



Arboricultural Report

**Demolition of current house and
erection of three new dwellings, access and parking
Caradoc
Kinnerley
Shropshire**

Commissioned by:
Amy Henson
Berrys

Surveyed and reported on by:
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1.0 Summary

- 1.1 *The proposal is to demolish the current house and build three new dwellings with parking and garden space.*
- 1.2 *There are three category B and twelve category C trees on or next to the site. Additionally, there are two category C groups.*
- 1.3 *Six trees and one group, all category C, will need to be removed to allow the development to take place. The majority of trees removed are overgrown garden conifers which are of low value and are out of character with the context of the site.*
- 1.4 *There will be only a small harm to the character and appearance of the area by the removal of these trees. New planting, once established, will replace and improve upon the amenity provided by trees to the area.*
- 1.5 *Correctly placed protective fencing will ensure retained trees can be suitably protected during the build.*
- 1.6 *The proposal is arboriculturally sound and complies with BS5837.*



2.0 Instructions

- 2.1 I am instructed by Amy Henson, senior planning consultant at Berrys to carry out a survey at Caradoc and record all significant trees that may be affected by the proposed development.
- 2.2 The proposal is to demolish the existing house and erect three new dwellings, parking and garden space.
- 2.3 There are a number of trees in the site. Consideration is to be made to justify any that are removed and to ensure retained trees are not significantly damaged by the proposal.
- 2.4 I am to produce a tree report to support the planning application. The report is to be compliant with BS5837:2012¹ hereafter referred to as BS5837.

3.0 Preliminary matters

- 3.1 The survey and report cover only arboricultural matters relating to trees that may be affected by the development. It deals with identifying the benefits and constraints trees will impose upon the development site, which trees will need to be removed and how the remaining specimens can be protected and how retained trees will affect the site.
- 3.2 Statutory protection of trees, either tree preservation orders (TPOs), conservation area status or historical planning conditions has not been thoroughly investigated. The definitive existence of statutory protection of trees can be gained from the Tree Team at the Council².
- 3.3 Plans supplied to myself:
 - i) Site plans and proposal supplied by Berrys.Plans I have produced to accompany this report:
 - i) Tree Constraints Plan PC23/656/TCP
 - ii) Tree Protection Plan PC23/656/TPP
- 3.4 Where buildings are constructed close to trees, reference should be made to the NHBC Standards 2023³. This document, updated yearly, gives appropriate

¹ BS5837:2012 Trees in relation to design, demolition and construction: Recommendations – British Standards Institute

² Tree Team, Shropshire Council, 01743 253333 trees@shropshire.gov.uk

³ National House Builders Council Standards 2023 Part 4, Chapter 2 Building near trees <https://nhbc-standards.co.uk/>



foundation depths for buildings close to trees. It is recommended that the soil's modified plasticity index is investigated to consider the likelihood of soil movement with moisture change. This will allow the appropriate foundation depth to be calculated.

- 3.5 The data, views and opinions of this report relate to the survey undertaken on the date shown and does not take into account the effects of extreme weather conditions, vandalism or accidental damage. Neither can the effects of poorly executed tree surgery work, not complying to current good practice, be predicted. Old Oak Tree Care cannot accept liability in connection with these factors. This report requires renewal in two years from the date of survey, or as soon as site conditions, tree health or tree structural conditions significantly alter.

4.0 Method of survey

- 4.1 The survey was undertaken on 20 November 2023.
- 4.2 Trees were surveyed to measure height, trunk diameter, crown spread and height, health, structural condition, estimated remaining life expectancy and overall quality. This and other information was gathered to comply with section 4.4.2 of BS5837. Trees were categorised utilising the same standard, see Appendix C.
- 4.3 Stem diameters were measured using a surveyor's tape. Crown spreads and heights were measured using a laser rangefinder. Heights were estimated using the height function of the laser rangefinder.
- 4.4 All measurements and observations were made from the ground and no soil or tissue samples were taken. Although significant visually apparent hazards within trees will be identified and commented upon, the survey is not a dedicated health and safety survey of the identified trees.
- 4.5 Where trees could not be reached when off site or inaccessible, dimensions were estimated.

5.0 Site details

- 5.1 The site is a large detached house and large garden on the outskirts of the village of Kinnerley.
- 5.2 To the north and east are residential roads with dwellings and gardens beyond them. In a southerly direction are residential properties and gardens. To the west is a small road with agricultural fields beyond it.



- 5.3 The level of the land appears to be flat.
- 5.4 There are several trees in the site. Many are overgrown hedging or garden evergreens with just a few larger trees of higher quality.
- 5.5 Viewing the Cranfield soil map⁴, it appears that the soil is slowly permeable seasonally wet acid, loamy and clayey. Soil of this kind provides a good medium for tree growth. The modified plasticity index of the soil is not known.

6.0 Summary of trees

- 6.1 All data gathered on trees is supplied in appendix E. Table 1 and 2 below give a summary of the information.

Category	Description of category	Number
A	High quality with an estimated remaining life span of at least 40 years. Particularly good examples of their species, especially if rare or unusual. They will be visually important and may have significant conservation or historical values.	0
B	Moderate quality and expected to remain between 20 to 40 years. Might have been included as a category A but downgraded by impaired conditions. Possibly lacking special qualities to be regarded as Category A. Group which collectively increase its value from C to B or a particularly effective screen.	3
C	Low quality with an expected lifespan of 10 to 20 years or below 150mm in diameter. Unremarkable trees, either young, impaired or poor species. Unlikely to increase in quality as time goes by. No conservation or cultural value.	12
U	Those in such a condition that they cannot be realistically retained as living trees for longer than 10 years. Serious structural or physiological problems. Also dead trees.	0
Group	Trees of similar species, size or character which are grouped together. The number of the group is given together with the categorisation.	1-C
Hedge	Groups of trees planted in lines as a hedge. Trees originally planted as a hedge but have not been managed in some time, reverting back to a line of trees. The number of the hedge is given together with its categorisation.	0

Table 1: Number of categorised trees, groups and hedges. A brief description of categorisation together with colour coding. Appendix E gives full detail.

⁴ Cranfield Soil and Agrifood Institute Soilscales. www.landis.org.uk/soilscales/



6.2 A brief description of pertinent data relating to all trees is given in table 2. A key to the table is found below it.

No.	Species	Height	Stem Dia.	Cat.	Comment
Ok1	Oak	17	500	B	0
Sp2	Spruce	21	475	B	0
ST3	Service Tree	9	350	C	0
Ho4	Holly	8	250	C	0
Ch5	Cherry	12	300	C	0
SB6	Silver Birch	16	300	C	0
LI7	Leylandii	14	425	C	0
LI8	Leylandii	14	400	C	0
Sp9	Spruce	21	475	B	0
Sy10	Sycamore	14	250	C	0
G11	Group	13	350	C	line of 4 Leylandii similar to LI12
LI12	Leylandii	12	350	C	0
Cy13	Cypress	16	350	C	0
Cy14	Cypress	8	125	C	0
Cy15	Cypress	10	400	C	0
Ap16	Apple	11	450	C	0

Table 2: Summary of trees (Key below)

- No: Tree identifier using letters to indicate species and a sequential number.
G indicates a group, H indicates a hedge.
- Species: Tree species using the common name.
- Height: Height in metres.
- Stem Dia: Stem diameter measured at 1.5 metres from the ground in millimetres.
- Cat: Category according to BS5837. See Appendix C for details on categorisation.
- Note: Numbers for sub-categorisation are not used.
- Comments: Comments, if necessary. 0 if none.

7.0 Arboricultural impact assessment

- 7.1 Six trees and one group will need to be removed to allow the development to take place. Some of these trees are large and have a visual presence from public perspectives. However these trees are, in the main, low quality overgrown garden trees of little value and somewhat out of place within their semi-rural setting.
- 7.2 Ch5 is a category C wide spreading cherry in the centre of the garden. It will need to be removed to allow the development to take place. This tree has little effect on the amenity provided by trees to the area.
- 7.3 SB6 is a tall category C silver birch within the centre of the garden. While it needs to be removed to allow the development to take place it is at the upper end of the



C category and its removal will have an impact on the amenity provided by trees to the area. Replacement planting will need to mitigate the loss of this tree.

- 7.4 LI7, LI8, LI12 and the 4 leylandii in Groups G11, all category C, are clearly visible from public perspectives but do not add a great deal to the amenity provided by trees to the area. Being large overgrown leylandiis they are incongruous to the generally semi-rural character of the village. It is likely that such trees would be removed whether development were to take place or not. Removing and replacing these trees with those much more suited to their environment would, once the trees are established, considerably increase the amenity provided by trees to the area.
- 7.5 In a similar manner to Ch5, the cypress Cy15 is a moderately sized category C tree within the garden of the house. It has little amenity value and will need to be removed to allow the development to take place.
- 7.6 All of the category B trees are to remain along with a number of category C trees retaining the best trees within the site.
- 7.7 A carefully specified, designed and executed replacement planting programme will ensure the small amount of amenity provided by trees that is lost will be replaced and improved upon once the new plantings have established. Appendix B shows where 9 replacement large or medium sized trees could be planted.
- 7.8 No other trees will be affected by the development.

8.0 Tree protection

- 8.1 Appendix A and B show the category of trees, their crown spread and their root protection area (RPA), an area of rooting around the tree which if retained will provide suitable medium for the tree to continue to grow without significant harm.
- 8.2 RPAs do not show the entire rooting area of the tree. They may show just $\frac{1}{2}$ or $\frac{1}{3}$ of it depending upon site conditions. The RPA is usually drawn as a circle 12 times the diameter of the tree at 1.5m from the ground or, for multiple stemmed trees, its mathematical equivalent given in BS5837. However, site conditions may require the RPA to be drawn differently depending upon the most likely area where good rooting is found for the tree. In this case, No RPA has been altered.
- 8.3 Protected RPAs are to be kept clear of refuse, materials, fuels and chemicals. These items are to be prevented from leaking into RPAs, either above or below ground.



- 8.4 Protective fencing should be in place before any plant, materials, deliveries, site offices or skips arrive. No demolition or construction work is to take place until protective fencing is installed and approved for use.
- 8.5 Protective fencing similar to that presented in BS5837, shown in Appendix D, is to be used to protect RPAs from vehicular and foot access. The fencing is to be securely joined and attached to immovable objects to prevent it from being moved. Fencing should be firmly attached into the ground and will require tools to move it.
- 8.6 There is plenty of space for services to enter the site below the drive. Should a service run need to be positioned within an RPA it will need to be dug by hand under the guidance of a site-specific arboricultural method statement.

9.0 Conclusion

- 9.1 The proposal is to demolish the current house and build three new dwellings with parking and garden space.
- 9.2 There are three category B and twelve category C trees on or next to the site. Additionally, there are two category C groups.
- 9.3 Six trees and one group, all category C, will need to be removed to allow the development to take place. The majority of trees removed are overgrown garden conifers which are of low value and are out of character with the context of the site.
- 9.4 There will be only a small harm to the character and appearance of the area by the removal of these trees. New planting, once established, will replace and improve upon the amenity provided by trees to the area.
- 9.5 Correctly placed protective fencing will ensure retained trees can be suitably protected during the build.
- 9.6 The proposal is arboriculturally sound and complies with BS5837.



Appendix A

Caradoc, Argoed Raod,
Kinnerley, Shropshire

Tree Constraints Plan
Showing all trees, crown dimensions and
root protection areas (RPAs)

SCALE : 1 : 250 @ A3 DATE : 29/11/2023

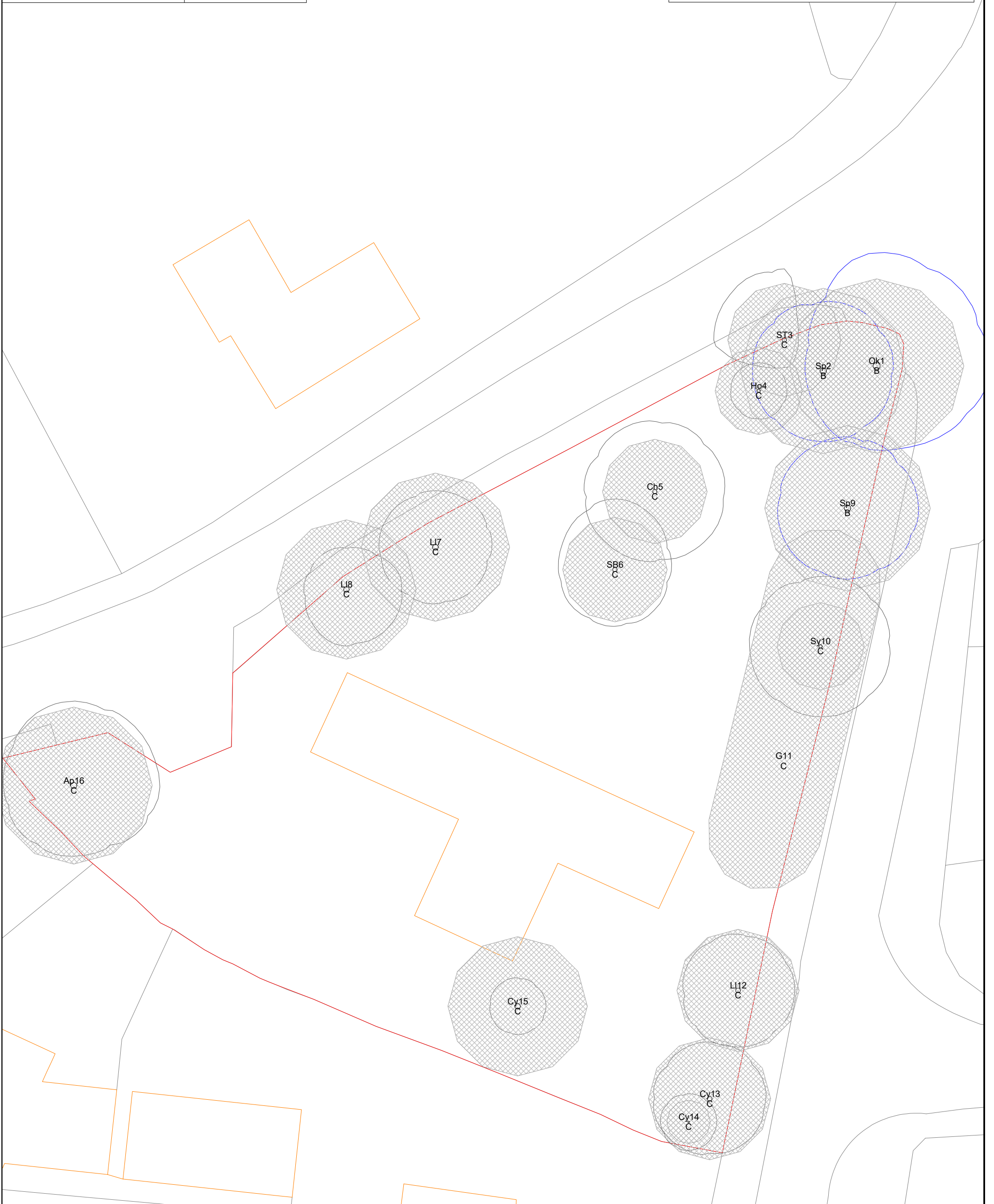
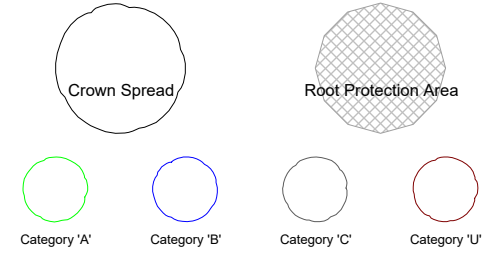


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Map reference:
PC23/656/TCP

Legend





Appendix B

Caradoc, Argoed Road,
Kinnereley, Shropshire

Tree Protection Plan
Showing all retained trees, crown dimensions, tree categories,
RPAs, protective planting a proposed planting locations

SCALE : 1 : 250 @ A3 DATE : 29/11/2023

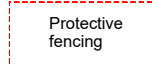


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Map reference:
PC23/656/TPP

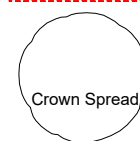
Legend



Protective
fencing



Site for planting medium
to large tree



Crown Spread



Root Protection Area



Category 'A'



Category 'B'



Category 'C'



Category 'U'

0

20m

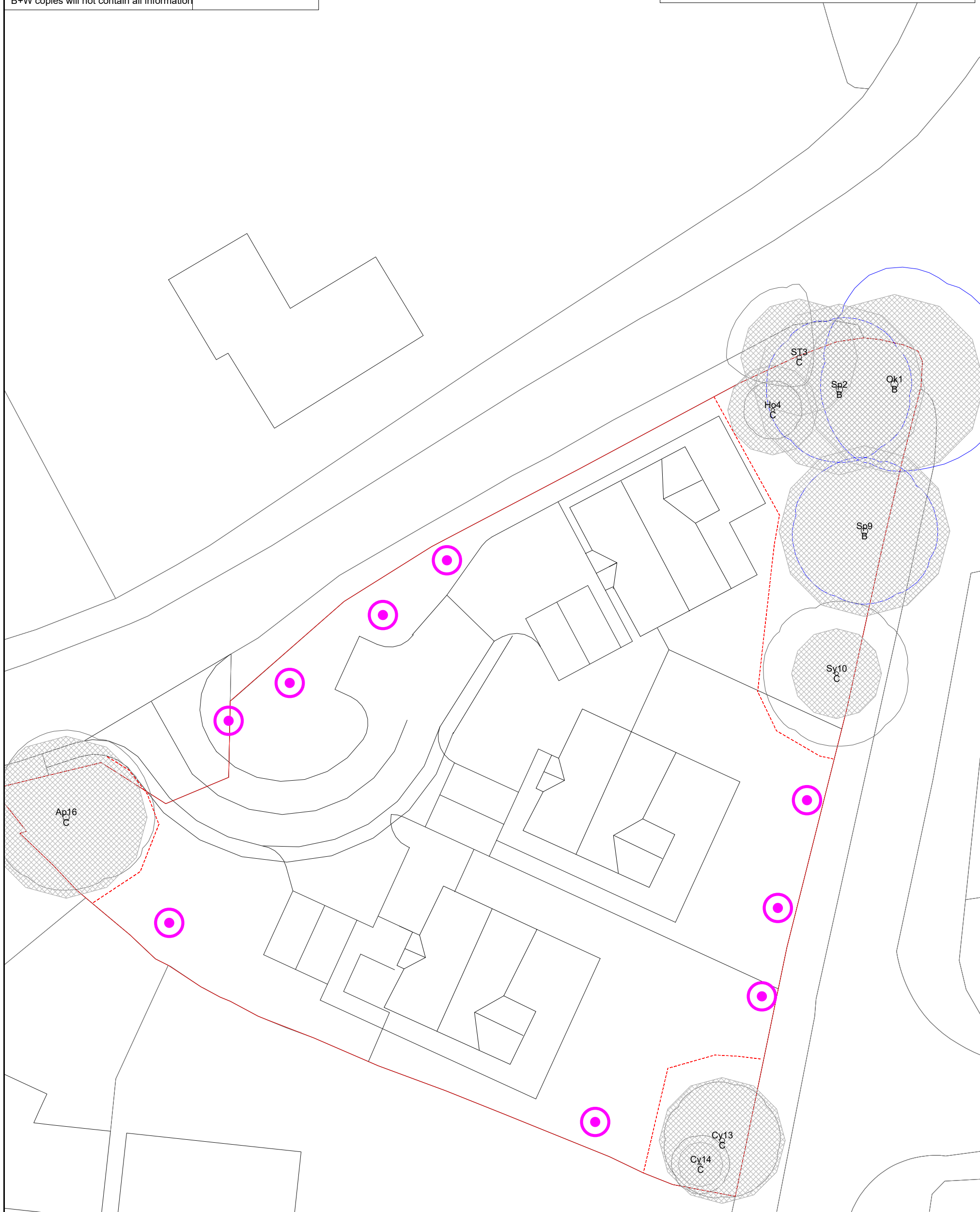


Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan
Trees unsuitable for retention (see Note)		
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	<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 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 <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>	See Table 2
<p>1 Mainly arboricultural qualities 2 Mainly landscape qualities 3 Mainly cultural values, including conservation</p>		
Trees to be considered for retention		
Category A 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
Category 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
Category C 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 with material conservation or other cultural value
	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

Figure 2 Default specification for protective barrier

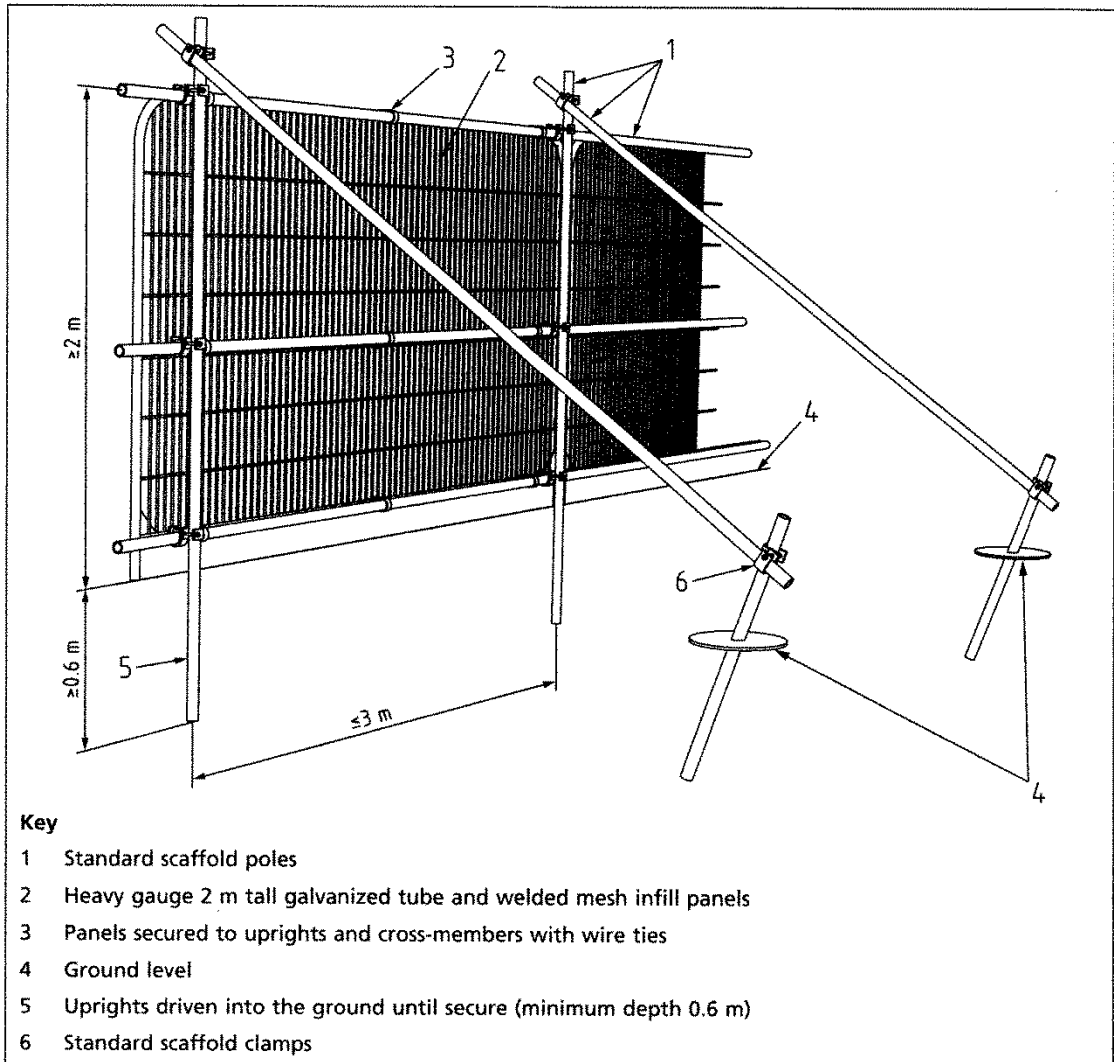
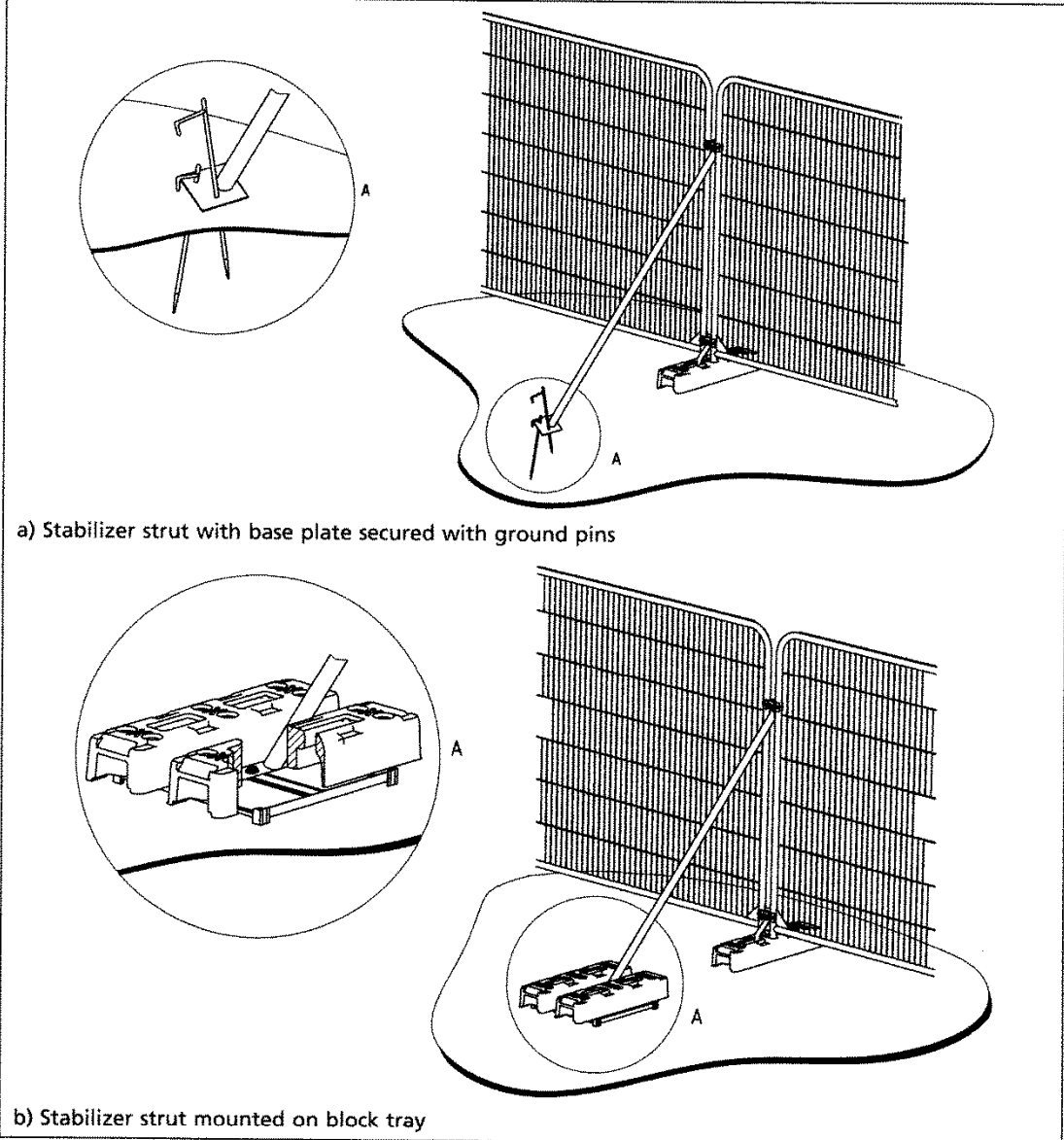


Figure 3 Examples of above-ground stabilizing systems



Appendix E Tree Schedule - Key

Where measurements are estimated due to lack of access or vegetation, a * denotes this.

Tree Number -	Identification for specific tree. Using a couple of letters to help with species identification together with a number. Groups or hedges will be identified as Gr.
Species-	Tree species, using common name.
Height-	Taken using angular triangulation function of a laser rangefinder.
Diameter-	Taken by measuring circumference with a tape measure and applying Pi equation or by measuring circumference by eye if entire circumference is not accessible (in this case denoted by *).
Crown spread-	Radius of crown at four cardinal points, north, east, south and west measured by laser rangefinder. (Estimates denoted with a *).
Crown height-	Height of lowest branch at each cardinal point. Measured by laser rangefinder. (Estimates denoted with a *).
Age bracket-	Estimated life stage of tree ranging from young, mid-aged, early-mature, mature and over-mature.
Physiological condition-	Assessment of health and vitality of the tree. Good, fair, poor or dead. Fair or poor will have more details attached.
Structural condition-	Assessment of physical structure of tree. Good, fair, poor or dead. Fair or poor will have more details attached.
Years remaining-	Estimate of likely useful life of tree taking into account age, species, character, situation and likely management requirements.
Quality assessment-	Subjective assessment. Either A-very good, B-good, C-reasonable or U-unsuitable for retention. See appendix C for more details.
RPA radius-	Positioning of root protection area (RPA) measured from centre of the tree to the radius. This is for circular RPAs. Where RPAs have been adjusted for site conditions and are no longer circular this value will not be correct.
RPA area-	Area of RPA irrespective of its shape.
Notes:	Any notable comments on group make up, physiological, structural condition or notable features.

Appendix E		Tree Schedule																	Notes
Tree number	Species	Height (m)	Diameter (mm)	N Crown spread (m)	E	S	W	N Crown Height (m)	E	S	W	Age bracket	Physiological Condition	Structural Condition	Years remaining	Quality assessment	RPA radius(m)	RPA Area (m2)	
Ok1	Oak	17	500	8	8	6	5	3	4	4	2	mature	good	good	>40	B	6.0	113	0
Sp2	Spruce	21	475	5	5	5	5	4	5	3	2	mature	good	good	20 to 40	B	5.7	102	0
ST3	Service Tree	9	350	5	1	2	5	4	4	6	3	early-mature	good	good	10 to 20	C	4.2	55	0
Ho4	Holly	8	250	2	2	2	2	1	1	1	1	early-mature	good	good	10 to 20	C	3	28	0
Ch5	Cherry	12	300	5	5	5	5	2	2	2	2	mature	good	good	10 to 20	C	3.6	41	0
SB6	Silver Birch	16	300	4	5	4	4	2	2	2	2	early-mature	good	good	10 to 20	C	3.6	41	0
Ll7	Leylandii	14	425	4	4	4	4	0	0	0	0	early-mature	good	good	10 to 20	C	5.1	82	0
Ll8	Leylandii	14	400	3	4	4	3	0	0	0	0	early-mature	good	good	10 to 20	C	4.8	72	0
Sp9	Spruce	21	475	5	5	5	5	2	2	2	2	mature	good	good	20 to 40	B	5.7	102	0
Sy10	Sycamore	14	250	5	5	5	5	4	4	4	4	early-mature	good	good	20 to 40	C	3	28	0
G11	Group	13	350	4	4	4	4	0	0	0	0	early-mature	good	good	10 to 20	C	4.2	55	line of 4 Leylandii
Ll12	Leylandii	12	350	4	4	4	4	0	0	0	0	early-mature	good	good	10 to 20	C	4.2	55	0
Cy13	Cypress	16	350	4	4	4	4	4	4	4	4	early-mature	good	good	10 to 20	C	4.2	55	0
Cy14	Cypress	8	125	2	2	2	2	2	2	2	2	mid-aged	good	good	10 to 20	C	1.5	7	0
Cy15	Cypress	10	400	2	2	2	2	0	0	0	0	mature	good	good	10 to 20	C	4.8	72	0
Ap16	Apple	11	450	6	6	5	5	5	5	6	6	mature	good	good	10 to 20	C	5.4	92	0