East Devon Tree Care

ARBORICULTURAL REPORT

Site Address	Woolaway, 2 Exeter Road, Silverton, EX5 4HX
Client	Tarl Martin
Prepared By	Matthew Shute, FdSc Arboriculture, M.Arbor.A [redacted] East Devon Tree Care Ltd Blackhill House Woodbury Devon EX5 1HE
Report Reference	MART-210521.0 -Arboricultural Report at Woolaway
Version No	1
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1.0 EXECUTIVE SUMMARY

1.1 This is a small residential site containing one category B tree, two category C trees, one category U tree and one category C tree group. One further category B tree has been recorded in the neighbouring garden to the south.

1.2 The development proposal is to demolish the existing dwelling and to replace it with a similar sized dwelling in the rear garden.

1.3 The proposed position of the new dwelling does not require any tree removals but is just within the root protection area (RPA) of the category B Beech tree in the neighbouring garden. Repositioning this dwelling outside of the root protection area is suggested if this can be achieved.

1.4 If the proposed demolition and rebuilding of the existing dwelling gains planning permission, an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) will be required to outline suitable tree protection measures for the protection of the trees during construction.

2.0 INTRODUCTION

2.1 East Devon Tree Care Ltd has been commissioned by Tarl Martin to produce an Arboricultural Report, an Arboricultural Impact Assessment (AIA) and a Tree Survey Plan (TSP) at Woolaway, Exeter Road, Silverton.

2.2 The survey was carried out by qualified Arboricultural Consultant Matthew Shute on 25.05.21 by means of a visual inspection from ground level assisted by the use of a nylon mallet, wire probe and binoculars. No aerial inspection or invasive probing or drilling was undertaken. No electronic decay detection was used for this report. Where a more detailed assessment/inspection of a particular feature is deemed necessary it has been recommended in the survey schedule.

2.3 A sample of the heights and spreads were measured using a trupulse laser measure. Some tree heights and spreads were estimated using the measured heights as a benchmark.

2.4 Trees were assessed in accordance with BS 5837:2012 "Trees in Relation to Design, Demolition and Construction – Recommendations". This is a basic collection of data to determine the condition of the trees at the time of surveying. Tree species and their dimensions are recorded in the tree survey schedule together with their ages, condition and category codes in accordance with the guidelines set out in the British Standard. See Appendix 1 of this report.

2.5 The report is based on the following drawings and documents, which have been supplied by the client:
Existing site plan: Produced by Tarl Martin
Proposed site plan: ER1

3.0 SCOPE AND LIMITATIONS OF REPORT

3.1 The survey is concerned with trees with a stem diameter greater than 75mm at 1500mm above ground level and within the agreed survey area.

3.2 The tree data has been plotted onto the drawings provided which included the base position of most of the trees. T1 is located off site and has been plotted onto the site plan by triangulation, using the building corners as a fixed reference points. T5 has been plotted by eye.

3.3 None of the trees included within this report were tagged. Tree numbers are shown on the TSP and should be easily identifiable on site.

3.4 Soil type was not determined on site. This report makes no reference to the possible effects of tree roots and shrinkable soils, and any possible effects on building foundations.

3.5 Information regarding the location of any existing or proposed below-ground services was not provided for the purpose of the report.

3.6 Trees are large dynamic organisms whose health and condition can change rapidly; therefore, due to the changing nature of trees and other site considerations, this report and any recommendations made are only valid for the 12-month period following 25.05.21.

4.0 SITE AND SURROUNDINGS

4.1 Woolaway is a detached property with a private residential garden. The property is located on Exeter Road, close to the centre of the village of Silverton.

IMG 1: Site location

5.0 TREE POPULATION

5.1 The site contains several small trees and shrubs, within what was until recently, a neglected garden. BS5837:2012 advises that all individual trees with a stem diameter greater than 75mm, measured at 1.5m above ground are recorded in the survey.

5.2 Four individual trees and one tree group in the rear garden were large enough to be surveyed within the rear garden. One individual tree (T1), located in the neighbouring garden to the south was also recorded.

5.3 The front garden of Woolaway contains several small trees and shrubs. All of these have been maintained at heights less than 3m and none of these are considered to significant enough to warrant recording in this survey.

5.4 **Tree Quality Categorisation.** Under BS 5837:2012 "Trees in Relation to Design, Demolition and Construction – Recommendations", trees and groups are objectively assigned a quality category designed to quantify their value within any future development. The table has been reproduced in Appendix 2.

5.5 **Category A Trees.** Trees of high value, including those that are particularly good examples of their species and/or those that have visual importance or significant conservation or other value. It is essential to retain these trees. The design of the proposed development should take into account the retention of category A trees.

5.5.1 **There were no category A trees recorded in the survey.**

5.6 **Category B Trees.** Trees of moderate value, including those that do not qualify as category A due to impaired condition and/or those that collectively have higher value than they would as individuals; also trees with material conservation or other value. The design of the proposed development, where feasibly possible, should take into account the retention of category B trees. A design layout that suggests the removal of category B trees has an increased risk of planning refusal.

5.6.1 **Two category B trees have been recorded within this survey.**

5.6.2 T1 is an early mature Copper Beech located in the neighbouring property to the south, and near enough to the site boundary to warrant inclusion in this report. This is a wide, spreading, open grown tree which is in good condition both physiologically and structurally. This tree is not yet fully grown and due to its wide spreading habit, is likely to require future crown management to ensure that the tree does not outgrow the space available within the gardens.

IMG 2: Overview of T1

5.6.3 T3 is an early mature Hornbeam located within the garden. This is the most significant tree within the site. This tree has the potential to make a positive contribution to the garden for many years if it can be afforded additional space by removing some of the lower grade trees within its close proximity.

5.7 **Category C Trees.** Trees of low value, including those with extremely limited merit or impaired condition; trees offering transient or temporary landscape benefits. Due to their generally low quality it would not be a great loss if they had to be removed if they were a significant constraint to the design or construction process of the proposed development. Particular attention is drawn to the phrase "significant constraint".

5.7.1 **There are two category C trees and one category C tree group on this site.**

5.7.2 G1 and T2 are Sycamores which have most likely self-sown on the site. G1 is a group of multi-stemmed Sycamore which appear to have been managed as coppice stools on the hedgerow. T2 is a twin stemmed Sycamore on the rear boundary. All of these are category C trees because their rapid growth will mean that all of the trees are likely to require coppicing or severe pruning to ensure they do not outgrow the available space and cause conflict with neighbouring properties.

5.7.3 T4 is a semi-mature Leyland Cypress. This is a fast-growing species that has the potential to triple in size and will rapidly outgrow its available space. Regardless of potential development of the site, this tree should be removed to prevent it over topping and shading the smaller trees within the garden, most notably T3, the Hornbeam.

IMG 3: Overview of rear garden trees

IMG 4: G1, coppice growth on hedgerow

5.8 **Category U Trees.** This category signifies trees that are in such a condition that any existing value would be lost within ten years and that should, in the current context, be removed for reasons of sound arboricultural management.

5.8.1 **There is one category U tree recorded in the survey.**

5.8.2 T5 is a category U English Elm. This tree is likely to succumb to Dutch Elm disease and is unlikely to survive much longer than ten years.

5.9 **Visual Amenity of Trees**. Although T1 is an attractive open grown tree, its visibility is obscured by buildings and cannot be fully viewed from any public space or highway. On the grounds that it is not fully visible from outside of the site, this tree has low public amenity. None of the other trees on site have any amenity value other than the vegetative screening they provide on the site boundaries.

6.0 TREE CONSTRAINTS

6.1 Below-ground Constraints

6.1.1 Development processes and changes to land use that lead to soil compaction in tree rooting zones and physical damage to trees can adversely affect long-term tree health. Any digging down beneath existing ground levels within the RPAs of retained trees is likely to cause root damage that could cause potentially damaging affects to tree health and/or tree stability. The RPAs of all the trees surveyed have been calculated and plotted onto the TSP.

6.1.2 It is advised that no construction of foundations or installation of services should take place within the RPA of any tree recommended for retention. If a development proposal is made to build within the RPA of a tree to be retained, it is essential that the structure is designed with the need minimal excavations to minimise any adverse impact to the trees. This is likely to involve the use of mini pile foundations with beams laid at or above ground level. Proposed works within the RPAs of trees that are to be retained can increase the risk of planning refusal.

6.1.3 Infrastructure Requirements –Services, etc. The installation of services within the rooting zones of trees can have a detrimental impact on the long-term survival of retained trees, leading to their unnecessary loss or root failure in high winds. Where the installation of services within the RPAs of retained trees is unavoidable, appropriate work methods will be required to ensure the safe long-term survival of those trees. This process will require additional consultation with a qualified Arboricultural Consultant and is likely to be more expensive than conventional trench installation.

6.2 Ground Level Changes

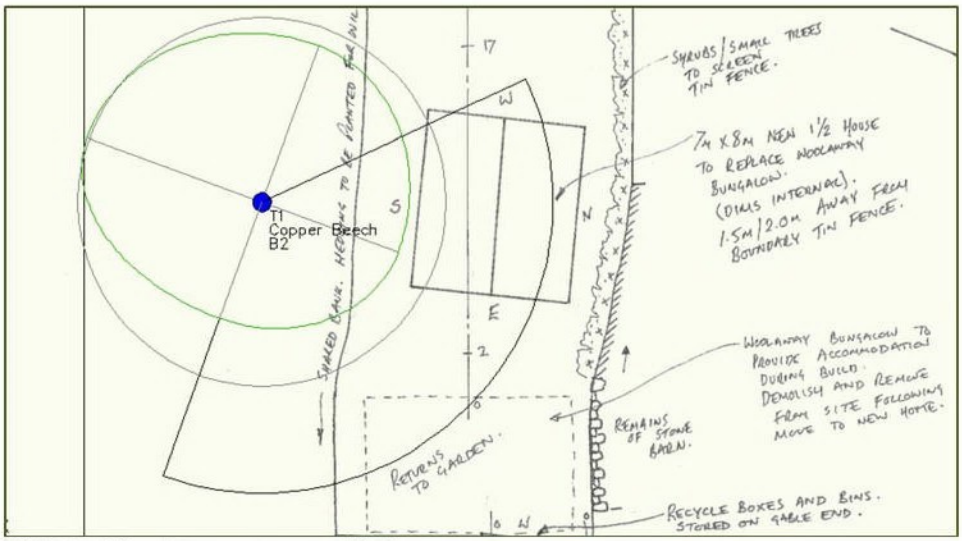
6.2.1 A rise or reduction in soil level can have major implications on the longevity and health of the trees. Minor changes (up to 100mm) can be tolerated in some cases but is heavily dependent on tree species, and their condition and growing environment.

6.2.2 Existing ground levels within the RPA should be respected as far as is reasonably practicable. The advice of a qualified Arboricultural Consultant should be sought if level changes are required.

6.3 Above-ground Constraints

6.3.1 **Low branches.** The existing canopy heights and low branches form a constraint to development. Existing canopy heights and the height and orientation of the lowest significant branches have been recorded as part of this survey. Wherever possible, the development should be planned so that they are outside of the canopy lines to minimise the impact on all the trees that are to be retained.

6.3.2 **Shading.** Consideration should be given to the orientation of any potential dwellings in the area affected by tree shading; i.e., the window size and position of the living quarters should be such that habitable rooms receive enough light infiltration through the windows. This will negate the need for subsequent calls for tree pruning due to shading. The approximate shadow pattern of T1 has been drawn onto the proposed drawing ER1 and shown below.



IMG 5: Shadow pattern of T1

7.0 STATUTORY PROTECTION AND GUIDANCE

7.1 National Planning Policy Framework (NPPF)

7.1.1 The NPPF assumes protection of all ancient woodland and veteran trees unless it can be clearly demonstrated that the need for, or benefits of, development outweigh the loss. In this respect ancient woodland is defined as an area that has been wooded continuously since at least 1600 AD and a veteran as a tree of exceptional value for wildlife, in the landscape or culturally, because of its great age, size or condition.

7.1.2 **On this site there is no ancient woodland.**

7.1.3 Veteran trees often provide a range of rich but scarce habitats supporting many rare and endangered species and are an irreplaceable part of England's landscape and biological heritage.

7.1.4 For sites where veteran trees are valued for their historic, landscape and biological importance, the continuity of wildlife habitat is one of the fundamental issues. In such sites, there must be the key aim that there should be no avoidable loss of veteran tree habitat by using current best practice to maintain the wildlife and environmental value of the site while meeting obligations in law with respect to duty of care.

7.1.5 The standing advice also recommends a larger root protection area for mature veteran trees is extended to least 15 times the diameter of the stem, or the canopy spread plus 5m, whichever being the greater.

7.1.6 **None of the surveyed trees are veterans.**

7.2 Tree Preservation Orders (TPOs) & Conservation Area Designations

7.2.1 Local authorities reserve the right to create TPOs to protect the amenity value conferred to a location by a tree or group of trees. Where a TPO is in force, the lopping, topping, felling and uprooting of or wilful damage to a tree are prohibited and such actions may be prosecuted and incur a fine. Works to TPO protected trees must only be undertaken with the written consent of the local authority.

7.3 Protected Species – Birds

7.3.1 Trees are a potential habitat for nesting birds, which (as well as their nests and eggs) are protected under the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to intentionally or recklessly damage or destroy an active bird nest or any part thereof.

7.3.2 Due to the suitability of the trees within the survey boundary for nesting birds, any tree work should ideally be undertaken outside the bird nesting season (British bird nesting season: March to August inclusive).

7.3.3 If this is not possible then a detailed inspection of each tree should be undertaken by a qualified ecologist immediately prior to the arboricultural works. Should an active nest be found (being built, or containing eggs or chicks) then any work likely to affect the nest must be halted and a working boundary of 5m left intact around the nest until the nest becomes inactive.

8.0 ARBORICULTURAL IMPACT ASSESSMENT

Tree Quality Category	A	B	C	U
Trees that can be retained	0	2	2	1
Tree groups that can be retained	0	0	1	0
Trees that will be removed	0	0	0	0
Tree groups that will be removed	0	0	0	0

Development Proposal

8.1 The proposal is to demolish the existing building at Woolaway and to replace it with similar sized property a little further to the east. Data from the tree survey plan has been overlaid onto the proposed plan ER1 to highlight how the proposed building sits within the constraints posed by the trees, See drawing 2. Consideration should be given to positioning the replacement dwelling outside of the RPA of T1.

8.2 **Above ground implications**

8.2.1 The siting of the new building is close enough to the current canopy spread of T1, that as the tree continues to grow, crown reduction will be necessary to manage conflict between the tree and the new building.

8.3 **Below ground implications**

8.3.1 The current proposed drawing ER1 sits just within the RPA of T1. Although the tree appears to be healthy enough to tolerate some root pruning at the periphery of its RPA, adjusting the location of the building outside of the RPA will afford better protection to the tree.

8.3.2 No utility drawings were provided, and no assessment has been made of the juxtaposition of tree roots and the likely location of new services. It has been presumed for the purposes of this report that all utilities will be installed outside of the RPA.

8.3.3 Where the installation of services within the RPAs of retained trees is unavoidable, appropriate work methods will be required to ensure the safe long-term survival of those trees. This process will require additional consultation with a qualified Arboricultural Consultant and is likely to be more expensive than conventional trench methods.

8.4 **Suggested Tree Surgery work**

8.4.1 The Leyland Cypress T4 will, without repeated pruning, dominate the eastern corner of the garden and suppress the growth of smaller trees better suited to the site. It is recommended that this tree is felled. This tree could be replaced with a small native tree, a Wild Service tree "*Sorbus Torminalis"* would make an ideal replacement.

8.5 **Tree Protection Requirements**

8.5.1 It is recommended that should the planning permission be granted, there is a planning condition that an Arboricultural Method Statement and a Tree Protection Plan are produced. These documents will outline to the contractors working on site exactly what tree protection measures are required to protect the trees on the site. These documents will include:

- Exact location and type of tree protection fencing and ground protection to be used.
- Ground protection for RPAs that cannot be fenced.
- Details for how careful demolition of the existing dwelling can be undertaken whilst protecting retained trees.
- Excavation of and removal of spoil during excavation for new footings.
- Material storage and mixing areas.
- General precautionary measures for tree protection during construction.

East Devon Tree Care

APPENDIX 1: TREE SURVEY SCHEDULE (Please see Appendix 2 for method survey)

Woolaway, 2 Exeter Road, Silverton, EX5 4HX

Type and Tree No	Species	Height (m)	No of Stems	Stem Diameter/s (mm)	Branch Spread North (m)	Branch Spread East (m)	Branch Spread South (m)	Branch Spread West (m)	Height of Canopy above Ground Level (m)	Height and Direction of Lowest Branch (m)	Life Stage	Root Protection Area Radius (m)	Condition	Comments and Recommendations	Estimated Remaining Contribution (Years)	Category
T1	Copper Beech	14	1	740	7	6	9	8	4	5N	EM	8..88	Good	NF	20+	B2
G1	Sycamore	14	5	250	3	4	3	3	1	5W	SM	3	Fair	CE	10+	C2
T2	Sycamore	16	2	495	3	4	3	3	5	5	EM	5.94	Fair	CE	10+	C2
T3	Hornbeam	6	1	250	2	3	3	3	1	2NW	SM	3	Good		20+	B1
T4	Leyland Cypress	13	1	450	4	3	4	3	1	2NE	SM	5.4	Fair		10+	C1
T5	English Elm	6	2	200	4	0	0	0	1	0S	EM	2.4	Poor	NF, PE	10+	U

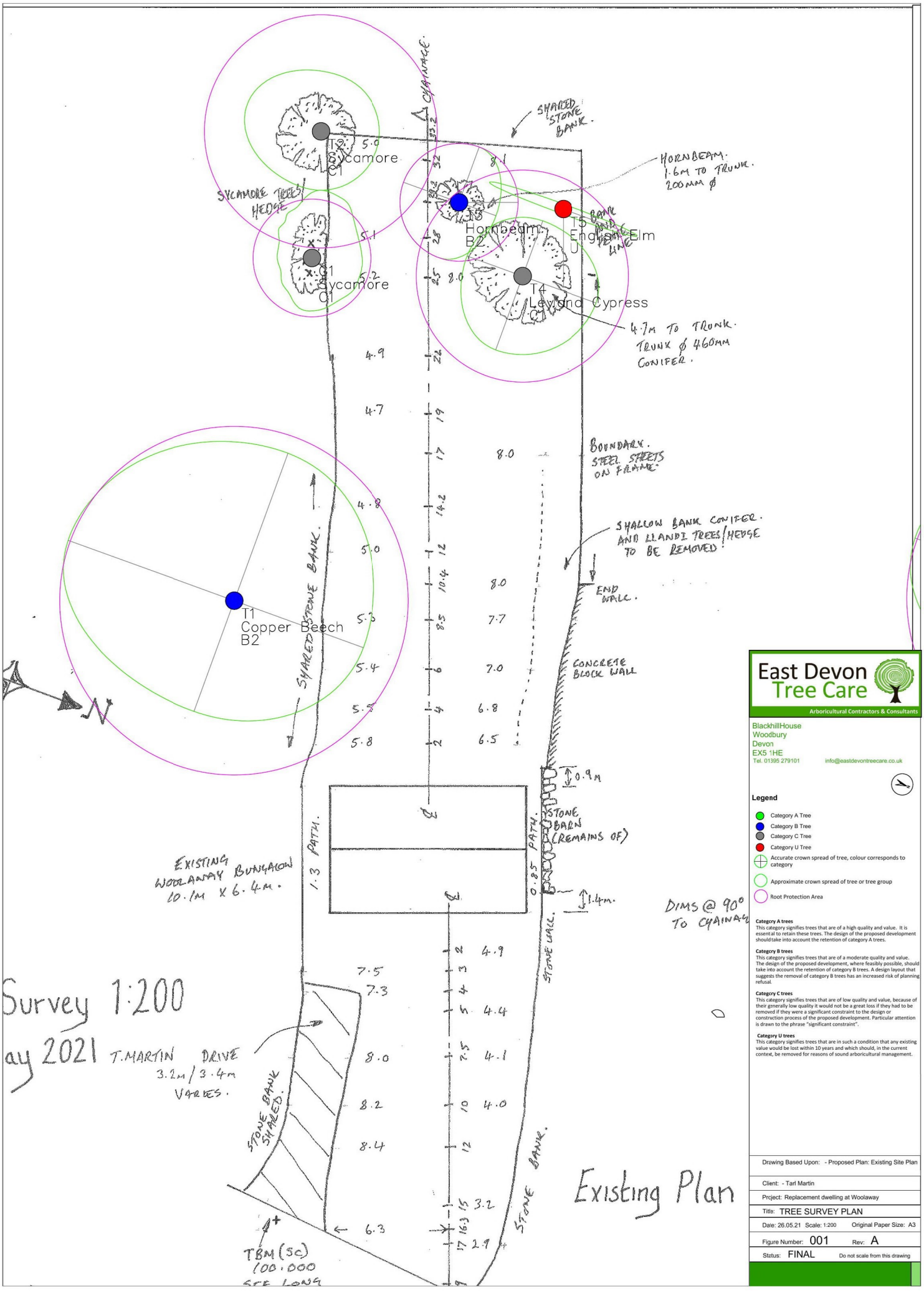
APPENDIX 2: SURVEY METHOD

The survey of the trees has been conducted from ground level only. The nature of the soils on site has not been assessed.
Trees are dynamic living organisms with a constantly changing structure; even trees in good condition can suffer from damage or stress. The information recorded is presented as being correct at the time of the survey.
The following features of each tree, group of trees or wood may have been recorded in the Tree Survey Schedule in Appendix 1.

TYPE	Tree, Hedgerow, Woodland, Group			
TREE NO	Corresponding to tag (where tagged).			
SPECIES	The common name is given. The Latin abbreviation may also be given.			
HEIGHT (M)	Existing height recorded to the nearest half metre for dimensions up to 10m and the nearest whole metre for dimensions over 10m.			
STEM DIA @ 1.5M	Diameter of tree trunk measured at 1.5m above ground level, or immediately above root flare for trees with more than 1 stem below 1.5m from ground level. Recorded in millimetres, rounded to the nearest 10mm (0.01m).			
BRANCH SPREAD (M)	Radial spread of branches, measured at 4 compass bearings, north, south, east and west. Recorded to the nearest half metre for dimensions up to 10m and the nearest whole metre for dimensions over 10m.			
EXISTING HEIGHT OF FIRST SIGNIFICANT BRANCH (M) AND DIRECTION OF GROWTH	Existing height in metres above ground level of first significant branch and direction of re-growth. Recorded to the nearest half metre for dimensions up to 10m and the nearest whole metre for dimensions over 10m. (e.g., 2.4-N)			
EXISTING HEIGHT OF CANOPY (M)	Existing height to lowest significant live branch measured in metres. Distance is measured to lowest point of branch above ground level. Recorded to the nearest half metre for dimensions up to 10m and the nearest whole metre for dimensions over 10m.			
LIFE STAGE	Y	Young		
	SM	Semi-mature		
	EM	Early mature		
	M	Mature		
	OM	Over-mature		
	V	Veteran		
CONDITION	G	Good – trees showing signs of good vigour		
	F	Fair – trees showing signs of fair vigour		
	P	Poor – trees showing signs of poor vigour		
	D	Dead trees		
ESTIMATED REMAINING CONTRIBUTION	<10	Short – less than 10 years		
	10+	Low – 10-20 years		
	20+	Medium – 20-40 years		
	40+	High – 40 years or more		
CATEGORY GRADING	Each tree/group is identified with a retention category in accordance with BS 5837:2012. See "Cascade Chart for Tree Quality Assessment" overleaf.			
NOTES	NF	Not found on plan	FI	Requires further inspection
	PE	Plotted by eye on plan	BR	Potential bat roost
	D	Tree considered dangerous	NT	Tree not tagged
	U	Works urgent	NK	Tree name unknown
	DE	Diameter estimated		
	CE	Canopy estimated		
	NP	In neighbouring property		

CASCADE CHART FOR TREE QUALITY ASSESSMENT
(from British Standard 5837:2012 "Trees in Relation to Design, Demolition and Construction – Recommendations")

TREES UNSUITABLE FOR RETENTION				
Category and Definition	Criteria			Identification on Plan
Category U 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	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 U 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, or very low-quality trees suppressing adjacent trees of better quality. NOTE: Category U trees can have existing or potential conservation value that it might be desirable to preserve.			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Qualities	2. Mainly Landscape Qualities	3. Mainly Cultural Values, including Conservation	
Category A Those 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 of 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).	LIGHT GREEN
Category B Those 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 beyond 40 years; or trees lacking the special quality necessary to merit category A designation.	Trees present in numbers, usually 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.	MID BLUE
Category C Those of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired 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.	GREY



Survey 1:200

ay 2021 T. MARTIN DRIVE 3.2M / 3.4M VARIES.

Existing Plan

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Arboricultural Contractors & Consultants

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Woodbury
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EX5 1HE
Tel. 01395 279101 info@eastdevontreecare.co.uk

Legend

- Category A Tree
- Category B Tree
- Category C Tree
- Category U Tree
- Accurate crown spread of tree, colour corresponds to category
- Approximate crown spread of tree or tree group
- Root Protection Area

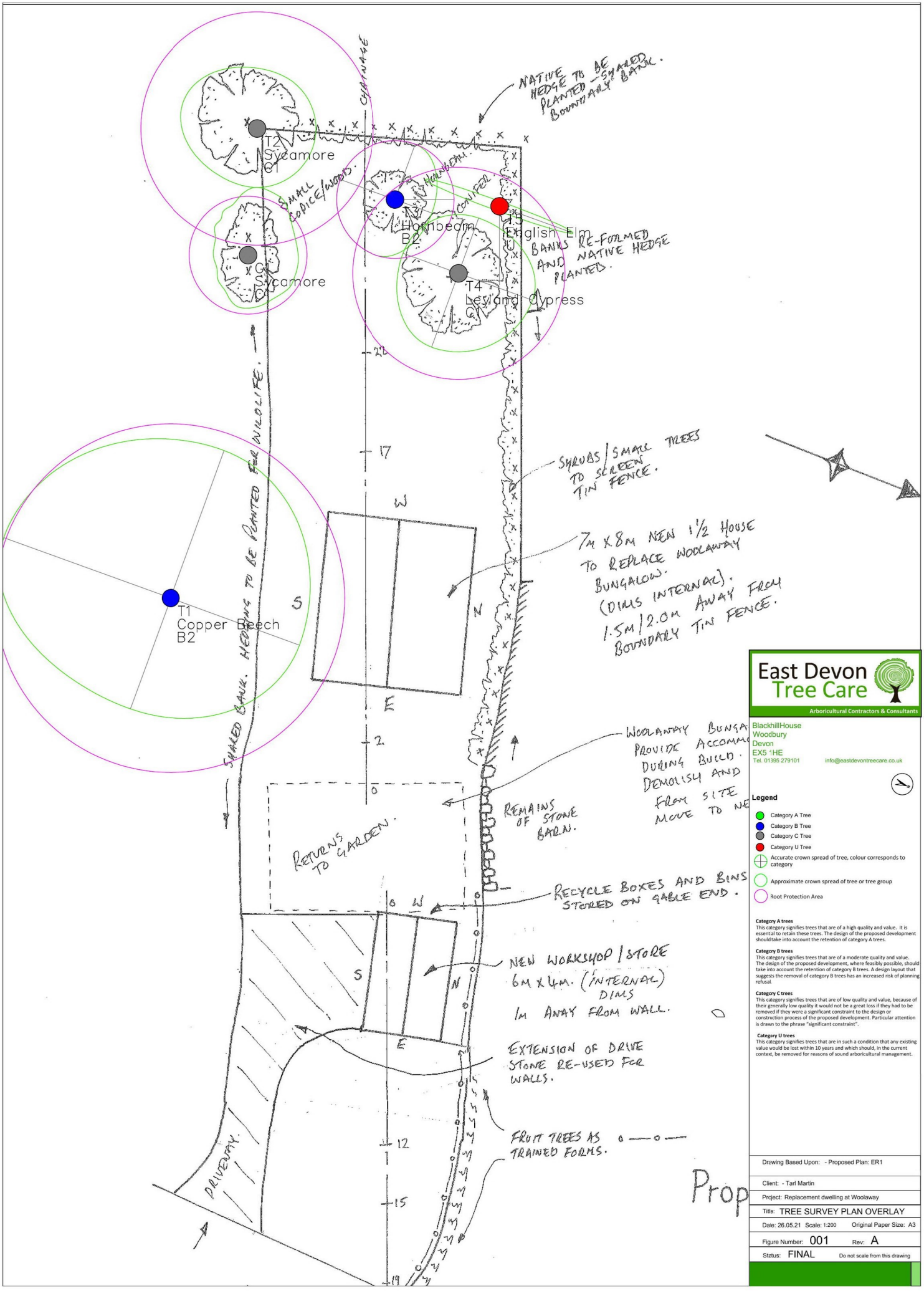
Category A trees
This category signifies trees that are of a high quality and value. It is essential to retain these trees. The design of the proposed development should take into account the retention of category A trees.

Category B trees
This category signifies trees that are of a moderate quality and value. The design of the proposed development, where feasibly possible, should take into account the retention of category B trees. A design layout that suggests the removal of category B trees has an increased risk of planning refusal.

Category C trees
This category signifies trees that are of low quality and value, because of their generally low quality it would not be a great loss if they had to be removed if they were a significant constraint to the design or construction process of the proposed development. Particular attention is drawn to the phrase "significant constraint".

Category U trees
This category signifies trees that are 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.

Drawing Based Upon:	- Proposed Plan: Existing Site Plan
Client:	- Tarl Martin
Prcject:	Replacement dwelling at Woolaway
Title:	TREE SURVEY PLAN
Date: 26.05.21	Scale: 1:200 Original Paper Size: A3
Figure Number:	001 Rev: A
Status:	FINAL Do not scale from this drawing



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Legend

- Category A Tree
- Category B Tree
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- Accurate crown spread of tree, colour corresponds to category
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Categery B trees
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Categery C trees
This category signifies trees that are of low quality and value, because of their generally low quality it would not be a great loss if they had to be removed if they were a significant constraint to the design or construction process of the proposed development. Particular attention is drawn to the phrase "significant constraint".

Categery U trees
This category signifies trees that are 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.

Drawing Based Upon: - Proposed Plan: ER1

Client: - Tarl Martin

Prcject: Replacement dwelling at Woolaway

Title: TREE SURVEY PLAN OVERLAY

Date: 26.05.21 Scale: 1:200 Original Paper Size: A3

Figure Number: 001 Rev: A

Status: FINAL Do not scale from this drawing