



MARK WELBY  
CONSULTING ARBORISTS

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# Arboricultural Impact Assessment

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**Tawny Croft, Crossways Road, Grayshott, Hindhead,  
GU26 6HD**

Reference: MW.2403.TCG.AIA  
Client: Mr & Mrs Sutherland  
Date: 7 March 2024

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## Executive Summary

Trees are a consideration in this planning application for the conversion and change of use of the existing garage outbuilding to Air BnB use at Tawny Croft, Crossways Road, Grayshott, Hindhead, GU26 6HD.

Therefore, this report has been drafted to provide the information required to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).

**Included are a BS5837:2012 compliant tree survey, arboricultural impact assessment, and tree protection appraisal.**

No trees are to be removed to facilitate the proposals

The conversion work proposed for the garage will not increase the footprint or the height of the existing building with the work limited to internal works and the creation/removal of doors and windows.

Due to the substantial retaining walls and existing hard landscape, the work will not impact existing trees and thus a method statement is not necessary.

The roadside conifers will be reduced and tidied, but this is the extent of the proposed tree work.

This application is of low arboricultural impact and is therefore acceptable.

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## 1. Instructions and Terms of Reference

- 1.1. In March 2024, I was instructed by Mr & Mrs Sutherland to undertake a tree survey and to produce this report to accompany a planning application for the conversion and change of use of the existing garage outbuilding at Tawny Croft, Crossways Road, Grayshott, Hindhead, GU26 6HD
- 1.2. Following the recommendations of the British Standard<sup>1</sup>, this report includes the necessary information to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).
- 1.3. It demonstrates that the impact, both direct and indirect, of the proposal, has been assessed.
- 1.4. The assessment considers the impact of the proposal on the constraint presented by trees retained within the site, and those on adjacent land. Such impact can be caused directly through construction damage and indirectly from post-development resentment and pressure to detrimentally prune or remove the trees. The latter is often due to a poor juxtaposition between the proposal and the trees.
- 1.5. The root protection area (RPA) for each tree represents a minimum area in m<sup>2</sup> that shall be left undisturbed around each retained tree. This is initially represented by a circle but is fundamentally an area of rooting volume. This is often adjusted to account for constraints to root growth within the site (primarily highways and buildings). Recommendations are provided in the British Standard as to the protection of existing trees during the construction process. This is achieved by ensuring a tree protection strategy is implemented before any demolition or construction on site.

### Documents Supplied

- Proposed: 005 Proposed block plan.pdf

### Statutory Legislation

- 1.6. According to East Hampshire District Council's online service<sup>2</sup>, there are no tree preservation orders on the site (checked at the time of writing), nor is the site within a conservation area.
- 1.7. Trees on adjacent land are protected but these are far enough away not to be pertinent to this assessment.

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<sup>1</sup>BS5837:2012 Trees in relation to design, demolition and construction

<sup>2</sup> <http://maps.easthants.gov.uk/easthampshire.aspx>

## 2. Tree Survey Scope & Methodology

- 2.1. Tree survey data can be found on the appended plan.
- 2.2. The tree survey has been carried out following the recommendations of The British Standard and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged.
- 2.3. The reference numbers of surveyed trees and groups of trees are shown on the tree reference plan, which is appended to this report and based on the supplied survey drawing. Stem locations within groups may be estimated, and indicative of canopy only.
- 2.4. The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment<sup>3</sup> (VTA) method.
- 2.5. Where trees are located on neighbouring land, an estimated appraisal of their quality and dimensions has been made.
- 2.6. Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- 2.7. Tree heights were measured with a clinometer or estimated in relation to those measured.
- 2.8. Trunk diameters are measured at 1.5m above ground level, where this is not possible, then Figure C.1 of the British Standard is followed.
- 2.9. Tree canopies were markedly asymmetrical, and were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).
- 2.10. All estimated dimensions are noted in the data.

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<sup>3</sup> Mattheck, C. & Breloer, H., 1998. The Body Language of Trees: A Handbook for Failure Analysis. London:H.M.S.O.

## 3. Arboricultural Impact Assessment

### Proposal

- 3.1. The plan is for the conversion and change of use of the existing garage outbuilding to Air BnB use at Tawny Croft, Crossways Road, Grayshot, Hindhead, GU26 6HD.

### The Site and Existing Trees

- 3.2. The site is an existing garage surrounded by retaining walls and hard surfacing. Trees are situated mostly on retained ground which is expected to have restricted any root development from the subject area.
- 3.3. There is a group of under-managed conifers to the front of the site. Whilst these could be replaced, and that may be appropriate in due course, to improve the current situation their reduction and trimming is proposed.

### Tree Removals

- 3.4. No trees are needed to be removed to facilitate this proposal.

### Tree Surgery

- 3.5. The frontage conifers are to be reduced in height and spread to tidy. The specification for this is included on the appended plan.

### Construction Impact

- 3.6. The conversion work proposed for the garage will not increase the footprint or the height of the existing building with the work limited to internal works and the creation/removal of doors and windows.
- 3.7. Due to the substantial retaining walls and existing hard landscape, the work will not impact existing trees..

### Service & Utility Provisions

- 3.8. The proposal includes provision of a new foul drainage connection to Stoney Bottom. This will be run through the existing vehicular access and will not result in detriment to the adjacent conifers.

### Summary

- 3.9. In summary, as the proposal does not include any external construction, impact to trees will not occur and thus tree protection measures are not required.

3.10. The existing hard surfacing is sufficient for construction storage and welfare provisions.

3.11. It is my opinion that this application is of **low** arboricultural impact, and thus acceptable.

3.12. Should the council wish to see more onerous tree protection methods, this can be ensured via an appropriately worded planning condition and should not be the basis for a reason for refusal.



**Fig 1: Tree #03 to rear of garage**



**Fig 2: Group #04 atop retaining wall**



**Fig 3: Frontage conifers #01 (to be reduced)**

## 4. Limitations of Use and Copyright.

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## Appendices

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i.

## Tree Categories Explained

BS5837:2012 Table 1 -Cascade chart for tree quality assessment			
Category and definition	Criteria (including subcategories where appropriate)		
<b>Trees unsuitable for retention</b> (see Note)			
<p><b>Category U</b></p> <p>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</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)</p> <p>*Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</p> <p>*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> <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>		
	<b>1 Mainly arboricultural qualities</b>	<b>2 Mainly landscape qualities</b>	<b>3 Mainly cultural values, including conservation</b>
<b>Trees to be considered for retention</b>			
<p><b>Category A</b></p> <p><b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years</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)	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)
<p><b>Category B</b></p> <p><b>Trees of moderate quality</b> with an estimated remaining life expectancy of at least 20 years</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	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	Trees with material conservation or other cultural value
<p><b>Category C</b></p> <p><b>Trees of low quality</b> with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm</p>	Unremarkable trees of very limited merit or such impaired condition 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



ii.

## Tree Survey & Impact Plan

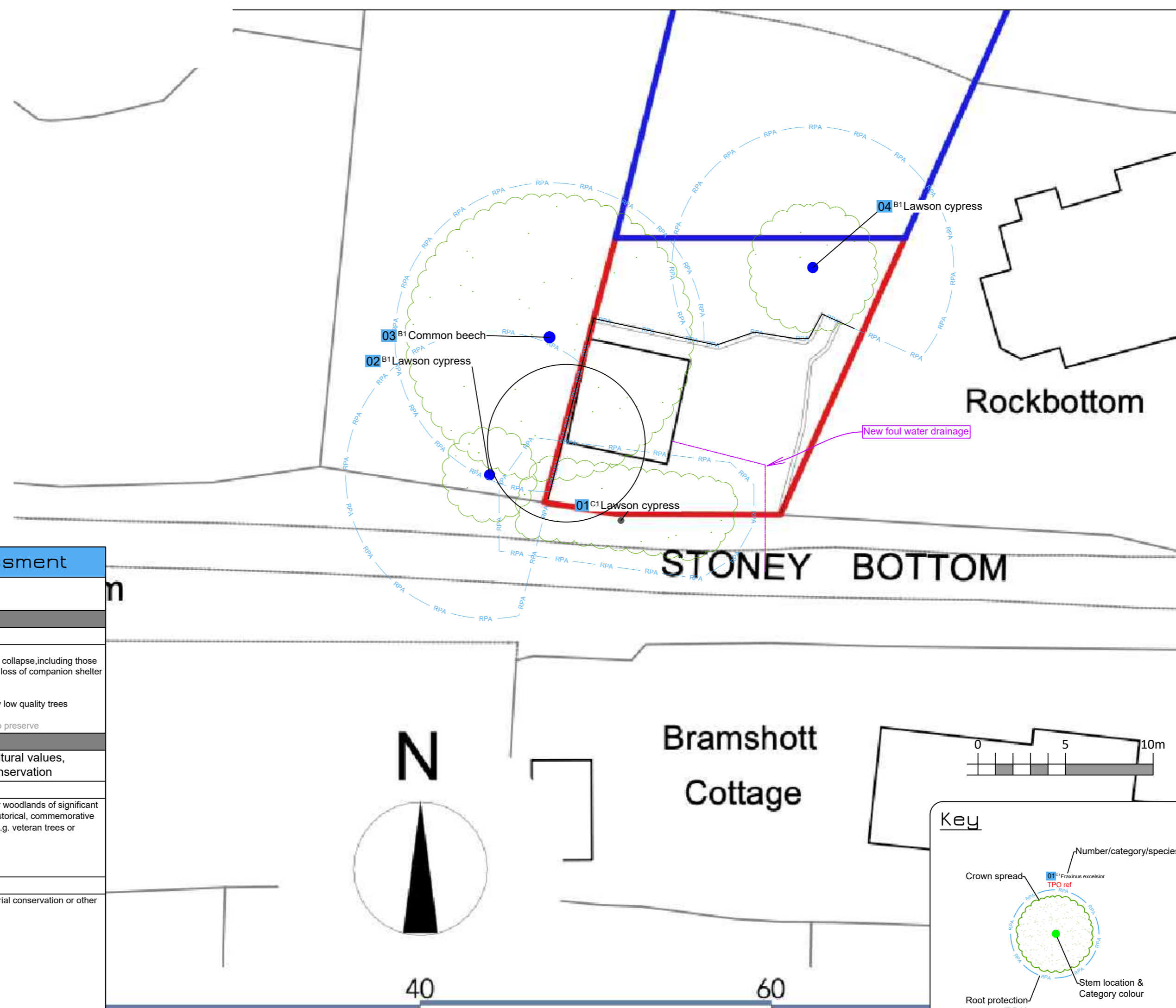
Plan on following page

**BS5837 Tree Survey Schedule**

Surveyed Trees / Groups												
Ref	Species	Common Name	Height	Stem Diameter	Canopy NESW	Crown Clearance	Age Class	Observations	Tree Surgery	Est. Remaining Contribution	Date Surveyed	BS Cat
01	Chamaecyparis lawsoniana	Lawson cypress	13m	350#mm		2m	Mature	Typical unmanaged boundary screen. Historically topped at approximately 2 m now substantially regrown. Limited long-term value	Reduces in height to no less than 7m and cut back spread over site to no less than 1m- to tidy	10 Years	6/3/2024	C1
02	Chamaecyparis lawsoniana	Lawson cypress	16#m	600#mm	2.5 N 2.5 E 2.5 S 2.5 W	2m	Mature	Off site and inaccessible.		20 Years	6/3/2024	B1
03	Fagus sylvatica	Common beech	19m	650#mm	8 N 8 E 8 S 8 W	9m	Mature	Off-site and inaccessible. Potential decay for weak unions in lower stems. Multiple stems.	I recommend that the tree owner has the tree assessed	20 Years	6/3/2024	B1
04	Chamaecyparis lawsoniana	Lawson cypress	18m	600#mm	3.5 N 3.5 E 3.5 S 3.5 W	3m	Mature	Group of stems. In fair condition. Root spread into site restricted by elevated position and retaining walls		20 Years	6/3/2024	B1

Survey by Mark Welby DipArb(RFS), TechCert(ArborA), FArbora  
 Arboricultural Association Registered Consultant  
 www.mwelby.com

# denotes estimated dimension. Typically due to the tree being inaccessible.  
 Where dimensions are not listed please refer to the plan graphics for an indicative representation (typically for groups).



**NOTES**  
 This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.

- The reference numbers of surveyed trees and groups of trees are shown. Stem locations within groups may be estimated, and indicative of canopy only
- The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment (VTA) method.
- Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
- Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- Height dimensions are estimated and are given in metres.
- Trunk/stem diameters are measured in mm at 1.5 metres above ground level, unless otherwise stated. Where this is not possible, then Figure C.1 of the British Standard is followed.
- Tree canopies, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

Base plan/site survey reference:  
 005 Proposed block plan.pdf

Statutory Tree Protection  
 Tree Protection Orders: none found with online LPA search

Conservation Area: NO

Felling licence: Garden areas are exempt.

Guidance on the implementation and use of this information, along with its limitations and more can be downloaded here:  
<http://bit.ly/BSGuidance>

**BS5837:2012 Cascade chart for tree quality assessment**

Category & Definition	Criteria (including subcategories where appropriate)		
<b>Trees unsuitable for retention</b>			
<b>Category U</b>			
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"> <li>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)</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>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</li> </ul> <p>NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve</p>		
<b>Trees to be considered for retention</b>			
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation
<b>Category A</b>			
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	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
<b>Category B</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	Trees with material conservation or other cultural value
<b>Category C</b>			
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 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

Date	Notes	Rev

**Tree Survey & Impact**

Tawny Croft,  
 Crossways Road, Grayshott,  
 Hindhead, GU26 6HD

Date: 07/03/2024 Scale: 1:200 @A2

DWG Ref: MW.2403.TCG.TIP

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**Key**

BS 5837:2012 Tree Quality Categories - Table 1

- Category A - High quality
- Category B - Moderate quality
- Category C - Low quality
- Category U - Unsuitable for retention