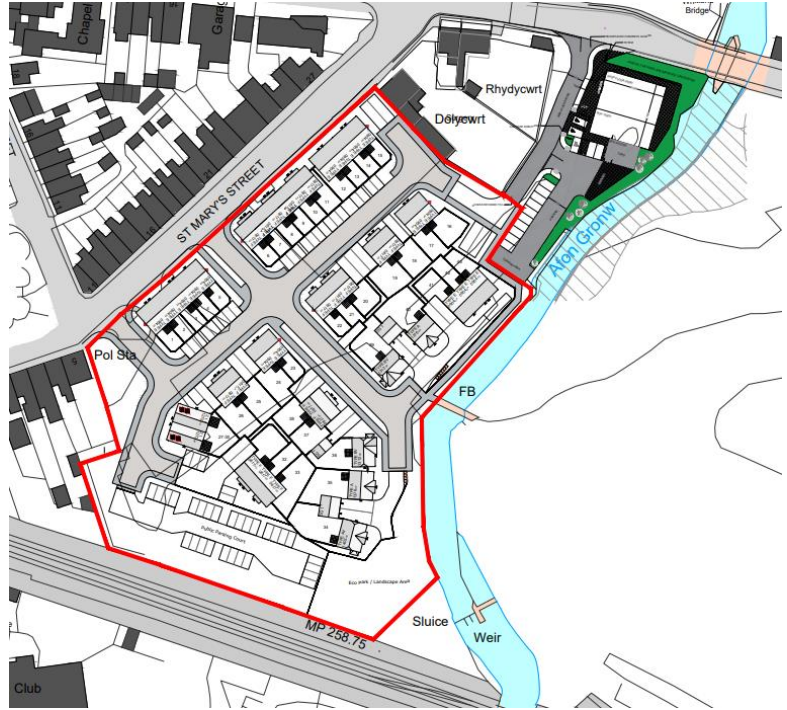


**Arboricultural Impact Assessment.**  
**Residential Development**  
**Land at: St Mary's Street, Whitland.**



**Prepared on the instructions of**  
**Mr H. Morgan**

**Based on inspections carried out on**  
**20th November 2022**

**By Alan Webster, MArborA**  
**Our Ref: ARW 1137 AIA**

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## 1 Introduction

- 1.1 **Instruction:** I am instructed by Mr H. Morgan of Obsidian Developments to provide tree survey and arboricultural impact assessment in accordance with BS5837:2012 in support of a planning application on Land at St Mary's Street, Whitland.
- 1.2 **Qualifications and experience:** I have based this report on my site observations and the provided information. I have come to conclusions in the light of my qualifications and experience in arboriculture summarised in Appendix 1.
- 1.3 **Documents and information provided:** Mr Morgan provided me with copies of the following documents:
- Topographical Survey in DWG format.
  - Proposed Site Layout Plan in PDF and DWG format: SP-01 Rev2.
- 1.4 **Scope of this report:** This report concerns the trees and their environment on and adjacent to the proposed development site, in accordance with British Standards Institute, BS 5837: British Standard for trees in relation to design, demolition and construction- Recommendations (2012).
- 1.5 **Report limitations:** This report is valid at the time of the inspection; deliberate or accidental harm, severe weather conditions, pests and diseases can all effect change in the condition of trees.
- 1.5.1 Where adjacent properties contain trees overhanging the site these have only been included in this survey if a safety or nuisance issue is clearly present or if development proposals have an impact upon them. These trees could not be inspected fully as they are within different ownership. Only defects obvious from a visual inspection from within the site are noted. Any works to such trees may require the consent of the owner.
- 1.7 **Copyright:** All rights in this report are reserved. Its content and format are for the exclusive use of Obsidian Developments for the purpose of developing the site. No part of it may be reproduced or transmitted, in any form or by any means without our written consent. ©ARW Tree Consultancy 2022.

## 2 Site visit

- 2.1 **Site visit:** I carried out my unaccompanied site visit on the 20<sup>th</sup> November 2022. All my observations were from ground level without detailed investigation and I estimated all dimensions unless otherwise indicated. The weather at the time of my inspection was dry and clear allowing good visibility.
- 2.2 **Site description:** St Mary's Street sits in the centre of Whitland, Carmarthenshire off Station Road. The proposed application site lies to the east of St Mary's Street and to the south of the B4328. The southern end of the site is bordered by the Milford Haven to Swansea train line. The eastern side of the site is bordered by the Afon Gronw.
- 2.2.1 The site was previously the location of the Whitland Creamery which has been demolished. Hard standing remains throughout much of the area.
- 2.2.2 Several mature trees are located along the eastern boundary and near to the entrance off the B4328. There is also a line of small trees on railway land to the south.
- 2.3 **Identification and location of the trees:** The trees in question are shown on the tree location plan included as Drawing ARW 1137:01 (a&b). This plan is for illustrative purposes only and it should not be used for directly scaling measurements. All the relevant information on it is contained within this report and the provided documents.

## 3 Observations

- 3.1 **Development plan:** The proposal is to construct forty two dwellings on the site of the previous Creamery.
- 3.2 **Trees:** The surveyed trees were assessed either as individuals or as groups where appropriate.
- 3.3 **Root morphology:** *Tree roots will exploit the most suitable conditions that they can find, migrating to ideal conditions i.e. nutrient levels and available water. Obstructions or poor conditions will force roots to grow alongside, around, under or over.*
- 3.3.1 Most trees on site are anticipated to have a symmetrical root distribution; however trees along the bank of the Afon Gronw are unlikely to enter the site due to the substantial flood barrier.
- 3.4 **Branch spread:** The branches of the trees are generally symmetrical.
- 3.5 **Wildlife:** I did not observe any suitable features that could be used as bat habitat during my survey.

## 4 Arboricultural Impact Assessment

The following impact assessment is based on the anticipated work to complete the layout shown in SP-01.

- 4.1 **Tree removal:** Trees in the table below should be removed for reasons of good arboricultural management and their removal should not be considered when determining the proposal.

Tree	Reason for removal
T9	Sycamore with bark included union
T10	Sycamore, ivy covered, not viable.
T12	Sycamore, with bark included union
T15	Ash close to boundary wall and building. Also signs of ash die back

- 4.1.1 No trees will need to be removed to facilitate the development.

- 4.2 **Effects of new development on amenity value on or near the site:** The removal of the trees listed above will have a **no impact** on visual amenity as they are insignificant landscape features, mostly viewed from within the site.

### 4.3 Direct impact to retained trees

- 4.3.1 There are no anticipated above ground impacts to the retained trees from the proposals.

- 4.3.2 There are no anticipated below ground impacts to the retained trees from the proposals.

- 4.4 **Construction processes of the proposed development:** *Development processes that lead to soil compaction in tree rooting zones and physical damage to trees can adversely affect long-term tree health. This can lead to unnecessary tree loss if not controlled properly on site during the construction.*

- 4.4.1 Ground compaction caused by movements of construction traffic and indiscriminate storage of materials would usually have a **high impact** if not controlled. The only tree at risk from these movements is T11. Roots of trees in G3 are protected by the existing hard standing adjacent to the fence.

- 4.4.2 Compaction to the soil and direct damage to T11 can be prevented by using a protective fencing.

- 4.5 **Modifications proposed to accommodate trees:** None required.

- 4.6 **Infrastructure requirements:** Not applicable.

- 4.7 **Proximity of trees to structures:** There are no on-going problems anticipated with the retained trees.

- 4.7.1 Development in the northern part of the site (outside of this redline) should carefully consider the retention of T4 due to the associated risk of the species.

4.8 **Services:** The service connections are not indicated, they should be kept outside of retained trees RPAs.

*The potential impacts of the development on the retained trees and vice versa can be adequately controlled by a suitable arboricultural method statement and tree protection plan.*

## 5 Contacts

Consultant Arboriculturist: A. Webster, ARW Tree Consultancy 07974 303558

Written by:

**Alan Webster**, MArborA  
for and on behalf of ARW Tree Consultancy

Date: 23/11/2022

## Appendices

## Appendix 1

### Qualifications and experience of Alan Webster

#### 1. Academic qualifications:

Level 3 **Technicians Certificate in Arboriculture**: ABC

Level 6 **Professional Diploma in Arboriculture**, units:

- Tree risk management
- Tree and hedge management
- Selection, planting and design with hardy nursery stock for amenity and landscape purposes
- Arboricultural plant health
- Planning and development in arboriculture
- Management of special trees
- Woodland management
- Independent research project

#### 2. Practical experience:

##### **2003 – 2005**

Freelance Chainsaw Operator. Mainly working as a Groundsman for TreeWorks (West Wales) Ltd. Duties including woodland felling and ground based arboricultural operations, in the private and commercial sector.

##### **2005 - 2009.**

Groundsman progressing to Lead Climber and Arboricultural Contracts Manager in 2007. Employed by TreeWorks (West Wales) Ltd. Continue to lead arboricultural team and control all chainsaw related operations within countryside teams. Made responsible for management and implementation of company Health and Safety systems.

##### **2009- 2014.**

Consultant Arboriculturist and Technical Director. Employed by TreeWorks (West Wales) Ltd, undertaking Tree Surveys and Health & Safety Management.

##### **2014 – Present**

Independent Arboricultural Consultant. Trading as ARW Tree Consultancy. Providing advice on risk assessment, development site issues and boundary disputes.

##### **2015 – 2016**

Tree Officer for Basingstoke and Deane Borough Council. Responsible for risk assessing Council trees, advising Development Control on trees in relation to planning, maintenance of TPO's and applications, managing project work where trees were identified as a problem.

##### **2016 – Present**

Tree Officer (Planning) City and County of Swansea Council. Advising Development Control on trees in planning context, representing the Council in planning appeals and hearings, TPO review, creation and determination.



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- 3. Professional qualifications and continuing professional development:**  
2007 **Certified Arborist**- International Society of Arboriculture (ISA).  
2008 **Arboriculture and Bats**- LANTRA.  
2008 **Managing Safely**- Institution of Occupational Safety and Health (IOSH).  
2009 **Thorough Examination of Arboricultural Equipment** (LOLER '98 regs.)- NPTC.  
2010 **Level 2 Computer Aided Design**. – City and Guilds.  
2010 Recertification, **Certified Arborist**- (ISA).  
2010 **VTA Update Seminar** - Prof. Claus Mattheck/Symbiosis Consulting  
2010 **Quantified Tree Risk Assessment** – Mike Ellison  
2011 **Professional Tree Inspection** – Arboricultural Association/Lantra  
2011 **AA Getting to Grips with Subsidence** – Dr. P.G. Biddle and Dr. M. Dobson  
2012 **AA Arboricultural Consultancy** – Jim Quaife and Jeremy Barrell  
2012 **46th AA Amenity Conference** – Reading University  
2013 **AA Pests and Diseases Road Show** – Guy Watson and Ben Abbatt  
2013 **C.A.S. Experts Question Time- Tree Safety** – Jeremy Barrell and Dr. David Lonsdale.  
2013 Recertification, **Certified Arborist**- (ISA).  
2015 **PACE training** - PHF Training, Kevin Hall  
2015 **4th Big Barn Conference** – Barchams  
2015 **AA Valuing and Managing Veteran Trees** – Simon Cox  
2015 **Green Blue Urban Seminar**  
2015 **HTOF Subsidence Seminar** – Dr. P.G. Biddle  
2015 **Tree Preservation Orders, Effective Application** - CAS  
2016 **Trees in development** – AA –Barrell Tree Consultancy  
2016 **Role of the Tree Officer** – AA – Richard Nicholson  
2016 **Habitat Regulations in the Planning Process**  
2016 **Environment (Wales) Act 2016** – Natural Resources Wales  
2017 **Assessment of Tree Forks** – AA – Dr. Duncan Slater  
2018 **Aspiring Registered Consultants Day** - AA
- 4. Relevant experience:**  
Since 2003 I have been pursuing my natural interest in trees, broadening my knowledge and the required skill range. These acquired skills and knowledge have been applied to projects for private customers, larger agencies and local authorities. I have inspected thousands of trees using accepted VTA methodology and have experience with the most up to date invasive decay detection devices. In the planning arena, I have experience of providing evidence for appeals and at planning hearings. I have recently authored Supplementary Planning Guidance and drafted tree policies for a local authority.
- 5. Professional affiliations:**  
Arboricultural Association (AA)- Professional Member

## Tree Schedule

### Explanatory notes:

- **Tree no:** Refers to the tree number shown on any included drawings.
- **Species:** The species identification based on visual observations and the common English name of what the tree appeared to be is listed first, with the botanical name after in brackets. In some instances, it may be difficult to quickly and accurately identify a particular tree without further detailed investigations. Where there is some doubt of the precise species of tree, it is indicated with a '?' after the name in order to avoid delay in the production of the report. The botanical name is followed by the abbreviation sp if only the genus is known. The species listed for groups and hedges represent the main component and there may be other minor species not listed.
- **Tree Height:** Height is an estimate to the nearest metre. Figures in brackets indicate lowest branch height.
- **Stem Diameter:** These figures relate to 1.5m above ground level and are recorded in millimetres. If appropriate, diameter is measured with a diameter tape.
- **Crown Spread:** The crown spread visually estimated to the nearest metre from the centre of the trunk to the tips of the live lateral branches, N= north, S= south, E= east and W=west.
- **Height & direction of 1st branch:** Height in meters of first significant branch and direction expressed as a cardinal point.
- **Min. Crown clearance:** Clear height in metres of ground clearance at the four cardinal points measured in metres
- **Life stage:** Age is an estimated range based on visual indicators and should only be taken as a provisional guide. Y=**Young**: obviously planted/self seeded within the last three years (unless as a heavy or extra-heavy standard). SM=**Semi-mature**: recently planted and yet to attain mature stature; up to 25% of attainable age. EM=**Early mature**: almost full height, crown still developing and seed bearing; up to 50% of attainable age. M=**Mature**: full height, crown spread, seed bearing; over 50% of attainable age. OM=**Over mature**: full size, die-back, small leaf size, poor growth extension.
- **Physiological condition:** Physiological health G=good; F= fair; P= poor; D= dead or moribund
- **General observations/management recommendations:** Information based on visual observations that may influence management proposals or BS 5837 categorisation, where appropriate recommendations are offered.
- **Remaining contribution:** Estimated remaining contribution in years
- **Retention category:** The category awarded in accordance with BS 5837:2012 Trees in relation to construction- Recommendations, it is an indication of a trees condition and value.
- **RPA-R:** Radius of circle (measured from centre of trunk) required to achieve RPA-A, in metres
- **Text colour:** BS 5837 Category, Green=A, Blue=B, Grey=C, Red=U

Tree no	Species	Tree Height (m)	Stem Dia. (mm)	Crown spread (m)				Min. Crown Clearance (m)	Life Stage	General observations Management recommendation	Remaining Contribution	Retention Category	RPA R (m)
				N	E	S	W						
T1	Sycamore	12	325	4	6	5	3	5	EM		10+	C1	3.9
T2	Sycamore	12	290	3	4	3	5	4	EM		10+	C1	3.5
T3	Silver Birch	12	300	2	3	4	4	3	M	Topped at 8m.	10+	C1	3.6
T4	Poplar	20	700	4	4	5	5	7	M	Dead wood, epicormic growth, ivy covering.	10+	C1	8.4
T5	Sycamore	10	200	3	3	3	3	1	SM		20+	C1	2.4
T6	Sycamore	10	230	4	3	4	3	1	SM	Ivy.	20+	C1	2.8
T7	Goat Willow	7	110 x 3	4	3	2	4	0	M		10+	C1	2.3
T8	Ash	11	350	6	5	5	4	2	EM		10+	C2	4.2
T9	Sycamore	10	120 140	3	3	3	3	3	EM	Tight fork with included bark at 1.5m. <b>Fell.</b>	<10	U	-
T10	Sycamore	9	200	1	1	1	1	3	EM	Ivy covered, no lower limbs, unviable. <b>Fell.</b>	<10	U	-
T11	Goat Willow	11	300 x 3 200	9	7	5	4	1	M	On railway land.	20+	B2	6.7
T12	Sycamore	11	325	4	5	3	2	2	EM	Tight fork with included bark at 3m. <b>Fell</b>	<10	U	-

T13	Sycamore	9	250	3	3	2	3	2	EM		<10	C1	3.0
T14	Sycamore	11	160 x 2	2	2	3	4	3	EM		10+	C1	2.7
T15	Ash	10	300	5	5	2	3	3	EM	Ash die back category 2; within 150mm of building. <b>Fell</b>	<10	U	-
G1	Hazel	5	75 x 3	2	2	2	2	0	EM		10+	C2	1.6
G2	Hazel	5	75 x 3	2	2	2	2	0	EM		10+	C2	1.6
G3	Sycamore, Goat Willow	9	260	3	2	2	3	3	SM	On railway land.	20+	C2	3.1

Category and definition	Criteria (including subcategories where appropriate)		
<p><b>Trees unsuitable for retention</b></p> <p><b>Category U</b> Those in such a condition that they cannot realistically be retained as living trees in the context or 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) • 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 Note: Category U trees can have existing or potential conservation value which it may be desirable to preserve</p>		
<p><b>Trees to be considered for retention</b></p>	<p><b>1. Mainly arboricultural qualities</b>      <b>2. Mainly landscape qualities</b>      <b>3. Mainly cultural values, including conservation</b></p>		
<p><b>Category A</b> Trees of high quality with an estimated life expectancy of at least 40 years</p>	<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)</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>
<p><b>Category B</b> Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</p>	<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</p>	<p>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 a wider locality</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood - pasture)</p>
<p><b>Category C</b> Trees of low quality with an estimated remaining life expectancy or at least 10 years, or young trees with a stem diameter below 150mm</p>	<p>Unremarkable trees of a very limited merit or such an impaired condition that they so not qualify in higher categories</p>	<p>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</p>	<p>Trees with no material conservation or other cultural value</p>