



# TREE SURVEY REPORT

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## PRE-DEVELOPMENT

**Robert C Yates**

**September 2023**

**SITE : 143 Corby Road, Weldon, Northants**

**CLIENT : Mr Frank Burns**

### **RGS – ARBORICULTURAL CONSULTANTS**

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A pre-development advisory document, broadly in accord with British Standard 5837 : 2012 'Trees in relation to Design, demolition & construction - Recommendations', designed to inform the conceptual design by highlighting the above and below ground arboricultural constraints in the context of a proposed development.

**CONTENTS :**

	Page Number
<b>1.0 Terms of Reference .....</b>	<b>3</b>
<b>2.0 Survey Methodology .....</b>	<b>3</b>
<b>3.0 Site Overview / Design Brief.....</b>	<b>4</b>
<b>4.0 Summary of Findings &amp; Conclusions.....</b>	<b>4</b>
<b>5.0 Arboricultural Impact Assessment.....</b>	<b>5</b>
<b>6.0 Recommendations/Tree Protection Strategy.....</b>	<b>6</b>
<b>7.0 Statutory Obligations.....</b>	<b>8</b>

**Appendices**

- 1. Key to Survey Criteria & Headings**
- 2. Survey Schedule**
- 3. Tree Constraints/Protection Plans (A1)**
- 4. Table 1 B.S.5837**

## 1.0 Terms of Reference

- 1.1 We are instructed by Alpine Planning Ltd, on behalf of Mr Frank Burns (applicant), to undertake a pre-development tree survey and impact assessment on land at 143 Corby Road, Weldon, Northants, which is to be in line with B.S. 5837 : 2012 'Trees in Relation to Design, Demolition & Construction - Recommendations'.
- 1.2 All trees on or immediately adjacent the application site 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 The site survey and tree assessment was undertaken by Robert Yates, who holds the formal qualification Tech.Cert.(Arbor.A), the LANTRA Certificate in Professional Tree Inspection and is a member of the Consulting Arborist Society, the Arboricultural Association and the Royal Forestry Society.
- 1.4 This report, its appendices and any subsequent revisions or additional information, 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/Protection Plans (attached as appendix 3). For full details of the relevant assessment criteria and retention categories see Table 1 of B.S. 5837 (attached as appendix 4).
- 2.2 All surveyed trees have been given a notional reference number i.e. T1 – T8 & G1 – G2. All collected survey data and work recommendations for the trees is presented in the survey schedule which forms appendix 2 to this report. For the location of the trees see appendix 3 (Tree Constraints Plan - Existing).

### 3.0 Site Overview / Design Brief

- 3.1 The survey area comprises the front and rear gardens of the subject property, and includes trees on adjacent land to the north and east. In all, the application site extends to approximately 0.16 hectares.
- 3.2 The proposed development comprises the demolition of the existing bungalow on site, followed by the erection of 5no. dwellings, including one pair of semi-detached.

### 4.0 Summary of Findings & Conclusions

- 4.1 A total of **8no.** individual trees and **2no.** groups of trees have been surveyed. A breakdown of the numbers of trees in each retention category can be seen in the table below:

*Table 1*

Retention Category	Individual Trees (T)	Groups of Trees (G)	Hedgerows (H)
<b>A</b> High Quality	1	0	n/a
<b>B</b> Moderate Quality	5	0	n/a
<b>C</b> Low Quality	2	2	n/a
<b>U</b> (Unsuitable for retention)	0	0	n/a
<b>Totals</b>	<b>8</b>	<b>2</b>	<b>0</b>

- 4.2 All U Category (poor quality) trees should generally be removed for reasons of sound arboricultural practice or health & safety, irrespective of any development proposals, unless they offer particular conservation value to the site, in which case this will be highlighted in the survey schedule along with appropriate recommendations. ***There are no U category trees within the survey area.***
- 4.3 As regards the C category trees it may not always be possible or even desirable to retain low quality trees within the context of a proposed development, unless in such a location that they do not represent a significant constraint on the design brief. Young trees, and those with a stem diameter of less than 150mm, will normally be placed in the C category, unless it is considered that they are of especially good form or are of a species that is particularly rare, in which case they may be upgraded. In certain cases, it may be appropriate to consider re-location of young C category trees within the site.
- 4.4 All A & B Category trees (high & moderate quality) will under normal circumstances be retained on development sites, and should ideally influence and inform the conceptual design, site layout, and in some cases the specific construction methods to be used – The root protection area and/or crown spread of these trees will generally form a construction exclusion zone, although under certain circumstances it may be possible to build or operate within these areas providing that appropriate measures and specifications have been formally agreed between the local planning authority, the consulting arboriculturist and the developer/client.

## 5.0 Arboricultural Impact Assessment

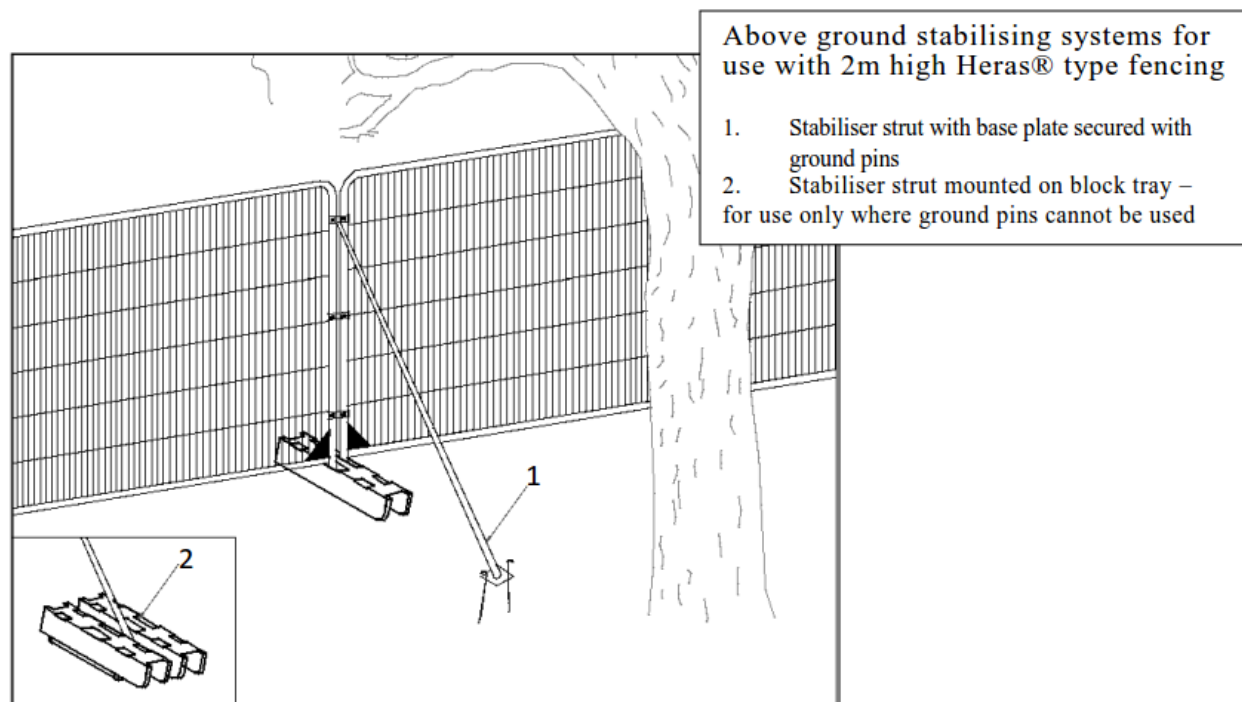
- 5.1 Based upon the proposed site layout, as included at Appendix 3, the following potential impacts and implications have been identified and assessed:
- 5.1.1 To facilitate the proposed development, one A category tree (T1), one B category tree (T3) and one C category tree (T4) will need to be removed. Whereas the loss of the high and moderate quality trees, will not present a significant impact upon the amenity of the immediately surrounding area, replacement planting to the front of the site is to be recommended.

- 5.1.2 As regards the retained trees, the only significant and potentially negative impact relates to the off-site group G2, and to a much lesser extent, G1; these trees will require both facilitation pruning and measures to ensure their roots are protected from any damage associated with the construction of the access road and parking & shed base for Plot 5. Given that these trees are of low quality, an option to remove and replace them, in agreement with the adjoining landowner, should be explored.
- 5.1.3 A minor incursion into the root protection area of T2, by reason of the pedestrian access path to Plot 1, is not likely to pose a significant impact upon the tree, and thus, can be disregarded.
- 5.1.4 Subject to a range of tree protection measures, both temporary and permanent, and a suitable planting scheme for the development, the overall impact upon trees and general amenity is expected to be minimal.
- 5.1.5 Since there is currently no information available regarding any proposed underground services routes, it has not been possible to assess this aspect of the development in respect of impact upon trees. Suffice to say that the root protection areas of all retained trees must be excluded for the purpose of installing buried services.

## **6.0 Recommendations / Tree Protection Strategy**

- 6.1 All tree removal works and facilitation pruning (See Appendix 2) 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'.
- 6.2 Temporary protective barriers are to be erected prior to any enabling works commencing on site, other than tree works, in the locations indicated on the Tree Protection Plan – Proposed. This should comprise 2 metre high, braced Heras® type fencing, as indicated at Fig.1 below. Areas protected in this way shall be kept free of all construction related materials and equipment for the duration of the construction phase of the development. It is further recommended that appropriate warning signs are affixed to the fencing at regular intervals to warn contractors that the areas are strictly off-limits.

**Fig.1 Specification for temporary tree protection fencing for retained trees**



6.3 On the assumption that the off-site Group G2 will be retained, there are three sections of the proposed hard surfacing which will need to be constructed to an approved No-Dig, or minimal dig methodology – See Appendix 3 (Proposed). Furthermore, to adequately protect the roots of the trees, a permanent three-dimensional load spreading material e.g. CellwebTRP™, will need to be incorporated, along with a fully permeable wearing surface. For this reason, it is recommended that the access road and the parking area to Plot 5 are completed prior to any other construction works on the site; the base for the garden shed at Plot 5 can be deferred until the final stage of the external works schedule. *Further information can be obtained from Geosynthetics Ltd. who offer a FOC design & specification service.*

## 7.0 Statutory Obligations

- Works to trees which are covered by Tree Preservation Orders [TPOs] or are within a Conservation Area [CA] require permission or consent from your Local Planning Authority [LPA]. Full planning consent would 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, the 'Countryside and Rights of Way Act 2000' and the 'Conservation of Habitats & Species Regulations 2017'.  
Therefore, avoid carrying out significant tree works during the bird nesting season [mid-March to end of August] and ensure that trees are professionally surveyed for signs of bat roosts and/or bat activity before starting any significant tree work, such as felling or heavy crown reduction. Further advice on how to proceed should bat occupation be suspected can be obtained from your local office of Natural England or any qualified ecologist.



## APPENDIX 1 :

### KEY TO SURVEY CRITERIA & HEADINGS:

Tree No.	Notional ID given to each tree or group of trees (unless tagged)
Species	Botanical name with common name in brackets
Age Class	Young, semi-mature, early mature, mature or over-mature
Height	Estimated in metres
Crown Spread	Crown spread (North / East / South / West) measured from centre of trunk, in metres
Crown clearance	Approximate height between lowest part of canopy and ground level (metres)
Stem dia.	Trunk diameter (mm) measured at 1.5m above ground level, or other height as specified
Vigour	Objective assessment of a tree's vigour e.g. shoot extension growth (normal, reduced or low)
Amenity	Subjective assessment of a tree's contribution to the amenity value of the immediate area: High to Low
Condition	Good, Fair or Poor, based on the general health and structural condition of the tree
Recommendations	Remedial works in order to facilitate retention, or recommendation to remove
Ret.Cat.	Based on B.S.5837 Retention categories:  A = Those of High Quality & Value  B = Those of Moderate Quality & Value (Sub-categories 1, 2, 3 for A & B categories in brackets)  C = Those of Low Quality & Value  U = Unsuitable for retention
RPA	Root Protection Area, measured in metres (radius) from centre of tree, or may be expressed in m <sup>2</sup>

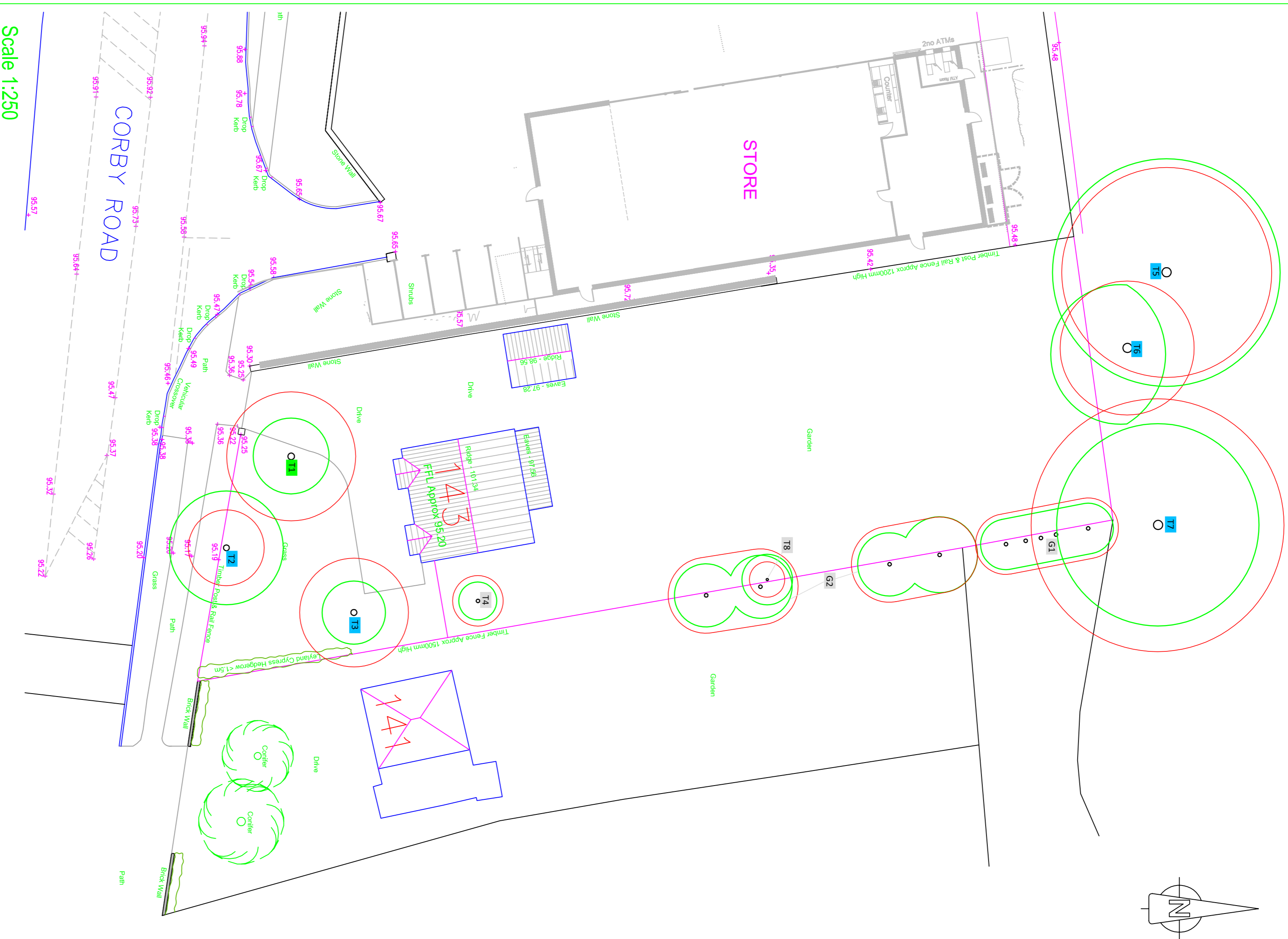
APPENDIX 2 : SURVEY SCHEDULE (page 1 of 2)

Tree No.	Species (common name)	Age class	Height (m)	Crown Spread (m) :				Crown Clearance	Stem dia. (mm)	Vigour	Amenity Value	Condition	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				N	E	S	W									
T1	<i>Araucaria araucana</i> (Monkey Puzzle)	Semi-mature	8.5	3	3	3	3	0	420	normal	moderate	good	Of exceptionally good form	Remove to facilitate development	A (1)	(5.1)
T2	<i>Fagus sylvatica</i> (Beech)	Semi-mature	7.5	4.5	4.5	4.5	4.5	1	250	normal	low	good	No comments	Crown lift to 2.5m	C	2.1
T3	<i>Araucaria araucana</i> (Monkey Puzzle)	Semi-mature	7.5	2.5	2.5	2.5	2.5	1	360	normal	Mod/low	good	No comments	Remove to facilitate development	B (1)	(4.3)
T4	<i>Prunus amanogawa</i> (Japanese Cherry)	Early mature	5.5	1.5	1.5	1.5	1.5	1	4x 75	normal	low	good	Multiple stems from base	Remove to facilitate development	C	(2.0)
T5	<i>Fraxinus excelsior</i> (Ash)	mature	25	9	9	9	9	3.5	3x 400	normal	moderate	Good/fair	Located off-site at edge of woodland area, crown overhangs site	No works required	B (2)	8.3
T6	<i>Fraxinus excelsior</i> (Ash)	mature	23	3	6	6	5	2	450	normal	moderate	Good/fair	Located off-site at edge of woodland area, crown overhangs site	No works required	B (2)	5.4
T7	<i>Acer pseudoplatanus</i> (Sycamore)	mature	24	8	8	8	8	4	3x 450 + 350	normal	moderate	Good/fair	Located off-site at edge of woodland area, crown overhangs site	No works required	B (2)	10.0
T8	<i>Sorbus aucuparia</i> (Rowan)	Semi-mature	8	2	2	2	2	1.5	2x 80	normal	low	fair	Co-dominant stems	Crown lift to 2.5m	C	1.4

Groups of Trees:

No.	Species (common name)	Age class	Height (m)	Crown Spread (m) :				Crown Clearance	Stem dia. (mm)	Vigour	Amenity Value	Condition	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				N	E	S	W									
G1	5no. <i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	Early mature	4 - 8	See plan				1	Avg. 200	normal	Mod/low	Good/fair	Linear group located off-site forming hedgerow	Crown lift to 1.8m or as required to facilitate shed construction re: Plot 5	C	2.4
G2	4no. <i>Ilex aquifolium</i> (Holly)	Early mature	Avg. 5	-	-	-	<2.5	0	Avg. 250	normal	moderate	good	Linear group located off-site	Crown lift over site to 2.5m & reduce lateral spread to west by 1m, all to facilitate construction works	C	3.0

TREE CONSTRAINTS - AS EXISTING

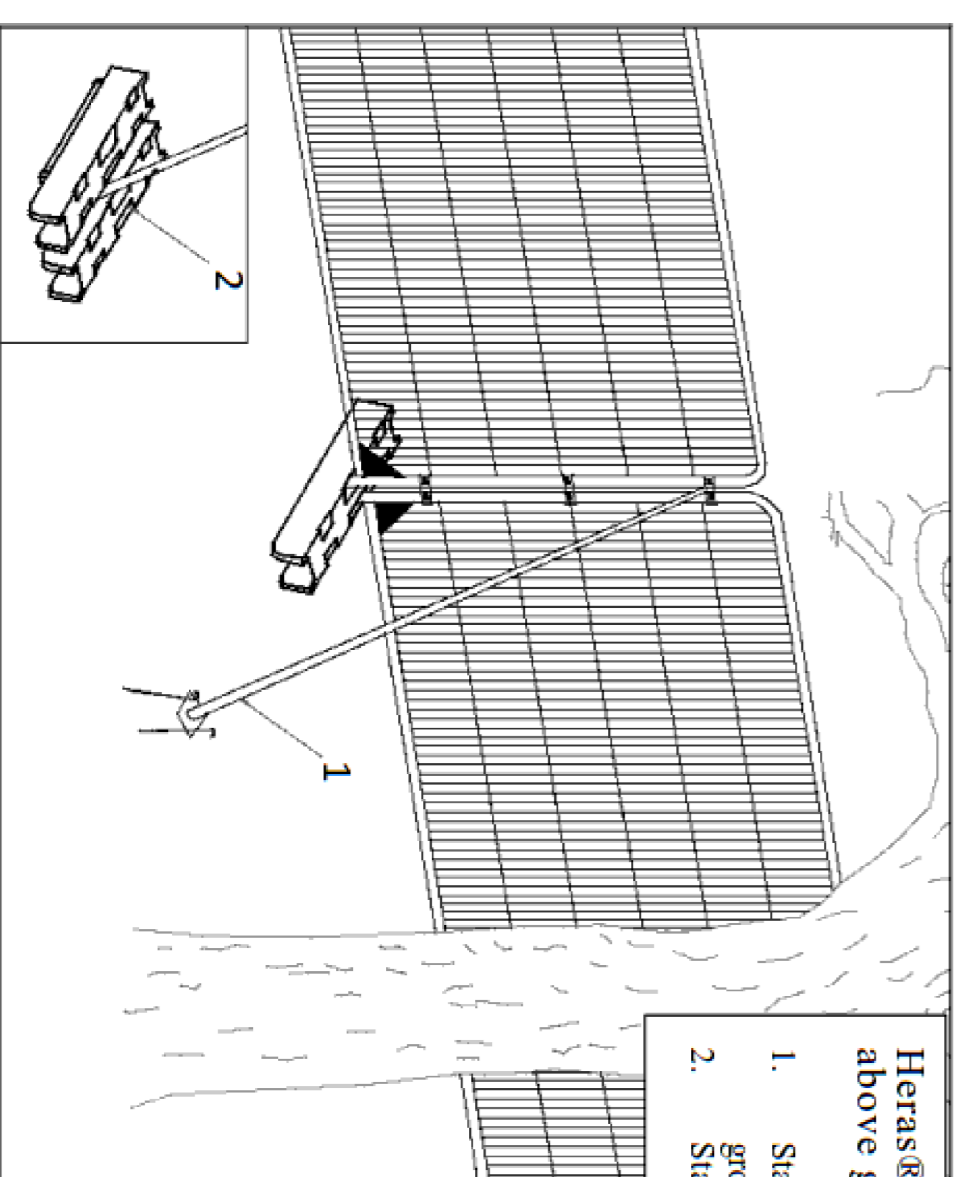


Scale 1:250

TREE PROTECTION - AS PROPOSED



Fig.1 Suitable temporary tree protection fencing



1. Heras® fence panels 2m high, with above ground stabilising systems
2. Stabiliser strut with base plate secured with ground pins
3. Stabiliser strut mounted on block tray

THIS DRAWING IS TO BE REPRODUCED IN COLOUR – OTHERWISE IT CANNOT BE RELIED UPON AS AN ACCURATE REFERENCE

KEY:

- U Category Trees – REMOVE
- A Category Trees – HIGH QUALITY
- B Category Trees – MODERATE QUALITY
- C Category Trees – LOW QUALITY
- Root Protection Areas
- Actual Crown Spread of individual and measured trees
- Actual Crown Spread of trees to be removed – Proposed plan only
- Temporary Tree Protection Fencing – See specification at inset
- No-Dig construction zone for hard surfacing

Scale: 1:250 @A1

Date: Sept 2023

Drawn: RY

PROJECT INFO

Site: 143 Corby Road, Weldon

Title: Tree Constraints & Protection Plans

Client: F Burns

Project No:

Drawing No: appendix 3

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Table 1 : Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
<b>Trees unsuitable for retention (see Note)</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><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>			Dark Red
	<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>				
<b>Category A</b> Trees of <b>high</b> 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)	Light green
<b>Category B</b> Trees of <b>moderate</b> 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	Mid blue
<b>Category C</b> Trees of <b>low</b> quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter of 150mm	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	Grey