



# TREE SURVEY REPORT

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## PRE-DEVELOPMENT

**Robert C Yates**

**March 2024**

**SITE : Land adjacent 39 Debdale Road, Wellingborough**

**CLIENT : Mr Richard Ashcroft**

### **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.

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## 1.0 Terms of Reference

- 1.1 We are instructed by Mr Richard Ashcroft (applicant), to undertake a pre-development tree survey and impact assessment on land adjacent No.39 Debdale Road, Wellingborough, which is to be in line with B.S. 5837 : 2012 'Trees in Relation to Design, Demolition & Construction - Recommendations'.
- 1.2 All trees, both 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 were undertaken by Robert C Yates (Principal at RGS); Robert Yates 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 5).
- 2.2 All surveyed trees have been given a notional reference number i.e. T1 – T9 & G1. 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 3A (Tree Constraints Plan - Existing).

### 3.0 Site Overview / Design Brief

- 3.1 The survey area comprises the garden land formerly attached to the property at 39 Debdale Road, in all extending to approximately 945 sq.mtrs. The majority of the trees on site are the subject of a Tree Preservation Order (Ref. A/1000/0054).
- 3.2 The development proposal briefly comprises the erection of a single detached dwelling, with its own access off Debdale Road, and a detached garage.

### 4.0 Summary of Findings & Conclusions

- 4.1 A total of **9no.** individual trees and **1no.** group 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*

<b>Retention Category</b>	<b>Individual Trees (T)</b>	<b>Groups of Trees (G)</b>	<b>Hedgerows (H)</b>
<b>A</b> High Quality	<b>3</b>	<b>0</b>	n/a
<b>B</b> Moderate Quality	<b>3</b>	<b>0</b>	n/a
<b>C</b> Low Quality	<b>1</b>	<b>1</b>	n/a
<b>U</b> (Unsuitable for retention – Poor Quality)	<b>2</b>	<b>0</b>	n/a
<b>Totals</b>	<b>9</b>	<b>1</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.
- 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

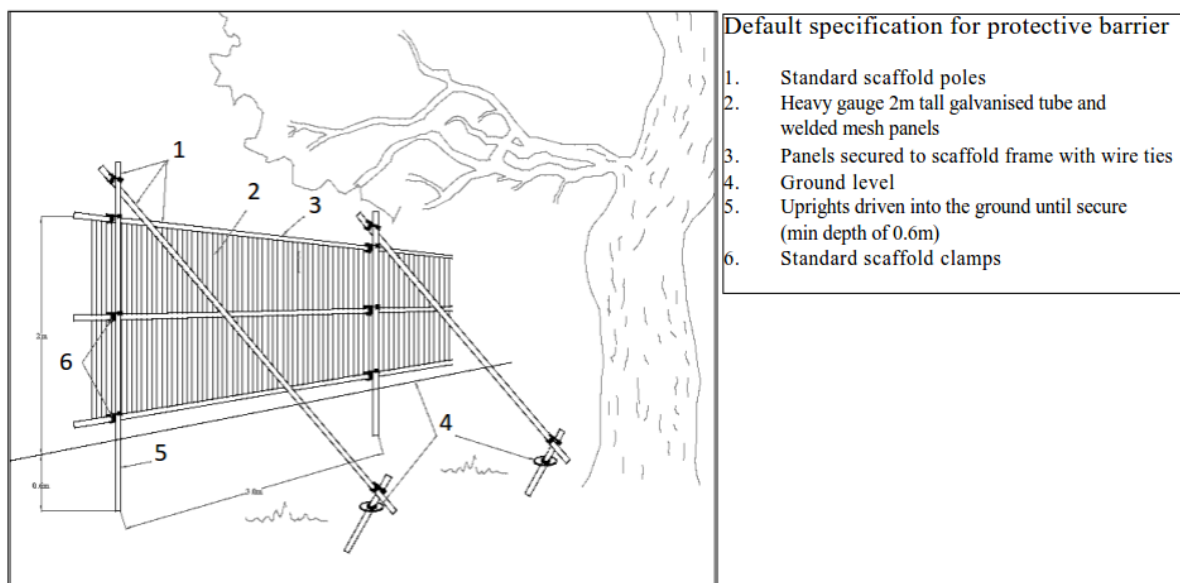
- 5.1 Based upon the proposed site layout, as included at Appendix 3B, the following impacts and implications have been identified and their arboricultural significance assessed.
- 5.1.1 A total of 2no. TPO'd trees will need to be removed to facilitate the development; this includes one of poor quality and one of low quality (*Both trees have already been approved for removal ref. NW/23/0629/TPO*). In addition, a section of the low quality group G1, and one moderate quality tree (T8) (neither are subject to the TPO), will also need to be removed to facilitate the proposed access point. Full mitigation for the loss of two large mature trees will not be practicable on this site, due to the limited space available, although the planting of two smaller format trees, will be possible. The overall impact of the proposal upon the amenity of the immediate area, has been assessed to be minimal.

- 5.1.2 In respect of the retained trees, both the dwelling and the driveway will occupy a significant proportion of the combined root protection area (RPA). Although it is difficult to apportion a percentage to each tree that is thus affected, partly due to the presence of existing infrastructure, it can be concluded that in the case of T5, for example, approximately 30% of its RPA will be covered by either the building footprint or the driveway. Whereas little can be done to mitigate for the encroachment by the building, the construction of the driveway can be suitably designed to minimise any adverse impact i.e. by the adoption of a No-Dig method, which incorporates a three-dimensional load spreading material, and permeable surfacing – See Section 6.4.
- 5.1.3 Since there is currently no information available regarding proposed services i.e. water, foul drainage, power & gas, a full assessment of the arboricultural impact cannot be completed. Suffice to say, if services are to be installed underground, through root protection areas, then a low impact method will need to be adopted e.g. trenchless, Air-Spade excavation, or other.
- 5.1.4 The logistics of building upon this heavily constrained site will present the appointed contractor with a number of significant difficulties, not least the temporary storage of materials during the build. For this reason, and in order to adequately protect the remaining TPO'd trees on the site, a site-specific arboricultural method statement will be recommended – See Section 6.5.

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

- 6.1 The tree removal, and other works, as specified at 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'. This should take place before any other enabling works commence on site.
- 6.2 Temporary tree protection barriers/fencing is to be erected prior to any enabling works, other than tree work, commencing on the site, in the locations indicated on the Tree Protection Plan at Appendix 3B; the fencing is to be to the specification shown at Fig.1. The fenced areas are to exclude all construction activities, including temporary materials and equipment storage, for the duration of the development works, and shall be affixed with appropriate weatherproof signage, to warn contractors that the enclosed areas are strictly off-limits, are that prosecutions can result when TPO'd trees are found to have been damaged.

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



6.3 In addition to, and at the same time as the barriers are erected, temporary ground protection is to be installed; this will comprise of heavy-duty ground guards, laid upon a 150mm deep, compressible layer of woodchip, which in turn shall be underlaid with a heavy gauge semi-permeable geotextile. The combination of these materials will help to prevent undue soil compaction and/or contamination by potentially toxic products, and will also serve as a base for the temporary storage of materials and equipment.

6.4 Upon the satisfactory installation of both barriers and ground guards, work can commence on the construction of the access drive. It is recommended that this is completed to at least sub-base level, at the beginning of the project, since it will provide good long-term protection for the underlying roots of the retained trees, whilst allowing large construction vehicles to safely enter the site. The recommended product for this purpose is CellwebTRP200™, which will be subject to its own installation method statement, based upon the manufacturer/supplier's guidance and specifications; Geosynthetics Ltd offer a FOC design service, which may take account of the CBR of the underlying ground.

6.5 Subject to the availability of a detailed services plan, and based upon an additional assessment of impact upon the trees, it is to be recommended that a site-specific Arboricultural Method Statement (AMS) is produced; this document will include details of all means of temporary and permanent tree protection, and will be supplemented by a methodology for the installation of the Cellweb™, as part of the driveway construction. It shall include a site monitoring record, along with the details of specific stakeholders, and their responsibilities during the construction process.

- 6.6 In addition to any wider landscape/planting proposals, two replacement trees are to be recommended, as follows: 1no. Chestnut-leaved Oak (20-25cm girth), and 1no. Sargeant's Cherry (14-16cm girth), both of which shall be planted during the first available dormant season following completion of the development, in the locations shown on the Tree Protection Plan.

## 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 the Local Planning Authority [LPA]. Full planning consent will 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)**

**INDIVIDUAL TREES:**

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>Tilia cordata</i> (small leaved Lime)	mature	24	7	7	7	8	9	1150	normal	high	Good/fair	Lapsed pollard form, extensive basal & stem epicormic growth (TPO No.14)	Remove basal & lower stem epicormic shoots	A (2)	13.8
T2	<i>Tilia cordata</i> (small leaved Lime)	mature	24	7	7	5	6	3	710	normal	high	Good/fair	Lapsed pollard form, extensive basal & stem epicormic growth (TPO No.13)	Remove basal & lower stem epicormic shoots	A (2)	8.6
T3	<i>Quercus robur</i> (English Oak)	mature	22	2	4	8	3	3	690	normal	moderate	Fair/poor	Biased crown to South, <i>Inonotus dryadeus</i> fungus at base (assessed with Resistograph), major deadwood in crown (TPO No.12)	Remove to facilitate development & to mitigate for future H&S risk (works approved under separate cover)	C	(7.2)
T4	<i>Quercus robur</i> (English Oak)	mature	27	5	11	12.5	2.5	6	930	normal	Mod/high	poor	Suppressed crown to North & West, Ganoderma fungus at base (assessed with Resistograph) (TPO No.11)	REMOVE (advanced basal decay/high risk of stem failure), (works approved under separate cover)	U	n/a
T5	<i>Quercus robur</i> (English Oak)	mature	27	10.5	7	11.5	10.5	3	1230	normal	high	good	(TPO No.9)	No works required	A (2)	14.8
T6	<i>Fagus sylvatica</i> (Beech)	mature	11	5	5	6	5	1	800	normal	moderate	fair	Previously reduced crown (TPO No.10)	Crown lift to 3m to facilitate access	B (2)	9.6

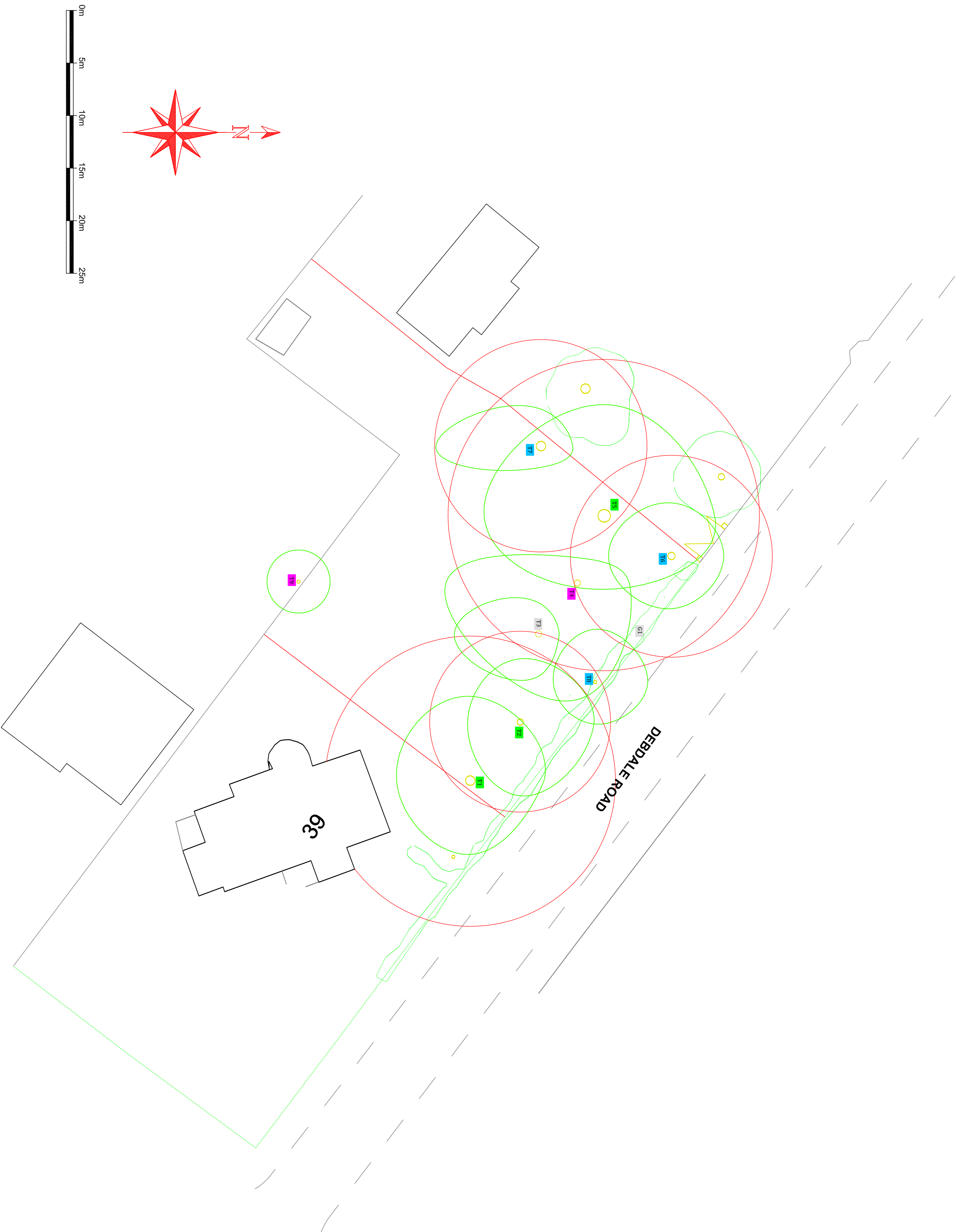
Tree No.	Species (common name)	Age class	Height (m)	Crown Spread (m) :				Crown Clearance	Stem dia. (mm)	Vigour	Amenity Value	Condition	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				N	E	S	W									
T7	<i>Quercus robur</i> (English Oak)	mature	25	3	2	10	3.5	2	840	normal	Mod/high	Good/fair	Biased crown to South (TPO No.8)	Crown lift to 3m to facilitate access	B (2)	10.1
T8	<i>Tilia spp.</i> (Lime)	Early mature	11	5	4	4	5	1	370	normal	moderate	good	No comments	No works required	B (2)	4.5
T9	<i>Sorbus aucuparia</i> (Rowan)	mature	5.5	3	3	3	3	2.5	200	low	low	poor	Dead tree on adjacent land	No works required	U	n/a

GROUPS OF TREES:

Group No.	Species (common name)	Age class	Height (m)	Crown Spread	Crown Clearance	Stem dia. (mm)	Vigour	Amenity Value	Condition	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
G1	Holly, Yew, Cherry Laurel, Hazel, Cypress	Semi-mature to Early mature	Avg. 4	See plan	0	Avg. 130	normal	Mod/low	Good/fair	Linear group of mixed species, largely unkempt	Remove 6.7m section to facilitate proposed access	C	1.6

## APPENDIX 3A/3B

Print at A1



**TREE CONSTRAINTS PLAN**

Always re-produce this drawing in colour

- U Category Trees – REMOVE
- A Category Trees – HIGH QUALITY
- B Category Trees – MODERATE QUALITY
- C Category Trees – LOW QUALITY
- Root Protection Area for A, B & C Category Trees
- Actual Crown Spread of measured trees & groups

THIS DRAWING IS TO BE RE-PRODUCED IN COLOUR



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Client

**Mr Richard Ashcroft**

Project

**L/A 39 Debdale Road  
 Wellyingborough**

Drawing

**Tree Constraints Plan**

Scales | Paper Size

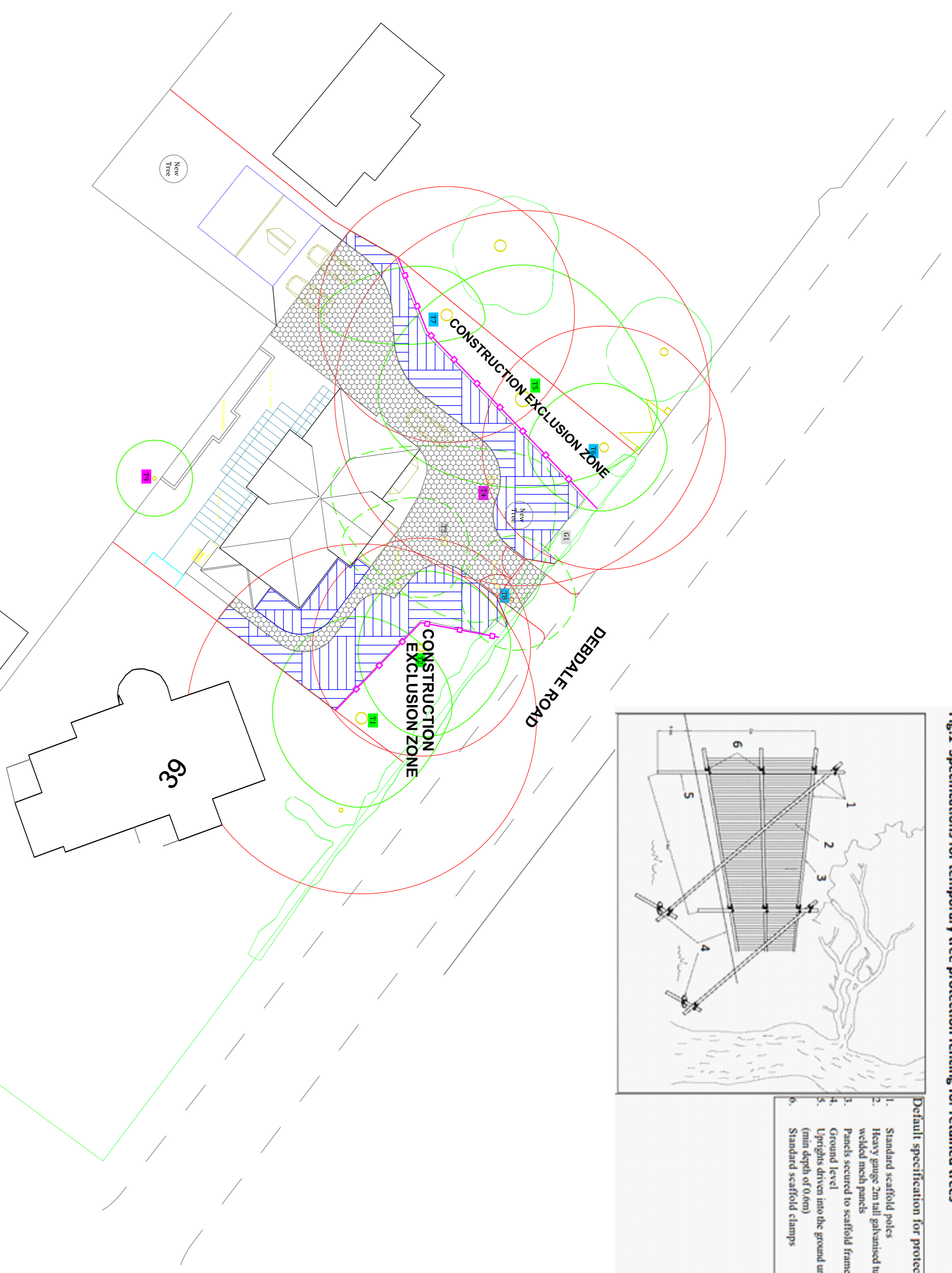
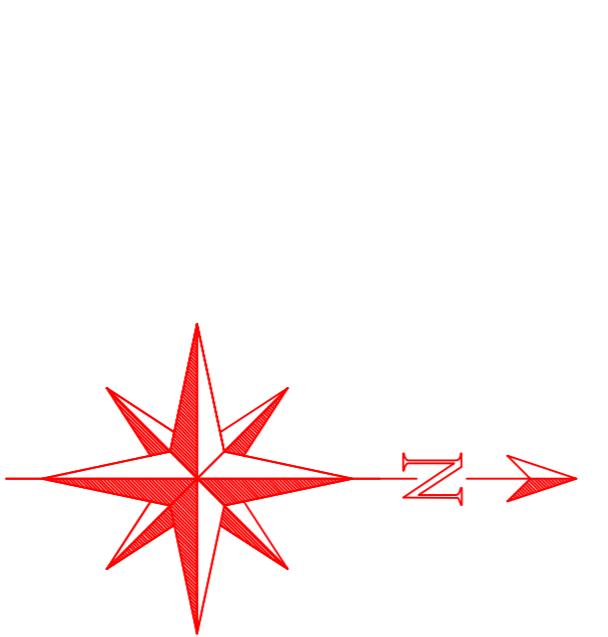
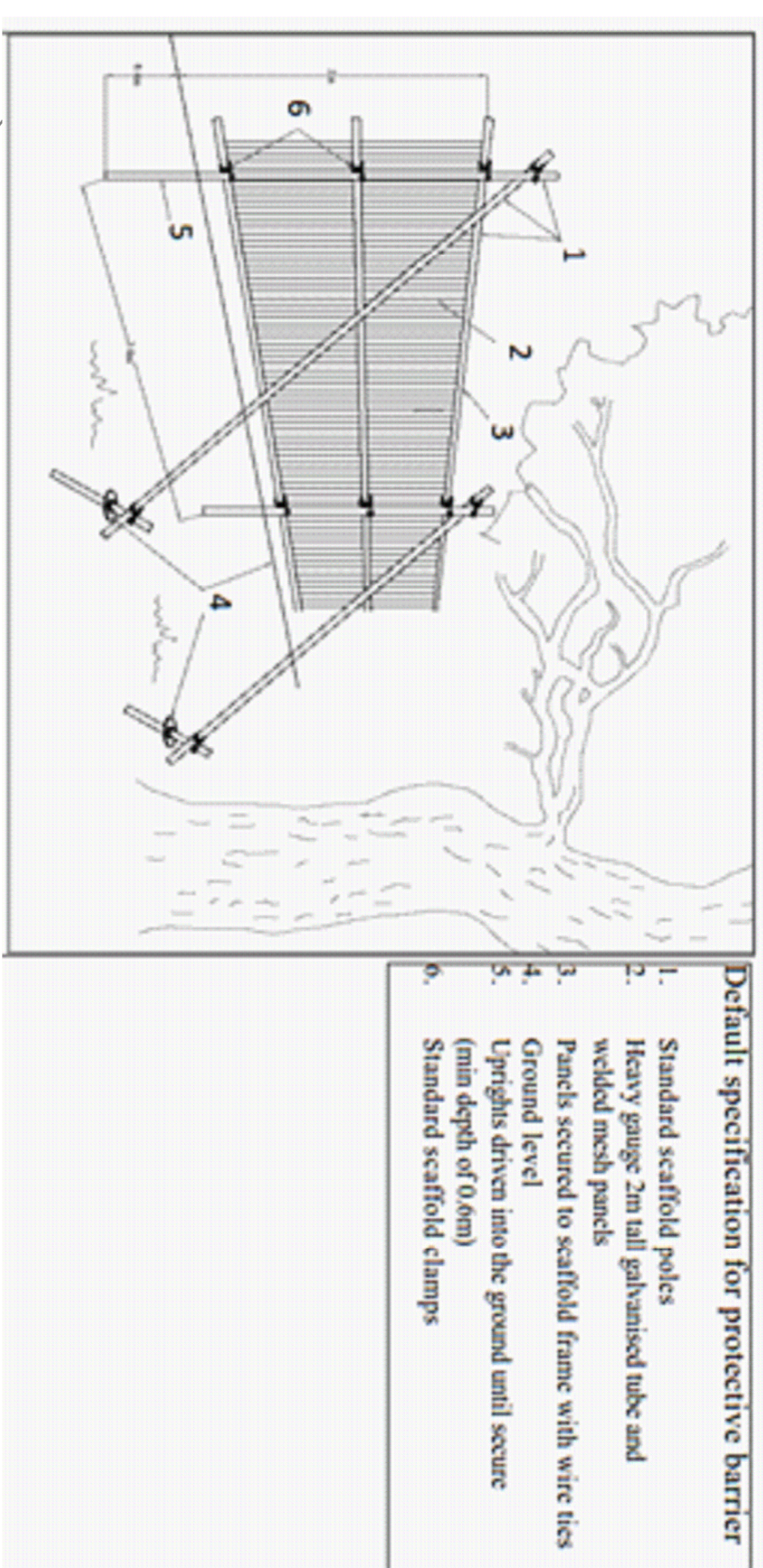
**1:200 | A1**

Date | Drawing No

**Mar 2024 | Appendix 3A**

DD NOT SCALE

Fig.1 Specifications for temporary tree protection fencing for retained trees



**TREE PROTECTION PLAN**  
Always re-produce this drawing in colour

- U Category Trees - REMOVE
- A Category Trees - HIGH QUALITY
- B Category Trees - MODERATE QUALITY
- C Category Trees - LOW QUALITY
- Root Protection Area for retained trees
- Actual Crown Spread of measured trees & groups to be retained
- Crown Spread of trees & groups to be removed
- Temporary Tree Protection Barrier - See inset diagram for specification
- Temporary Ground Protection ie. H/1000mm x 1000mm semi-permeable geotextile
- Permanent Ground Protection ie. CelluwebTP200 c/w permeable wearing surface. All to manufacturer's guidance and specifications

THIS DRAWING IS TO BE RE-PRODUCED IN COLOUR



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Project: **L/A 39 Debdale Road**  
**Wellingborough**

<b>Tree Protection Plan</b>	
Scales	Paper Size
<b>1:200</b>	<b>A1</b>
Date	Drawing No
<b>Mar 2024</b>	<b>Appendix 3B</b>

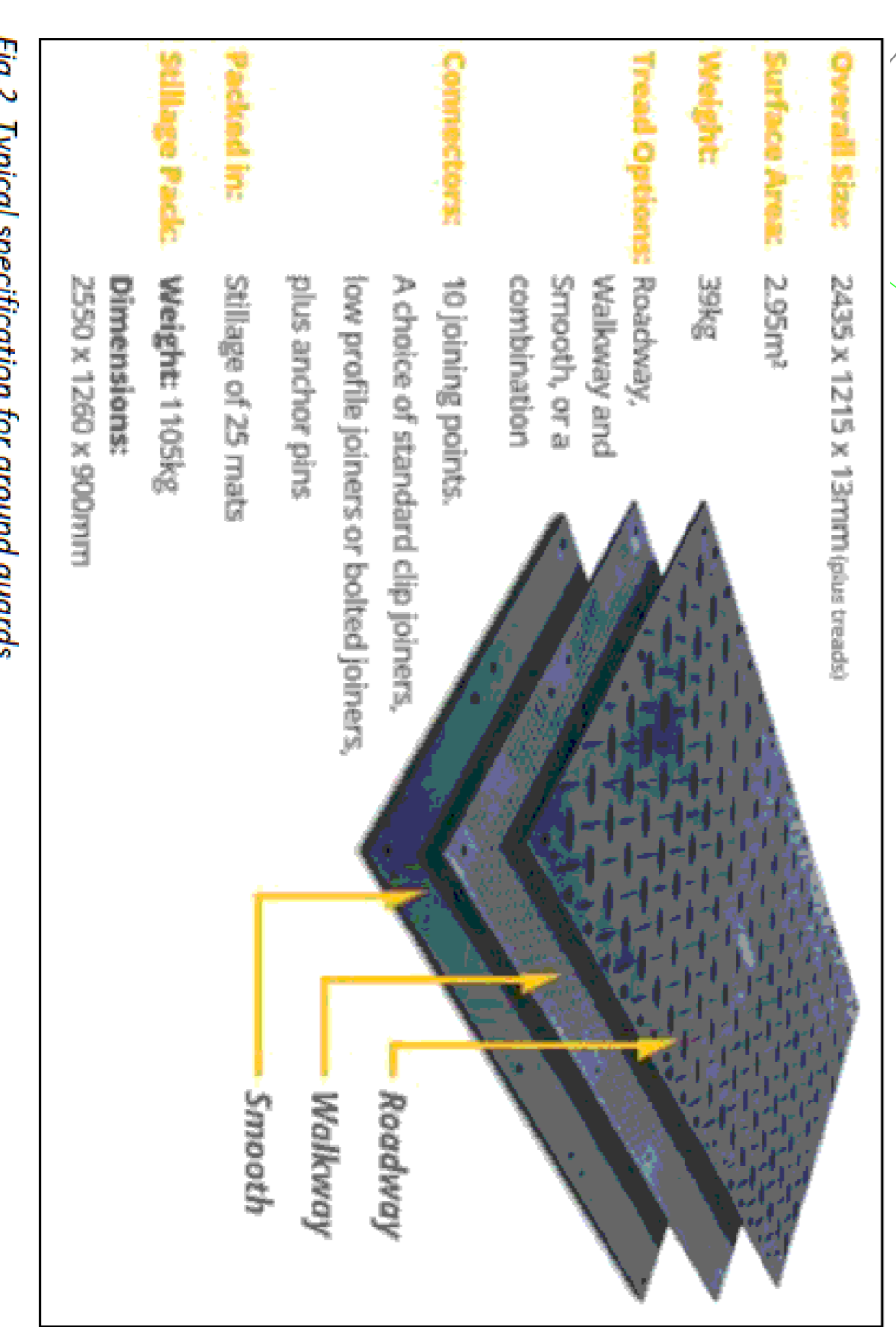


Fig.2 Typical specification for ground guards

DD NOT SCALE

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																								
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:25%;"></th> <th style="width:25%; text-align: center;">1 Mainly arboricultural qualities</th> <th style="width:25%; text-align: center;">2 Mainly landscape qualities</th> <th style="width:25%; text-align: center;">3 Mainly cultural values, including conservation</th> </tr> </thead> <tbody> <tr> <td colspan="5"><b>Trees to be considered for retention</b></td> </tr> <tr> <td> <b>Category A</b>            Trees of <b>high</b> quality with an estimated remaining life expectancy of at least 40 years         </td> <td>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)</td> <td>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</td> <td>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</td> <td>Light green</td> </tr> <tr> <td> <b>Category B</b>            Trees of <b>moderate</b> quality with an estimated remaining life expectancy of at least 20 years         </td> <td>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</td> <td>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</td> <td>Trees with material conservation or other cultural value</td> <td>Mid blue</td> </tr> <tr> <td> <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         </td> <td>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories</td> <td>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</td> <td>Trees with no material conservation or other cultural value</td> <td>Grey</td> </tr> </tbody> </table>						1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	<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
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<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																								