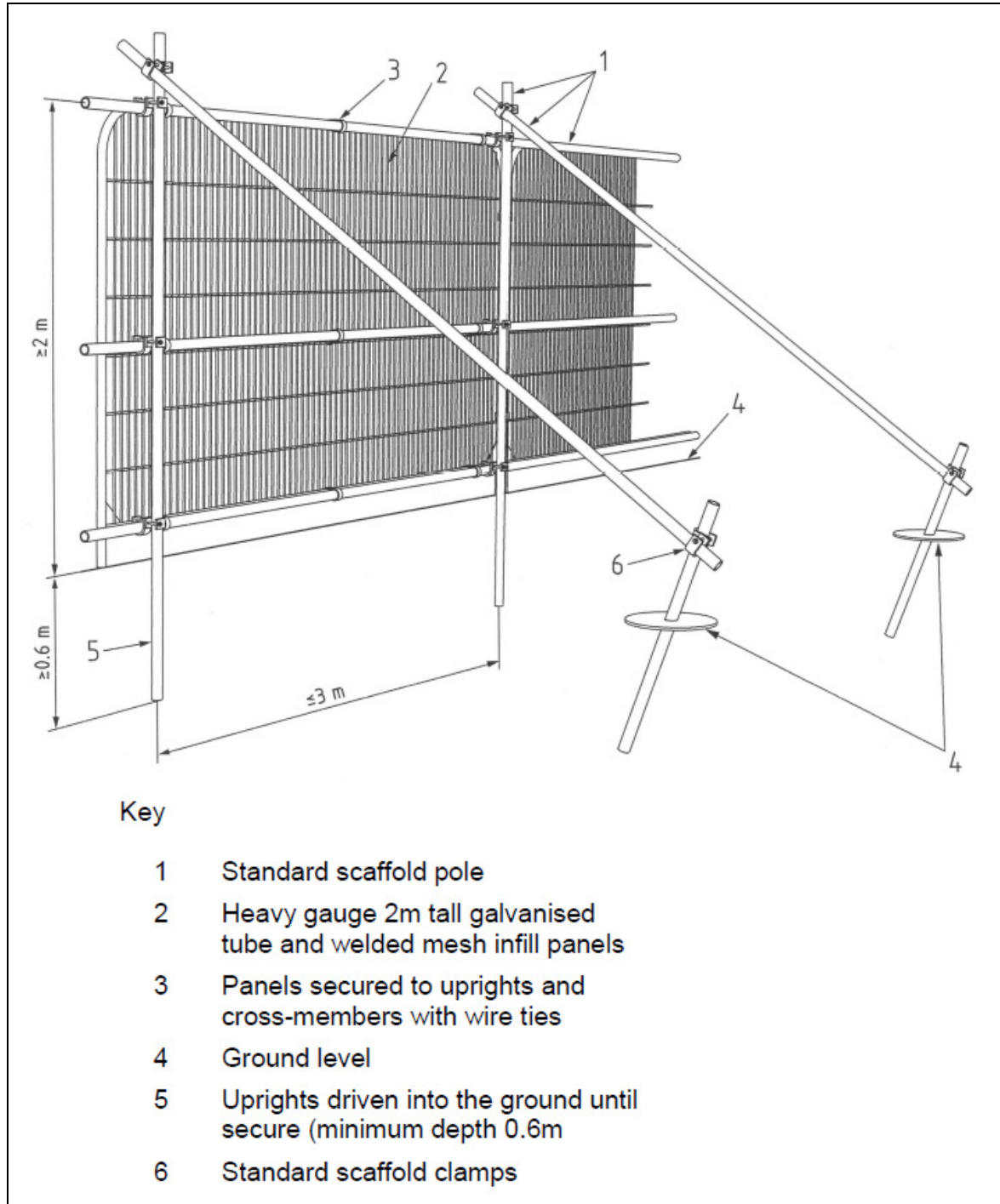
In addition to my consultancy work I have been a lecturer in arboriculture at Bridgwater College Cannington Campus, and Coleg Gwent, Usk Campus.

### 9.3 Membership

Professional member of the Arboricultural Association	March 2005 – to date
Member of the Royal Forestry Society	January 2002 – to date
Associate Member of the Institute of Chartered Foresters	January 2018 – to date





## 10.0 PROTECTIVE FENCING DETAIL

BS 5837:2012 Figure 1: Default specification for protective barrier



**11.0 BS 5837 TREE CATEGORISATION TABLE**

**BS5837:2012 Table 1 – Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
<b>Trees unsuitable for retention (see Note)</b>				
<b>Category U</b> 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	<ul style="list-style-type: none"> <li>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)</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li> </ul> <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] 4.5.7.</i></p>			
	<b>1 Mainly arboricultural qualities</b>	<b>2 Mainly landscape qualities</b>	<b>3 Mainly cultural values, including conservation</b>	
<b>Trees to be considered for retention</b>				
<b>Category A</b> Trees of 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 those that are essential components of groups or 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)	
<b>Category B</b> Trees of moderate quality with an 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 growing 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	
<b>Category C</b> 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	Unremarkable trees of 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 collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	

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