

TREE SURVEY REPORT
PRE-DEVELOPMENT TREE SURVEY IN SUPPORT OF PLANNING APPLICATION

SITE: UPLANDS, LOVES LANE, MORECOMBELAKE, DT6 6DZ
CLIENT: SIMON DOWLING



TREELINE ARBORICULTURE
8 BALFOUR TERRACE
THE HILL
KILMINGTON
EX137SG
07754 582112
TREELINETOM@GMAIL.COM

A pre-development tree survey in accordance with British Standard 5837 : 2012, addressing the specific issues of tree retention in the context of a proposed development



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1.0 **Terms of Reference**

1.1 We are instructed by Simon Dowling, to undertake a pre-development tree survey at uplands, loves lane, Morcombelake, DT6 6DZ, which is to be in line with B.S. 5837 : 2012 'Trees in Relation to Design, Demolition & Construction - Recommendations'.

1.2 All trees have been inspected from ground level only. Should further more detailed inspection be deemed appropriate, this will be covered under Recommendations. Trees are dynamic living organisms, whose health and condition can be subject to rapid change, depending on a number of external and internal factors. The conclusions and recommendations contained in this report relate to the trees at the time of inspection.

1.3 This survey and report has been completed by Thomas McConnell BEng who is a professional arborist with a comprehensive background in engineering and environmental management.

1.4 This report, its appendices and any subsequent revisions, will form part of any formal planning application in respect of the development of this site, and as such will be open to public scrutiny and comment.

2.0 **Survey Methodology**

2.1 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, which has then been used to produce the Tree Constraints Plan (attached as appendix 2). For full details of the relevant assessment criteria and retention categories see Table 1 of B.S. 5837 (attached as appendix 3).

2.2 All surveyed trees have been given a notional identification i.e. T1 – T4. All collected survey data and work recommendations for individual trees is presented in the survey schedule which forms appendix 1 to this report. For the location of all trees see appendix 2 (Tree Constraints Plan).

3.0 **Site Overview**

3.1 The survey area comprises the land belonging to uplands house, directly south of loves lane. This survey incorporates three trees on the land as well as one close adjacent tree in the field bordering to the east.

3.2 The development proposal is yet to be submitted and designed and as such no specific action or advice can be given with regards to future development on the site. Upon completion of a proposed design further recommendations can be made as to how to best to comply with B.S. 5837 : 2012 'Trees in Relation to Design, Demolition & Construction - Recommendations'.

4.0 **Summary of Findings & Conclusions**

4.1 A total of 4 individual trees have been surveyed. A breakdown of the numbers of trees in each retention category can be seen in the table below:

Category A	0
Category B	3
Category C	1
Category R	0

4.2 All R Category trees should be removed for reasons of sound arboricultural practice or health & safety, irrespective of any development proposals.

4.3 As regards the C category trees; under normal circumstances these would not normally be retained in a development context, unless in such a location that they do not represent a significant constraint on the development proposal – See relevant note at foot of Table 1 B.S.5837 (attached as appendix 3).

4.4 All A & B Category trees will, under normal circumstances, be retained on development sites, and should influence and inform the design, site layout, and in some cases the specific construction methods to be used – The root protection areas of these trees will generally form a construction exclusion zone, although under certain circumstances it may be possible to build within these areas providing that appropriate specifications have been agreed between the local planning authority, the consulting arboriculturist and the developer/client.

4.5 Regarding specific details of the large sycamore (T3), the survey made specific note of damage to cambium layer and dieback of the central stem, resulting in severely stunted canopy growth. Whilst there were potential signs of pathogens within the tree, the presence of either “sooty bark” (*Cryptostroma corticale*), *Phytophthora*, *Verticillium* wilt or “honey fungus” (*Armillaria*) has, for the time being ruled out due to a lack of condemning evidence. It is believed that a combination of animal damage and water ingress has caused damage to the cambium resulting in dieback in the canopy. We suggest that work be undertaken to remove the struggling stems and thereafter observations be made to assess the development or lack thereof of the dieback in the tree.

5.0 Arboricultural Implications

5.1 Given that the planning is yet to include detailed drawings of the proposed development no work should be done to said trees on these grounds. When detailed planning drawings are made up they should take note of the tree constraints plan during the design phase and should consult with an Arboriculturalist to minimise impact on root systems and canopies.

6.0 Recommendations

6.1 All trees that have been selected for retention should receive such remedial works as recommended in Appendix 1 to this report, and furthermore; should be suitably protected with appropriate temporary fencing for the duration of the construction phase of the development (exact specifications for which will depend on the degree and nature of the proposed development in any specific area of the site). Broad recommendations for protective fencing and other tree protection measures, can be obtained from British Standard 5837 : 2012, whilst precise and specific recommendations should be sought, following the drawing up of detailed plans, when a site specific Arboricultural Method Statement (AMS) is likely to be the most appropriate consultative document.

6.2 Those trees in the R Category (along with those in higher categories that cannot be usefully retained) should be removed prior to commencement of any demolition or construction works.

6.3 All tree works must only be carried out by suitably qualified and experienced contractors, and should conform to guidelines set out in British Standard 3998 : 2010 'Tree work – Recommendations'.

7.0 Statutory Obligations

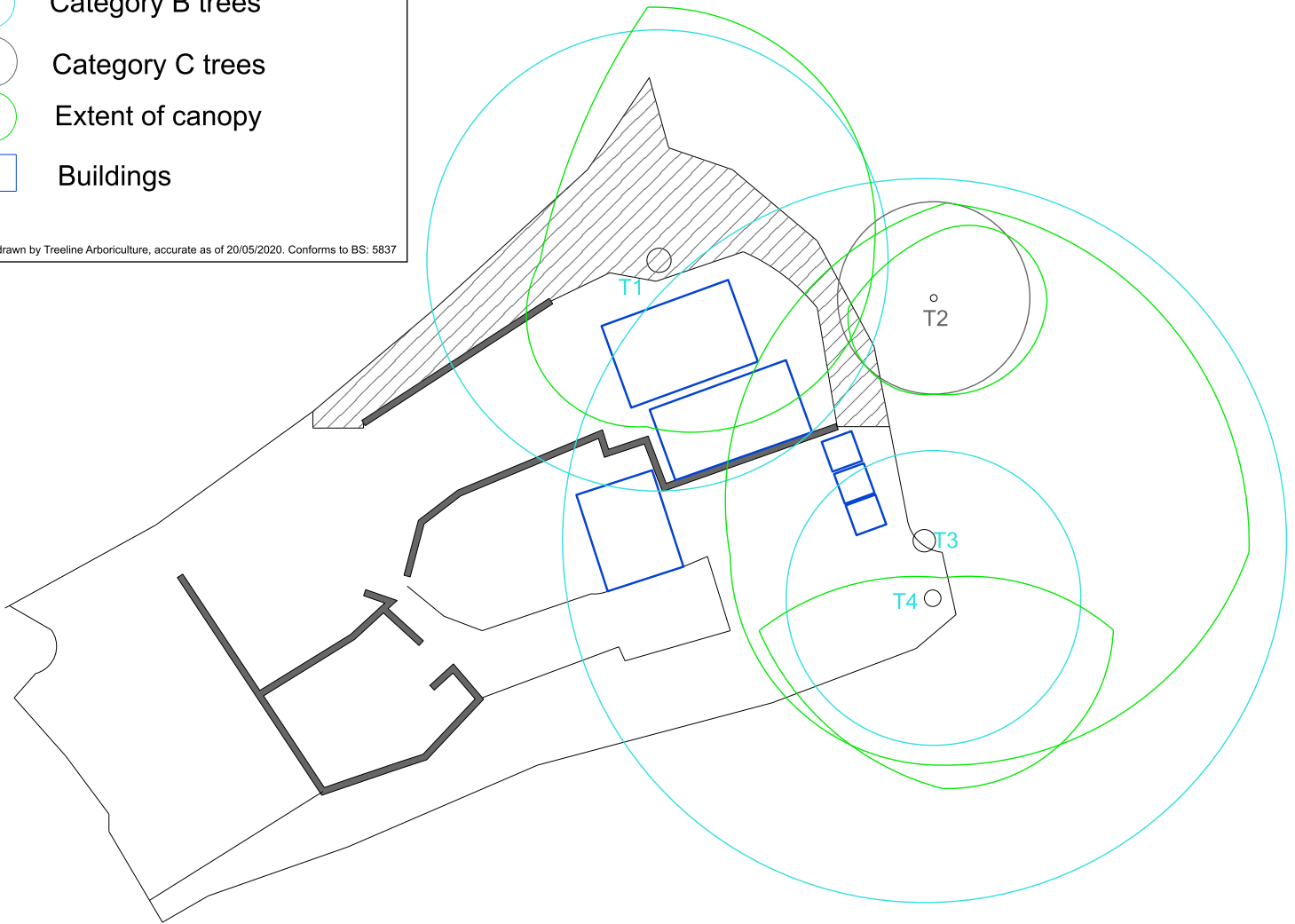
Works to trees which are covered by Tree Preservation Orders [TPO's] or are within a Conservation Area [CA] require permission or consent from your Local Planning Authority [LPA]. **It is necessary to gain confirmation from the LPA of any TPO's or CA's on the site, and to follow the necessary application procedure if tree surgery or indeed felling, is required in respect of protected trees.** Full planning consent will however, override the need for a separate application, providing that details of all tree works were included in the submission and subsequently approved by the local authority.

It is a criminal offence under normal circumstances to disturb or destroy - whether intentional or unintentional - the nesting sites of wild birds or the roost sites of bats, under the 'Wildlife & Countryside Act 1981 and the 'Countryside and Rights of Way Act 2000'. Therefore, avoid carrying out significant tree works during the bird nesting season [mid- March to end of July] and ensure that trees are professionally surveyed for signs of bat roosts and/or bat activity before starting any tree work.

2. Drawing – Tree Constraints Plan

○ Category B trees
○ Category C trees
○ Extent of canopy
□ Buildings

Plan drawn by Treeline Arboriculture, accurate as of 20/05/2020. Conforms to BS: 5837



3. Table 1 B.S.5837

TREES FOR REMOVAL				
Category and definition	Criteria			Identification on plan
<p>Category R Those 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</p>	<ul style="list-style-type: none"> • 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 R category trees (i.e. 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 (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality <p>NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree).</p>			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria — Subcategories			Identification on plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
<p>Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)</p>	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
<p>Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)</p>	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
<p>Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm</p>	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	GREY
	NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation.			

