

Tree Survey in accordance with BS5837:2012.

Land at: Ashleigh House, Sageston, SA70 8SG.



Prepared on the instructions of
Mr T. Scourfield

Based on inspections carried out on
14th August 2022

By Alan Webster, MArborA
Our Ref: ARW 1130

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1	Tree Location and Constraints Plan ARW1130.01	
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1 Introduction

- 1.1 **Instruction:** I am instructed by Mr Tom Scourfield to provide a tree survey in accordance with BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*, to support a planning application on land at Ashleigh House, Sageston, near Tenby, Pembrokeshire.
- 1.2 **Qualifications and experience:** I have based this report on my site observations and the provided information. I have come to conclusions in the light of my qualifications and experience in arboriculture summarised in Appendix 1.
- 1.3 **Documents and information provided:** Rebecca Craxford of Hayston Developments and Planning Ltd provided me with copies of the following documents:
- Proposed Illustrative Site Layout, in PDF, P03
 - Existing Site Survey, in PDF, P02
 - Partial topographical survey in DWG format
- 1.4 **Scope of this report:** This report concerns the trees and their environment on and adjacent to the proposed development site, in accordance with British Standards Institute, BS 5837: British Standard for trees in relation to design, demolition and construction- Recommendations (2012). No arboricultural impact assessment or tree protection plan is included with this report.
- 1.5 **Report limitations:** This report is valid at the time of the inspection; deliberate or accidental harm, severe weather conditions, pests and diseases can all effect change in the condition of trees.
- 1.6 **Copyright:** All rights in this report are reserved. Its content and format are for the exclusive use of Mr Scourfield and his Agents for the purpose of developing the site. No part of it may be reproduced or transmitted, in any form or by any means without our written consent.

2 Site visit

- 2.1 **Site visit:** I carried out my unaccompanied site visit on the 14th of August 2022. All my observations were from ground level without detailed investigation and I estimated all dimensions unless otherwise indicated. The weather at the time of my inspection was bright and sunny, therefore allowing good visibility for the purposes of this survey.
- 2.2 **Site description:** Hays Lane runs east to west through the village of Sageston parallel to the A477. Ashleigh House is located on the southern side of the road at the eastern end of the village.
- 2.2.1 The area of the survey covers land that wraps around Ashleigh House and has been used as a very large garden.
- 2.2.2 The trees present are a combination of native varieties and fruit trees.
- 2.3 **Identification and location of the trees:** The trees in question are shown on the tree location plan included as Drawing ARW 1130.01. These plans are for illustrative purposes only and it should not be used for directly scaling measurements. All the relevant information on it is contained within this report and the provided documents.
- 2.4 The Local Authority has not been approached to check for statutory tree protection.
- 2.5 **Statutory tree protection:** A TPO makes it an offence to top, lop, uproot, take down, wilfully damage or wilfully destroy a tree, trees or woodland such that its amenity value is diminished, unless it is by agreement with the Local Planning Authority (LPA). This is not a 'blanket ban' on all tree work. Tree work may proceed under the following circumstances:
- Normal arboricultural maintenance work to preserve, enhance or mitigate nuisance aspects of the tree's habit carried out to professional standards with LPA agreement.
 - Elimination of hazards presented by dead or damaged trees or limbs to the extent required to mitigate the risk where the tree is not immediately dangerous. Significant harm must be both foreseeable and be expected to arise within eight weeks. At least 5-days' written notice must be given to the LPA.
 - Elimination of immediately dangerous hazards presented by dead or damaged trees or limbs to the extent required to mitigate the risk.
 - Removal of dead branches.
 - A number of other specific circumstances that don't apply here but which include grant of full planning permission, compliance with Acts of Parliament, activities of Statutory Undertakers (for example, utility providers), horticultural maintenance of trees for fruit production and so on.

Any work not falling within any of these exemption categories requires a formal application to be made to the LPA using the standard 1App form for tree work. Similar restrictions apply to all trees over 75mm in diameter when measured at 1.5 metres from ground level if they are in a conservation area.

3 Observations

- 3.1 **Development plan:** The proposal is for outline consent for thirteen dwellings with access provided off Hays Lane to the west of Ashleigh House.
- 3.2 **Trees:** The surveyed trees were assessed as individuals and groups where appropriate; the survey data is recorded in a schedule in appendix 2.
- 3.2.1 The trees are generally of low quality with several trees also categorised as category U due to their short life expectancy or current condition.
- 3.2.2 Most of the ash trees are affected by ash die back disease, many of which are in an advanced state of infection.
- 3.3 **Root morphology:** *Tree roots will exploit the most suitable conditions that they can find, migrating to ideal conditions i.e. nutrient levels and available water. Obstructions or poor conditions will force roots to grow alongside, around, under or over.*
- 3.3.1 Site features do not suggest that the standard root distribution is not a suitable depiction in this instance.
- 3.4 **Branch spread:** The trees generally have regular crown shapes and are shown as measured on the plan.
- 3.5 **Wildlife:** I did not observe any suitable features that could be used as bat habitat during my survey. All trees should be inspected for nesting birds prior to any work being carried out.

The proposed plan will require the removal of several of the trees surveyed. All trees are category C or category U and should not be a constraint to development. The LA can condition a landscape scheme to adequately mitigate the tree losses if it considers it necessary.

4 Contacts

Consultant Arboriculturist: A. Webster, 07974 303558

Written by:

Alan Webster, MArborA
for and on behalf of ARW Tree Consultancy

Date: 31/08/2022

Appendices

Appendix 1

Qualifications and experience of Alan Webster

1. Academic qualifications:

Level 3 **Technicians Certificate in Arboriculture**: ABC

Level 6 **Professional Diploma in Arboriculture**, units:

- Tree risk management
- Tree and hedge management
- Selection, planting and design with hardy nursery stock for amenity and landscape purposes
- Arboricultural plant health
- Planning and development in arboriculture
- Management of special trees
- Woodland management
- Independent research project

2. Practical experience:

2003 – 2005

Freelance Chainsaw Operator. Mainly working as a Groundsman for TreeWorks (West Wales) Ltd. Duties including woodland felling and ground based arboricultural operations, in the private and commercial sector.

2005 - 2009.

Groundsman progressing to Lead Climber and Arboricultural Contracts Manager in 2007. Employed by TreeWorks (West Wales) Ltd. Continue to lead arboricultural team and control all chainsaw related operations within countryside teams. Made responsible for management and implementation of company Health and Safety systems.

2009- 2014.

Consultant Arboriculturist and Technical Director. Employed by TreeWorks (West Wales) Ltd, undertaking Tree Surveys and Health & Safety Management.

2014 – Present

Independent Arboricultural Consultant. Trading as ARW Tree Consultancy. Providing advice on risk assessment, development site issues and boundary disputes.

2015 – 2016

Tree Officer for Basingstoke and Deane Borough Council. Responsible for risk assessing Council trees, advising Development Control on trees in relation to planning, maintenance of TPO's and applications, managing project work where trees were identified as a problem.

2016 – Present

Tree Officer (Planning). Advising Development Control on trees in planning context, representing the Council in planning appeals and hearings, TPO review, creation and determination.

- 3. Professional qualifications and continuing professional development:**
2007 **Certified Arborist**- International Society of Arboriculture (ISA).
2008 **Arboriculture and Bats**- LANTRA.
2008 **Managing Safely**- Institution of Occupational Safety and Health (IOSH).
2009 **Thorough Examination of Arboricultural Equipment** (LOLER '98 regs.)- NPTC.
2010 **Level 2 Computer Aided Design**. – City and Guilds.
2010 Recertification, **Certified Arborist**- (ISA).
2010 **VTA Update Seminar** - Prof. Claus Mattheck/Symbiosis Consulting
2010 **Quantified Tree Risk Assessment** – Mike Ellison
2011 **Professional Tree Inspection** – Arboricultural Association/Lantra
2011 **AA Getting to Grips with Subsidence** – Dr. P.G. Biddle and Dr. M. Dobson
2012 **AA Arboricultural Consultancy** – Jim Quaife and Jeremy Barrell
2012 **46th AA Amenity Conference** – Reading University
2013 **AA Pests and Diseases Road Show** – Guy Watson and Ben Abbatt
2013 **C.A.S. Experts Question Time- Tree Safety** – Jeremy Barrell and Dr. David Lonsdale.
2013 Recertification, **Certified Arborist**- (ISA).
2015 **PACE training** - PHF Training, Kevin Hall
2015 **4th Big Barn Conference** – Barchams
2015 **AA Valuing and Managing Veteran Trees** – Simon Cox
2015 **Green Blue Urban Seminar**
2015 **HTOF Subsidence Seminar** – Dr. P.G. Biddle
2015 **Tree Preservation Orders, Effective Application** - CAS
2016 **Trees in development** – AA –Barrell Tree Consultancy
2016 **Role of the Tree Officer** – AA – Richard Nicholson
2016 **Habitat Regulations in the Planning Process**
2016 **Environment (Wales) Act 2016** – Natural Resources Wales
2017 **Assessment of Tree Forks** – AA – Dr. Duncan Slater
2018 **Aspiring Registered Consultants Day** – AA
2018 **Tree Officer Conference** - MTOA
2018 **Wales Conference** - ICF
2019 **Becoming Chartered Workshop** - ICF
2019 **Ash Dieback Toolkit** - Tree Council
2019 **CAVAT Training** – ICF - Chris Neilan
2021 **Mortgage Report Writing** – Tree Life, Dave Dowson
- 4. Relevant experience:**
Since 2003 I have been pursuing my natural interest in trees, broadening my knowledge and the required skill range. These acquired skills and knowledge have been applied to projects for private customers, larger agencies and local authorities. I have inspected thousands of trees using accepted VTA methodology and have experience with the most up to date invasive decay detection devices. In the planning arena, I have experience of providing evidence for appeals and at planning hearings. I have recently authored Supplementary Planning Guidance and drafted tree policies for a local authority.
- 5. Professional affiliations:**
Arboricultural Association (AA)- Professional Member
Institute of Chartered Foresters (ICF) – Associate Member

Tree Schedule

Explanatory notes:

- **Tree no:** Refers to the tree number shown on any included drawings.
- **Species:** The species identification based on visual observations and the common English name of what the tree appeared to be is listed first, with the botanical name after in brackets. In some instances, it may be difficult to quickly and accurately identify a particular tree without further detailed investigations. Where there is some doubt of the precise species of tree, it is indicated with a '?' after the name in order to avoid delay in the production of the report. The botanical name is followed by the abbreviation sp if only the genus is known. The species listed for groups and hedges represent the main component and there may be other minor species not listed.
- **Tree Height:** Height is an estimate to the nearest metre. Figures in brackets indicate lowest branch height.
- **Stem Diameter:** These figures relate to 1.5m above ground level and are recorded in millimetres. If appropriate, diameter is measured with a diameter tape. Where a tree is multi-stemmed the calculated in accordance with the standard figure is listed.
- **Crown Spread:** The crown spread visually estimated to the nearest metre from the centre of the trunk to the tips of the live lateral branches, N= north, S= south, E= east and W=west.
- **Height & direction of 1st branch:** Height in meters of first significant branch and direction expressed as a cardinal point.
- **Min. Crown clearance:** Clear height in metres of ground clearance at the four cardinal points measured in metres
- **Life stage:** Age is an estimated range based on visual indicators and should only be taken as a provisional guide. Y=**Young**: obviously planted/self seeded within the last three years (unless as a heavy or extra-heavy standard). SM=**Semi-mature**: recently planted and yet to attain mature stature; up to 25% of attainable age. EM=**Early mature**: almost full height, crown still developing and seed bearing; up to 50% of attainable age. M=**Mature**: full height, crown spread, seed bearing; over 50% of attainable age. OM=**Over mature**: full size, die-back, small leaf size, poor growth extension.
- **Physiological condition:** Physiological health G=good; F= fair; P= poor; D= dead or moribund
- **General observations/management recommendations:** Information based on visual observations that may influence management proposals or BS 5837 categorisation, where appropriate recommendations are offered.
- **Remaining contribution:** Estimated remaining contribution in years
- **Retention category:** The category awarded in accordance with BS 5837:2012 Trees in relation to construction- Recommendations, it is an indication of a trees condition and value.
- **RPA-R:** Radius of circle (measured from centre of trunk) required to achieve RPA-A, in metres
- **Text colour:** BS 5837 Category, Green=A, Blue=B, Grey=C, Red=U

Tree no	Species	Tree Height (m)	Stem Dia. (mm)	Crown spread (m)				Life Stage	General observations Management recommendation	Remaining Contribution	Retention Category	RPA R (m)	RPA A (m ²)
				N	E	S	W						
T1	Wild Cherry	11	600	6	7	6	7	OM	Decay present on stem. Torn out limb at 3m.	10+	C1	7.2	163
T2	Apple	7	230 230	4	4	4	4	M		10+	C1	3.9	48
T3	Apple	6	270 260	3	4	4	3	M		10+	C1	4.5	64
T4	Damson	6	200	1	2	3	2	M		10+	C1	2.4	18
T5	Sycamore	15	300 X4	5	5	6	4	M		20+	C2	7.2	163
T6	Sycamore	14	300	5	1	6	4	M		20+	C2	3.6	41
T7	Apple	3	250	0	2	4	2	M	Windblown	<10	U	-	-
T8	Apple	3	250	0	2	4	2	M	Windblown	<10	U	-	-
T9	Ash	15	200 X6	5	7	5	6	M	Ash die back, category 2 -3. Fell.	<10	U	-	-
T10	Ash	15	325	3	3	3	3	M		10+	C1	3.9	48
T11	Ash	15	430	5	5	5	3	M		10+	C1	5.2	84
T12	Ash	15	300 250 280	1	3	2	1	M	Cut back from buildings to stem.	<10	U	-	-
T13	Sycamore	15	350	5	4	6	3	EM		10+	C1	4.2	55

T14	Sycamore	15	300	5	4	6	3	EM		10+	C1	3.6	41
T15	Ash	10	350	2	3	5	4	EM	Ash die back 4. Fell.	<10	U	-	-
G1	Ash	10	300	3	3	3	3	M	Dead. Fell	<10	U	-	-
G2	Sycamore	15	300 300	5	5	5	5	EM		20+	C2	5.1	81

Category and definition	Criteria (including subcategories where appropriate)		
<p>Trees unsuitable for retention</p> <p>Category U Those in such a condition that they cannot realistically be retained as living trees in the context or the current land use for longer than 10 years</p>	<p>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) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • 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 Note: Category U trees can have existing or potential conservation value which it may be desirable to preserve</p>		
<p>Trees to be considered for retention</p> <p>Category A Trees of high quality with an estimated life expectancy of at least 40 years</p>	<p>1. Mainly arboricultural qualities</p> <p>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)</p>	<p>2. Mainly landscape qualities</p> <p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p>	<p>3. Mainly cultural values, including conservation</p> <p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>
<p>Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</p>	<p>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</p>	<p>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 a wider locality</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood - pasture)</p>
<p>Category C Trees of low quality with an estimated remaining life expectancy or at least 10 years, or young trees with a stem diameter below 150mm</p>	<p>Unremarkable trees of a very limited merit or such an impaired condition that they so not qualify in higher categories</p>	<p>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</p>	<p>Trees with no material conservation or other cultural value</p>