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Date: 31/08/2023

On Behalf of:

ARID Building and Environmental Consultants - Client: Mr. P. Verey.

Tree assessment in conjunction for a proposed residential development on the site of Merstone Valley Nursery, Merstone, Isle of Wight, PO33 3DE.

Following my site visit on the 31st August 2023 I have reviewed the information given to me by ARID which included the site & location plan, site survey, existing & proposed sketch plans and the Outline Planning Permission for a residential development on the site.

A search of the IOW Council Mapping web site in August 2023 showed that the site and the surrounding area are not within a Conservation Area and trees are not subject to any Tree Preservation Order (TPO).

The main criteria of the assessment was to consider if any trees within or adjacent to the site were of an amenity benefit to retain and if so, what would the tree constraints be for these trees when assessed in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction Recommendations*.

The site is a neglected and derelict commercial nursery with existing greenhouses and outbuildings with storage areas, sited on a level site with a central compacted hardcore access and frontage yard area.

The site and building have started to be colonized by invasive scrub tree species, Goat Willow *salix caprea*, Hawthorn *Crataegus monogyna*, Elm *Ulmus procera* (now dead) and some large shrubs of Bay and Buddleia.

To the northern boundary of the site is a row of Leyland Cypress *xCupressocyparis leylandii* planted and once maintained as a screening hedge line but now overgrown and collapsing.

Many of these trees are growing both over and within the structures and buildings of the site, many starting to contribute to the collapse of the greenhouses and buildings whilst others are laying heavily on the greenhouses and becoming a safety hazard.

See attached photo's 1.4.

Conclusion;

I did not see any trees within or adjacent to the site that had any long term merit as amenity valuable trees, in fact when using the BS 5837:2012 Cascade Chart for tree quality many of the trees will be a category U tree: trees unsuitable for retention whilst the remaining will be low category C trees: trees of low quality and value.

My recommendation is to remove all of these trees as part of the overall demolition and clearance of the site (many will only be able to be removed safely after the greenhouses are removed by machine).

The removal of any trees within this site will easily be compensated for by new tree and hedgerow planting in conjunction with the landscaping of the new development along with new tree planting by the occupants of the new houses within their future gardens.

I consider that it is acceptable to remove the trees to construct this development without any detrimental impact to the wider landscape amenity of the area. The development will be something which will actually enhance the treescape of the area, nor does the planning application for it warrant a full tree survey (it may actually be too hazardous to do so within the greenhouses), to assist the planning process based on the information I have been provided with and the site visit I have carried out.

Regards,

A handwritten signature in black ink, appearing to read 'Mick Jones', written over a circular scribble.

Mick Jones. RFS Cert. Arb.

Photo.1.



Photo.2.



Photo.3.



Photo.4.

