A report assessing the Tree Constraints
of development site as per BS5837:2012

Survey Date: 03/09/2024
Report Date: 03/09/2024
Site: Don Villa, Don Gardens, West Boldon, NE36 0QE
Client: Stephen Walker
Job Ref: 3502

Survey and report by Simon Forster BSc MArborA DipArb L4 (ABC)
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Contents

1 Introduction 3
3 Methodology 4
4 Conclusions 5
5 Appendix 1 – Schedule of Trees 6
6 Appendix 2 – Key to tree data in Appendix 1a & 1b 7
7 Appendix 3 – Tree Constraints Plan (TCP) 9
8 Appendix 4 – Limitations of Survey & Report 11
9 Appendix 5 – Information on Author 13
11 Appendix 6 - Bibliography 14

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1 Introduction

1.1 I, Simon Forster, have been instructed by Stephen Walker, 'the client', to carry out a tree survey compliant with BS 5837:2012 at 'the site', Don Villa, Don Gardens, West Boldon, NE36 0QE and to report the results of the tree survey, including material constraints arising from existing trees that merit retention in the format of a Tree Constraints Plan.

1.2 The findings of this report should be used to inform feasibility studies and design options and should be made available to designers prior to and/or independently of any specific proposals for development, as per BS 5837:2012, 4.4.1.1.

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3 Methodology

3.1 I, Simon Forster, hold an ABC Level 4 Diploma in Arboriculture and the LANTRA Professional Tree Inspection qualification, conducted this tree condition survey on 03/09/2024.

3.2 I carried out the tree survey in accordance with section 4.4 of BS 5837:2012 and considering the current use of the site.

3.3 Trees were categorised in accordance with BS 5837:2012 table 1, Cascade chart for tree quality assessment.

3.4 Where required trees may be grouped. Any trees of note within these groups will be individually identified and included in the tree survey.

3.5 Data found in appendix 1, is digitally recorded during the inspection and transferred to the report document upon return to the office.

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4 Conclusions

4.1 I found all trees surveyed suitable to be considered for retention.

4.2 Based on my observations during the survey I have no management recommendations.

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5 Appendix 1 – Schedule of Trees

Note: Colour annotation is category A & B trees shown with a green background, category C & U trees shown with a blue background; trees to be removed shown in red.

Type & ID	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)				Lowest Branch (m)	Life Stage	Condition		Estimated Remaining Contribution	Category	RPA radius (m)	Observations & Recommendations
				N	E	S	W			Vitality	Structure				
1T	Norway Maple	10	#500	4	4	4	4	6	EM	Fair	Fair	20-40 years	B1	6	Council tree. Crown lifted heavily on west face. Unable to fully inspect due to location.
2T	Norway Maple	10	#500	4	4	4	4	6	EM	Fair	Fair	20-40 years	C1	6	Council tree. Crown lifted heavily on west face. Unable to fully inspect due to location.
3T	Norway Maple	10	#400	3.5	3.5	3.5	3.5	6	EM	Fair	Fair	20-40 years	C1	4.8	Council tree. Crown lifted heavily on west face. Unable to fully inspect due to location.
4T	Norway Maple	14	#600	5	5	5	5	4	EM	Good	Fair	20-40 years	B1	7.2	Council tree. Large stem wound at 1.5m height. No dieback or loss of canopy coverage to support wider stem decay. Unable to fully inspect due to location.

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6 Appendix 2 – Key to tree data in Appendix 1a & 1b

Type & ID

- **Types** – **T/N** - individually identified tree (**N** is neighbouring), **G** – group of trees (similar trees of similar condition), * - a tree isolated from a group, **R** – row of trees, **H** – hedgerow, **S** – stump, **W** – woodland.
- **ID** – a unique number identifying the tree, group, isolated group tree, row, hedgerow, or woodland with a unique identification number. For individual tree identification metal tags may be located at 1.5m above ground on their stem.

Common Name – the common name of the tree species

Height – estimated with use of a digital clinometer to the nearest metre from the ground to the tip of the top of the leaf-bearing structure and recorded in metres to put observations and photos into context with observations and recommendations.

Stem Diameter – estimated with use of diameter tape, recorded in mm to the nearest 10mm, at a height of 1.5m from ground level or as per BS5837:2012, Appendix C.

Crown Spread - measured approximately, using a laser measure, from the tip of leaf bearing structure to the stem, horizontally, and recorded in metres, to the nearest half meter up to 10m and the nearest whole meter for dimensions over 10m. Crown spread is always rounded up. This is recorded for the north, east, south, and west crown, enabling crown shape to be indicated on our plan and contextualised within observations and recommendations.

Lowest Branch – measured in metres to the nearest metre using a digital clinometer to provide an indication over overhead clearance in the area of the tree.

Life Stage - estimated based on the current size and expected size of the species at that location.

- **Y** - Young - 1st quarter of expected life of species
- **EM** - Early Mature - not young but growing towards the tree's maximum expected size for species/location.
- **M** - Mature - near to or at the tree's maximum expected size for species/location
- **LM** - Late Mature - has been at the maximum expected height and spread for species/location for several years.
- **A** - Ancient - exceptionally old for species

Physiological Condition – the physiological condition of the tree(s), ranging from good (G), fair (F), poor (P), and dead (D).

Structural Condition – the structural condition of the tree(s), ranging from good (G), fair (F), poor (P), and very poor (VP).

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Estimated Remaining Contribution - The estimated remaining contribution in years

Category - Categorisation as per BS5837:2012 Table 1 cascade chart for tree quality assessment.

RPA Radius – The root protection areas as per BS5837:2012 Annex D show in meters diameter from the centre of the stem, but more accurately shown on the tree constraints plan catering for rooting patterns and obstacles.

Observations & Recommendations - recommended tree surgery operations including further investigation of suspected defects that require more detailed assessment.

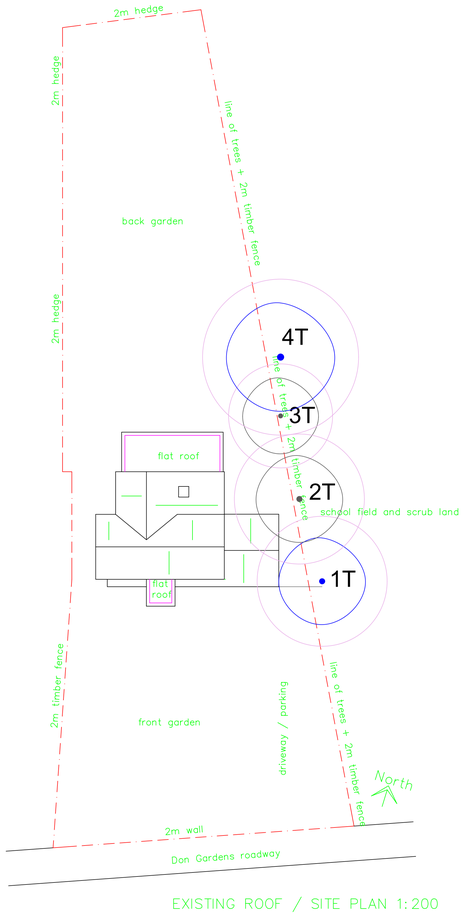
 # - Estimated dimensions are marked with the hash or pound symbol

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7 Appendix 3 – Tree Constraints Plan (TCP)

7.1 See included document SF_3502_TCP_01.

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EXISTING ROOF / SITE PLAN 1:200

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Notes:-

Category A tree, group or hedge

Category B tree, group or hedge

Category C tree, group or hedge

Category U tree, group or hedge

Root Protection Area (RPA)

REV.				
	DATE	DESCRIPTION	DRAWN	CHK'D

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Client: **Stephen Walker**

Project: **Don Villa**

Title: **TREE CONSTRAINTS PLAN**

Issue: **Planning**

Drawn:	Checked:	Approved:
SF	SF	SF

Project:	Scale @ A0:	Date:
3502	1:200	03/09/2024

Dwg No:	Revision:
SF_3502_TCP_01	1

8 Appendix 4 – Limitations of Survey & Report

8.1 A detailed condition survey and hazard assessment of the subject trees has **not** been carried out. Where obvious faults have been noted a further detailed condition assessment may be recommended in the tree survey comments column (see Appendix 1).

8.2 Each tree was inspected from ground level noting external faults and features only. The inspection **did not include** an aerial crown inspection, detailed excavation of the root system or the use of internal decay detection equipment.

8.3 "**It is perfectly normal for trees to occasionally break without anyone or anything being to blame. The breakage is the natural price the tree must pay for achieving an energy-saving, lightweight structure**"[1]. Whilst every effort is made to ensure an accurate assessment of tree condition is made during an inspection no responsibility can be taken for resultant damage or injury occurred by a falling tree. The survey only gives a snapshot of what is visible, not obscured, or inaccessible on the day of the survey.

8.4 **Findings of this report** are valid for 24 months notwithstanding change of site conditions, extremes of weather or other such overriding environmental changes.

8.5 Having not been provided a topographical survey tree positions illustrated in Appendix 2 – Tree Constraints Plan were triangulated using distances from structural corners and transposed to the existing structure drawings provided in file '240725 - 116523 - Don Villa SITE ONLY (00).dwg'. The tree locations shown on the Tree Constraints Plan are sufficiently accurate to assess the impact of development and provide adequate detail of required tree protection once a proposed design has been developed.

8.6 **Legal constraints** may limit the work that can be undertaken on-site, and the methods used. These may include, but not be limited to, those that follow.

8.6.1 Trees may be subject to **TPO (tree preservation orders)** or within a **conservation area** and therefore may be subject to legislation whereby you have an obligation to gain local planning authority consent, or at least inform the authority before any work is carried out on site. You should confirm this position prior to instructing any works.

8.6.2 Prior to instruction of any works consideration should be given for **protected wildlife**, which may involve inspection and written records or reports, to prevent damage to wildlife and ensure compliance with the Wildlife and Countryside Act

[1] Professional Tree Inspection Workbook – Version 4, 2023, Lantra Awards.

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1981 and to protect species such as Bats that are protected under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

8.6.3 Requirements for a **felling license** under the Forestry Act (1967) may apply to this site depending on the designation of the land where the trees are located. The Forestry Commission guidance document, '*Tree felling: getting permission*', tells you if you'll need to get permission to fell trees. It is my understanding that trees standing or growing in a garden, as yours are, are exempt from this requirement.

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9 Appendix 5 – Information on Author

9.1 I, Simon Forster, have over seven years of experience working within the Arboricultural industry having worked as a climbing arborist for many of these years and have a detailed knowledge of the practical profession of climbing arborist. I am a Professional Member of the Arboriculture Association (PR9022) and have a keen interest in all areas of arboriculture and keep up to date with research and developments. This includes tracking CPD as part of my Arboriculture Association membership.

9.2 My qualifications include.

- Upper Second-class BSc Honours Degree
- ABC Level 4 Diploma in Arboriculture
- PTI - Professional Tree Inspection (Lantra Awards)
- Quantified Tree Risk Assessment (QTRA) – Mike Ellison
- VALID Tree Risk-Benefit Management – David Evans
- Practical Arboriculture Qualifications (NPTC)

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11 Appendix 6 - Bibliography

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