**From:** Andrea Long [
**Sent:** 17 July 2020 09:53
**To:** Planning
**Cc:** Hilary Saunders
**Subject:** NYM_2020_0278_FL Application for use of land for the siting of 20 no. tents and 10 no. glamping pods, construction of ancillary building and creation of associated access and parking at land west of Newton House Lodge, Lousy Hill Lane, Littlebeck,

Dear Planning Team c.c. Hilary Saunders

Further to your letter of 4th June please find an electronic copy of the Tree Report for the site together with the Tree Constraints plan. The tree report has necessitated a slight amendment to the position of the proposed parking area and the ensuite pods to avoid tree root protection areas. These would be consistent with the advice in the response to the application from your woodlands officer.

We therefore include a revised site plan with these in mind.

My apologies for the time taken to get this to you - it was a while before we could engage a consultant who was able to visit the site due to the COVID-19 restrictions and then of course he had a huge backlog of other commitments to get through.

Best Wishes

Andrea Long

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NYMNPA
17/07/2020

# Land West of Foss Lane, Sneaton

## Tree Survey Report

Report for Compass Point Planning

July 2020

Enviroscope Consulting Ltd
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Arboriculture | Ecology | Forestry

# Document Control

| | | |
|---|---|---|
| **Project:** | Lane West of Foss Lane, Sneaton | |
| **Client:** | Compass Point Planning | |
| **Project Number:** | 704 | |
| **Document Review** | | |
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## CONTENTS

# 1. INTRODUCTION

## 1.1 Scope & Brief

This tree survey was commissioned by Compass Point Planning to accompany a planning application for a proposed camping and glamping site on land to the west of Foss Lane, Sneaton.

The scope of works commissioned comprises a tree survey carried out in line with BS5837:2012[1] in order to determine the size, condition and value of trees present, and provide recommendations for root protective distances to ensure the future health and stability of the retained trees.

This report does not assess the impacts of the development proposals on the trees to determine the requirements for tree removal, or the impacts of the proposed development works on retained trees.

## 1.2 Personnel

The survey was carried out by Guy Morrison, Principal Arboriculturist and Director of Enviroscope Consulting. He is a Chartered Forester and Registered Consultant with the Institute of Chartered Foresters. He is also a professional member of the Arboricultural Association and hold the Royal Forestry Society Professional Diploma.

## 1.3 Survey Limitations

Trees were inspected in accordance with BS5837 in relation to proposed development of the site. A detailed tree risk assessment was not made and any observations on structural integrity are incidental only.

Trees were assessed visually from ground level. No climbed inspection, detailed investigation of decay or sub-soil investigations were made. These may be recommended in the report where required.

Tree condition can change significantly over a relatively short period of time, and therefore the recommendations of this survey can only be held to be valid for a period of 18 months following the survey date.

[1] *BS5837:2012. Trees in Relation to Design, Demolition and Construction – Recommendations*, British Standards Institute, 2012

# 2. SITE DESCRIPTION

## 2.1 Site Location & Land Use

The site comprises two grazed fields belonging to Newton House Farm. The fields are located to the west of Foss Lane approximately 1.5km south-east of the hamlet of Littlebeck, Sneaton, near Whitby. The site centre OS grid reference is NZ 8891 0412.

The site boundary and proposed scheme is shown on the Location and Block Plans in Appendix C. The trees shown on this plan are indicative only.

## 2.2 Geology & Soils

The British Geological Survey 'Geology of Britain' map[2] shows that the site is underlain by mudstone, siltstone, sandstone and limestone of the Ravenscar Group. Superficial deposits are not recorded.

The Cranfield Soil and Agrifood Institute Soilscapes map[3] describe soils in the area as slowly permeable seasonally wet, slightly acid, but base-rich, loamy and clayey soils.

## 2.3. Statutory Protection

### *Tree Preservation Orders & Conservation Areas*

An online search of the North York Moors National Park Authority's Tree Preservation Order (TPO) map[4], has confirmed that there are no TPOs on the site or within the immediate area surrounding the site. Nor is the site within a Conservation Area.

### *Felling Licences*

Tree felling on non-residential land is controlled by the need to obtain a Felling Licence from the Forestry Commission before felling more than five cubic metres of timber (or two cubic metres if the timber is sold) per three month period, subject to various exemptions[5].

[2] *http://mapapps.bgs.ac.uk/geologyofbritain/home*

[3] *www.landis.org.uk/soilscapes/*

[4] *https://www.northyorkmoors.org.uk/planning/planning-applications/application-search-map* accessed 04/06/2020

[5] *www.gov.uk/guidance/tree-felling-overview#tree-felling-licence*

Tree felling is exempt from the requirement to obtain a Felling Licence where it is carried out to facilitate development that has obtained full planning permission.

***Protected Species***

Trees and scrub provide habitat for a wide range of species, some of which are protected. Most nesting birds and their nests are protected by the Wildlife and Countryside Act 1981 (as amended). All bats and their roosts are protected by the Wildlife and Countryside Act 1981 (as amended) and gain additional protection as under the Conservation of Habitats and Species Regulations 2010. Birds listed under Schedule 1 of the Wildlife and Countryside Act 1981 and all bat species are also protected from disturbance when using nesting or roosting sites.

***Veteran Trees & Ancient Woodland***

None of the trees on and adjacent to the site are recorded on the Woodland Trust's Ancient Tree Inventory[6].

None of the woodland on and adjacent to the site is recorded as ancient woodland[7]. Ancient woodland is recognised where a site has been continuously wooded since at least 1600 AD.

Ancient woodland and ancient/veteran trees gain status in the National Planning Policy Framework 2019[8], which states:

*175 c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and a suitable compensation strategy exists.*

[6] *https://ati.woodlandtrust.org.uk/tree-search/*

[7] *https://magic.defra.gov.uk/*

[8] *www.gov.uk/government/collections/revised-national-planning-policy-framework*

# 3. METHODOLOGY

## 3.1 Tree Survey

The site was visited in June 2020 to carry out a survey and assessment in accordance with BS5837:2012.

The survey assessed trees within and adjacent to the site boundary where they have potential to be affected by the proposed scheme shown on the Location and Block Plans. This included trees in adjoining areas of woodland, where the largest trees on the front edge of woodland were individually surveyed. Trees were not surveyed to the south of the proposed track and parking area where no works are proposed.

Trees were mapped using a Geode differential GPS/GNSS receiver and laser rangefinder. Tree positions are considered to be accurate to ±1.0m, based on a horizontal accuracy of ±0.5m for the receiver and use of the rangefinder for offset positioning. Tree groups were mapped using aerial photographs.

The following information was collected for each tree: species, age class, height, stem diameter at 1.5m above ground level, crown spread in the four cardinal directions and height of the crown above the ground (excluding basal sprouts and epicormic branches).

The trees' overall quality and value for retention was assessed in accordance with BS5837:2012 Table 1 (Appendix B). This was dependent on the trees' physiological and structural condition, safe useful life expectancy and arboricultural, landscape, cultural, ecological value and amenity value (as a function of size, prominence, attractiveness and screening).

## 3.2 Root Protection Area

The Root Protection Area (RPA) radius and area for each tree was also calculated in accordance with BS5837:2012. The RPA is the minimum area of ground that will provide sufficient soil rooting volume to ensure the continuing health and survival of the tree.

# 4. RESULTS & DISCUSSION

The survey assessed 65 individual trees and four groups of trees. The majority of the trees are located beyond but close to the planning application boundary. The groups of trees comprise two areas of farm woodland, a farm shelterbelt and an informal group along the trees on the edge of an area of moorland bordering the site.

The trees survey data for these trees is in the tree survey schedule in Appendix A and the trees are shown on the Tree Constraints Plan (Appendix C).

## 4.1 Tree Species

The trees surveyed were limited to eleven species. Sycamore was the most commonly occurring species, followed by English oak, Scots pine, beech, sweet chestnut and larch, with silver birch, hawthorn, sessile oak, elder and wild cherry occurring in numbers of two or less trees. The diagram below provides a visual illustration of tree diversity and frequency.

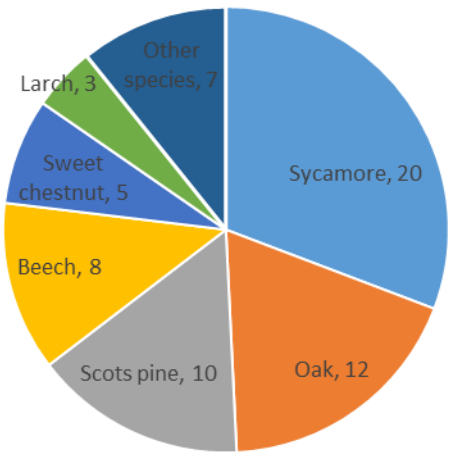



*Fig 1: Age distribution of individually surveyed trees.*

## 4.2 Tree Age

Just less than half of the trees are early-mature, and a slightly lesser proportion are mature trees. Approximately 8% of the trees are dead, and 5% are semi-mature. No young or late-mature trees were surveyed. The diagram below provides a visual illustration of the profile of tree age at the site.

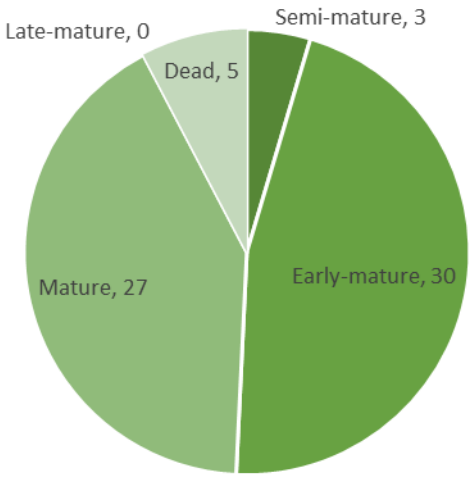



*Fig 2: Species recorded for individually surveyed trees.*

### 4.3 Quality & Value Categories

The following table provides a summary of the quality and value categories of trees recorded at the site, with a description included below.

*Table 1. Number of individually surveyed trees assigned to BS5837 categories.*

| | **Individual Trees** | **Groups of Trees** |
|---|---|---|
| **Category A -** *Trees of high quality & value* | 12 | 3 |
| **Category B -** *Trees of moderate quality & value* | 32 | 0 |
| **Category C -** *Trees of low quality & value* | 12 | 1 |
| **Category U -** *Trees unsuitable for retention* | 9 | 0 |
| ***Total*** | 65 | 4 |

***Trees of High Quality & Value***

Twelve individually surveyed trees have been assigned to the high quality and value category (Category A). Trees in this category are expected to make a substantial contribution to the site and surrounding area for over 40 years.

Trees in this category comprise nine oak trees. Trees T1, T2, T5, T6, T8, T9 and T11 are mature and early-mature oaks growing within the southern field on a bank immediately west of the application boundary. These trees are growing in an informal group with sweet

chestnut and birch trees described below. Trees T47 and T48 are growing at the northern end of the northern field. Tree T48 is a particularly impressive tree with a large open-grown crown.

The other individual trees in this category are the sweet chestnut T14 growing in the southern field to the west of the site, the beech T19 located in a shelterbelt to the west of the site, and the Scots pine T44 growing at the northern end of the northern field.

Three groups of trees have been assigned to Category A. All make an important contribution to landscape character and provide screening to the farm. They would also provide screening to the proposed scheme.

Group G1 is a grazed shelterbelt of even-aged mature beech tree growing to the west of the site boundary. Group G2 is a grazed farm woodland developed from a plantation of sycamore, larch and Scots pine. The surveyed area forms part of a larger woodland called Consitt Field Planation which extends to the north. Group G4 is an ungrazed shelterbelt woodland of early-mature sycamore, with frequent beech and occasional oak and larch. It has a dense understorey dominated by holly.

***Trees of Moderate Quality & Value***

Thirty two individually surveyed trees have been assigned to the moderate quality and value category (B category). Trees in this category are likely to make a significant contribution over a period of at least twenty years, although many will have a life expectancy well in excess of this.

The majority of the individually surveyed trees in this category are early-mature sycamore, of which there are 17 in number. These include trees in the woodland groups G2 (T26, T29, T31-33, T35, T36 and T38) and G4 (T51-53, T55, T59 and T61-64).

The remaining trees in this category include four mature sweet chestnuts trees (T10, T13, T15 and T16) in the informal group of trees in the southern field west of the site boundary. These are mature trees of character but have suffered significant bark damage due to browsing.

The other trees in this category include five beech (T17, T22, T54, T56 and T57) located in the shelterbelt G1, adjoining field and woodland G4, four pine (T30, T40-41 and T45) located in woodland G2 and adjoining field, an oak (T65) in woodland G4 and a mature silver birch (T4) and in the southern field west of the site boundary.

***Trees of Low Quality & Value***

Twelve individually surveyed trees have been assigned to the low quality and value category (C category). Trees are assigned to this category because they are of poor form, possess defects, are of low amenity value or because they lack maturity and could easily be replaced.

Trees in this category are predominantly semi-mature and early-mature trees, some with dieback evident, or of poor form. Trees in this category include sycamore (T20, T49 and T50), larch (T37, T39 and T60), hawthorn (T24 and T25), and an elder (T23), oak (T3), Scots pine (T28) and wild cherry (T58).

The single group of trees (G3) assigned to Category C is a group of scrubby trees growing on the edge of moorland and comprising wild cherry, rowan and sycamore.

***Trees Unsuitable for Retention***

Nine trees are considered to be unsuitable for retention and as such has been assigned to Category U. Some require felling irrespective of development. Others could be retained under the current land use as they offer little risk given the low level of occupancy, but they require felling or other significant intervention if the site is developed as a camp site.

Trees in this category comprise five dead trees (T21, T27, T34, T42 and T43). The dead beech tree T21 is a large tree in a prominent position and it is recommended that it is felled irrespective of any development. T43 is a pine tree within falling distance of a path north of the site boundary and it is recommended that it is felled irrespective of any development. The other dead trees are pines in or adjacent to the woodland group G2.

The oak tree T12 has significant stem decay that has developed following previous storm damage. The tree is at immediate risk of collapse requires. An alternative may be to cut the stem at 8m and retain it as a monolith deadwood habitat feature. Tree T46 is a small decayed oak that only require felling if the site is developed.

The mature beech T18 has an inherently weak main fork with significant included bark and a large cavity in the stem that across towards the site. It is recommended that the tree is felled or cut at 8m and retained as a monolith habitat feature.

Tree silver birch tree T7 has with significant decay and requires felling if the site is developed.

*Image 1: Trees to the west of the southern field, looking north from oak T5.*

*Image 2: Trees to the west of the southern field, from oak T5 (left) to the dead beech T21.*

*Image 3: Shelterbelt of beech trees G1, including trees T17-22.*

*Image 4: Woodland G2 (left) to the north of the northern field to the oak T48 (right).*

*Image 5: Oaks T47 (left) and T48 (right) at the northern end of the northern field.*

*Image 6: Woodland G4 to the west of Newton House Lodge, viewed from the northern field.*

*Image 7: Woodland G4, viewed from the northern field.*

*Image 8: Oak tree T12 with stem decay and cavity.*

*Image 9: Beech tree T18 with weak fork and cavity in co-dominant stem.*

# 5. RECOMMENDATIONS

## 5.1 Tree Retention & Construction Details

The majority of the surveyed trees are located beyond the planning application boundary and it is understood it is not proposed to remove any trees to implement the scheme other that those identified for felling because of their poor condition (U Category).

This report does not assess the impacts of the development proposals on the trees to determine the requirements for tree removal, or the impacts of the proposed development works on retained trees. However, we understand that changes have been made to the layout of the scheme, as shown on the Location and Block Plan (Appendix C), to re-position the proposed car parking and ensuite camping pods so they are located beyond the RPA of adjacent trees.

## 5.2 Construction Tree Protection

It is recommended that all retained trees on or immediately adjacent to the site are protected by protective fencing during any construction work. This construction exclusion zone should protect the RPA and ensure that trees to be retained and their essential rooting zone is not damaged during the works.

A Tree Protection Plan should be produced once the detailed design of the scheme has been finalised. This will show the location and detailing of protective fencing and other measures that are necessary to protect the trees during site clearance and construction works. An Arboricultural Method Statement should be produced if it is proposed to carry out any construction works within the RPA of retained trees.

## 5.3 Arboricultural Works

Recommendations for tree works at this site have been made in the interest of maintaining a high quality tree stock. It is recommended that the schedule is revised to include felling and pruning works necessary to accommodate the proposed development once all details are available.

All works carried out should comply with BS3998:2010 'Tree Work – Recommendations'[9].

It is recommended that wherever possible works are carried out between September and February in order to avoid impacting on nesting birds. It is recommended that an ecologist

[9] *BS3998:2010 Tree Work – Recommendations.* British Standards Institute, 2010

is consulted to advise on suitable precautions if it is necessary to carry out work during spring and summer.

# APPENDIX A – TREE SURVEY SCHEDULE

| Tree ID | Common Name | *Latin Name* | Maturity | Measurements Estimated | Height (m) | Height & Direction of 1st Significant Branch (m) | Stem Diameter (mm) | Spread - N (m) | Spread - E (m) | Spread - S (m) | Spread - W (m) | Crown Condition | Stem Condition | Basal Area Condition | Life Expectancy | Category | Physiological Condition | Comment | Work Recommendations | RPA Radius (m) | RPA Area ($m^2$) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T1 | English Oak | *Quercus robur* | Mature | No | 17.0 | 2.0 | 770 | 6.0 | 8.0 | 7.0 | 7.0 | Fair | Good | Good | >40 yrs | A1 | Good | Major deadwood and broken branches in crown. | Remove - major deadwood and broken branches if site developed. | 9.24 | 268 |
| T2 | English Oak | *Quercus robur* | Mature | No | 16.5 | 2.0 | 730 | 7.0 | 8.0 | 7.0 | 7.0 | Good | Good | Fair | >40 yrs | A1 | Good | | - | 8.76 | 241 |
| T3 | English Oak | *Quercus robur* | Mature | No | 15.0 | 2.0 | 610 | 4.0 | 3.0 | 5.0 | 4.0 | Poor | Poor | Poor | 10-20 yrs | C1 | Poor | Dieback of upper crown. Stag headed with major deadwood. Ganoderma brackets between buttress to N and NW. Historic root damage from ditch maintenance. Tree requires monitoring. | - | 7.32 | 168 |
| T4 | Silver Birch | *Betula pendula* | Mature | No | 15.5 | 2.0 | 520 | 4.0 | 3.0 | 4.0 | 5.0 | Good | Good | Good | 20-40 yrs | B1 | Fair | | - | 6.24 | 122 |
| T5 | English Oak | *Quercus robur* | Mature | No | 16.0 | 2.0 | 840 | 6.0 | 10.0 | 8.0 | 5.5 | Good | Good | Fair | >40 yrs | A1 | Good | | - | 10.08 | 319 |
| T6 | English Oak | *Quercus robur* | Early-mature | No | 14.5 | 2.0 | 650 | 3.5 | 4.0 | 8.0 | 5.0 | Good | Good | Fair | >40 yrs | A1 | Good | | - | 7.80 | 191 |
| T7 | Silver Birch | *Betula pendula* | Mature | No | 14.0 | 5.0 | 430 | 2.0 | 2.5 | 3.5 | 3.0 | Good | Poor | Poor | <10 yrs | U | Fair | Large cavity in stem from base to 1m+. | Fell tree. Alternatively cut stem at 6m and retain tree as monolith deadwood habitat feature. | 5.16 | 84 |
| T8 | English Oak | *Quercus robur* | Early-mature | No | 13.0 | 2.0 | 610 | 3.0 | 3.0 | 5.0 | 6.5 | Fair | Good | Fair | >40 yrs | A1 | Good | Major deadwood in crown. | Remove - major deadwood if site developed. | 7.32 | 168 |
| T9 | English Oak | *Quercus robur* | Mature | No | 18.0 | 2.0 | 780 | 3.5 | 8.0 | 7.5 | 6.0 | Good | Good | Fair | >40 yrs | A1 | Good | | - | 9.36 | 275 |
| T10 | Sweet Chestnut | *Castanea sativa* | Mature | No | 17.5 | 2.0 | 790 | 4.5 | 3.5 | 4.0 | 4.0 | Poor | Fair | Poor | 20-40 yrs | B1 | Poor | Significant historic bark browsing damage on all root buttresses to 0.5m. Early decay. Dieback in crown. Recent loss of major deadwood. Tree requires monitoring. | - | 9.48 | 282 |
| T11 | English Oak | *Quercus robur* | Early-mature | No | 17.5 | 2.0 | 670 | 5.5 | 6.5 | 7.5 | 7.0 | Good | Good | Fair | >40 yrs | A1 | Good | | - | 8.04 | 203 |
| T12 | English Oak | *Quercus robur* | Early-mature | No | 16.0 | 2.0 | 720 | 5.0 | 7.0 | 7.0 | 2.0 | Fair | Poor | Fair | <10 yrs | U | Fair | Significant decay in stem from 4-7m. Large cavity open on both sides. Crown looks as if regrown from stem snap. Crown at risk of collapse. | Fell tree. Alternatively cut stem at 8m (1m above cavity) and retain tree as monolith deadwood habitat feature. | 8.64 | 235 |

| Tree ID | Common Name | *Latin Name* | Maturity | Measurements Estimated | Height (m) | Height & Direction of 1st Significant Branch (m) | Stem Diameter (mm) | Spread - N (m) | Spread - E (m) | Spread - S (m) | Spread - W (m) | Crown Condition | Stem Condition | Basal Area Condition | Life Expectancy | Category | Physiological Condition | Comment | Work Recommendations | RPA Radius (m) | RPA Area ($m^2$) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T13 | Sweet Chestnut | *Castanea sativa* | Mature | No | 16.5 | 2.0 | 920 | 4.5 | 6.0 | 4.5 | 4.0 | Fair | Fair | Poor | 20-40 yrs | B1 | Poor | Significant historic bark browsing damage on all root buttresses to 0.5m. Early decay. Dieback in crown. Recent loss of major deadwood. Tree requires monitoring. | - | 11.04 | 383 |
| T14 | Sweet Chestnut | *Castanea sativa* | Mature | No | 19.0 | 2.0 | 870 | 2.0 | 3.0 | 5.0 | 6.0 | Good | Good | Fair | >40 yrs | A1 | Good | | - | 10.44 | 342 |
| T15 | Sweet Chestnut | *Castanea sativa* | Mature | No | 18.0 | 2.5 | 730 | 1.0 | 6.0 | 5.0 | 1.0 | Good | Poor | Fair | 20-40 yrs | B1 | Fair | Small cavity associated with old wound on lower stem to W. Strip of dead bark between buttresses to N. | - | 8.76 | 241 |
| T16 | Sweet Chestnut | *Castanea sativa* | Mature | No | 15.0 | 2.5 | 830 | 1.0 | 7.5 | 6.0 | 1.0 | Good | Fair | Poor | 20-40 yrs | B1 | Fair | Large patch of missing bark on W side of stem base to 0.5m. Approximately 1/4 circumference. Smaller patches higher on stem. Tree requires monitoring. | - | 9.96 | 312 |
| T17 | Common Beech | *Fagus sylvatica* | Mature | No | 20.0 | 10.0 | 640 | 1.5 | 3.5 | 8.0 | 1.0 | Good | Good | Fair | >40 yrs | B2 | Good | | - | 7.68 | 185 |
| T18 | Common Beech | *Fagus sylvatica* | Mature | No | 21.5 | 6.0 | 960 | 11.0 | 8.0 | 12.0 | 4.0 | Poor | Fair | Fair | <10 yrs | U | Fair | Twin stemmed from fork at 5m Weak fork structure - Bark inclusion spreads 1.5m down from fork. Major bark inclusions above in crown including fork at 7m. Large branch extending SE from fork has large cavity just above fork. Crown at risk of collapse. | Fell tree. Alternatively cut stem at 8m (1m above cavity) and retain tree as monolith deadwood habitat feature. | 11.52 | 417 |
| T19 | Common Beech | *Fagus sylvatica* | Mature | No | 16.5 | 4.0 | 870 | 9.5 | 6.5 | 3.0 | 7.5 | Good | Fair | Fair | >40 yrs | A2 | Good | | - | 10.44 | 342 |
| T20 | Sycamore | *Acer pseudoplatanus* | Semi-mature | No | 14.0 | 2.5 | 370 | 2.0 | 4.0 | 1.0 | 3.0 | Good | Good | Fair | >40 yrs | C2 | Fair | | - | 4.44 | 62 |
| T21 | Common Beech | *Fagus sylvatica* | Dead | No | 18.5 | 2.5 | 940 | 5.5 | 7.0 | 12.0 | 5.5 | Poor | Poor | Fair | N/A | U | Dead | Dead tree recently died. | Fell tree. | 11.28 | 400 |
| T22 | Common Beech | *Fagus sylvatica* | Early-mature | No | 16.5 | 3.5 | 540 | 6.5 | 4.0 | 3.5 | 6.0 | Good | Good | Fair | >40 yrs | B1 | Fair | Crown thin on N side. | - | 6.48 | 132 |
| T23 | Common Elder | *Sambucas nigra* | Mature | No | 3.0 | 2.0 | 70 70 60 50 | 0.5 | 1.0 | 2.0 | 2.0 | Good | Good | Good | 10-20 yrs | C1 | Fair | | - | 1.51 | 7 |

| Tree ID | Common Name | *Latin Name* | Maturity | Measurements Estimated | Height (m) | Height & Direction of 1st Significant Branch (m) | Stem Diameter (mm) | Spread - N (m) | Spread - E (m) | Spread - S (m) | Spread - W (m) | Crown Condition | Stem Condition | Basal Area Condition | Life Expectancy | Category | Physiological Condition | Comment | Work Recommendations | RPA Radius (m) | RPA Area ($m^2$) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T24 | Common Hawthorn | *Crataegus monogyna* | Mature | No | 3.5 | 2.0 | 80 70 | 1.5 | 1.5 | 2.0 | 1.5 | Good | Good | Good | 20-40 yrs | C1 | Good | | - | 1.28 | 5 |
| T25 | Common Hawthorn | *Crataegus monogyna* | Mature | No | 4.0 | 1.5 | 220 | 3.0 | 3.0 | 3.0 | 3.0 | Good | Good | Good | 20-40 yrs | C1 | Good | | - | 2.64 | 22 |
| T26 | Sycamore | *Acer pseudoplatanus* | Early-mature | No | 19.5 | 2.5 | 550 | 3.5 | 9.5 | 3.0 | 0.0 | Good | Fair | Good | >40 yrs | B2 | Good | Small cavity at 3m from branch removal. | - | 6.60 | 137 |
| T27 | Scots Pine | *Pinus sylvestris* | Dead | No | 12.0 | | 300 | 1.0 | 2.5 | 1.0 | 0.0 | Poor | Poor | Fair | N/A | U | Dead | Dead tree. | Fell tree. | 3.60 | 41 |
| T28 | Scots Pine | *Pinus sylvestris* | Mature | No | 17.5 | 8.0 | 470 | 3.0 | 4.5 | 0.0 | 0.0 | Fair | Good | Good | 10-20 yrs | C2 | Fair | Stem leans to field. Recent loss of upper crown. Little remains. | Remove hung up branches. | 5.64 | 100 |
| T29 | Sycamore | *Acer pseudoplatanus* | Early-mature | No | 19.5 | 3.0 | 620 | 3.0 | 6.5 | 5.0 | 2.5 | Good | Good | Good | >40 yrs | B2 | Good | | - | 7.44 | 174 |
| T30 | Scots Pine | *Pinus sylvestris* | Early-mature | No | 20.5 | 10.0 | 400 | 3.0 | 4.0 | 0.0 | 0.0 | Good | Good | Good | 20-40 yrs | B2 | Good | Tree leans to field. Dead pine tree hung up in crown. | Remove dead pine tree hung up in tree. | 4.80 | 72 |
| T31 | Sycamore | *Acer pseudoplatanus* | Early-mature | No | 20.5 | 2.0 | 590 | 2.0 | 9.0 | 4.0 | 2.0 | Good | Good | Fair | >40 yrs | B2 | Good | | - | 7.08 | 157 |
| T32 | Sycamore | *Acer pseudoplatanus* | Early-mature | No | 21.0 | 10.0 | 450 | 2.0 | 4.5 | 2.0 | 1.5 | Good | Good | Good | >40 yrs | B2 | Good | | - | 5.40 | 92 |
| T33 | Sycamore | *Acer pseudoplatanus* | Early-mature | No | 18.0 | 2.0 | 460 | 3.0 | 10.5 | 2.0 | 0.0 | Good | Fair | Good | >40 yrs | B2 | Good | Stem leans to field. | - | 5.52 | 96 |
| T34 | Scots Pine | *Pinus sylvestris* | Dead | No | 8.0 | 1.5 | 220 160 | 4.0 | 2.0 | 0.0 | 0.0 | Poor | Poor | Poor | N/A | U | Dead | Dead tree leaning on wall. | Fell tree. | 3.26 | 33 |
| T35 | Sycamore | *Acer pseudoplatanus* | Early-mature | No | 21.0 | 4.0 | 590 | 2.0 | 9.5 | 3.0 | 6.0 | Good | Good | Good | >40 yrs | B2 | Good | | - | 7.08 | 157 |
| T36 | Sycamore | *Acer pseudoplatanus* | Mature | No | 19.5 | 4.0 | 830 | 5.0 | 12.5 | 5.0 | 3.0 | Good | Fair | Good | >40 yrs | B2 | Good | Small cavity on stem at 2m from branch removal. | - | 9.96 | 312 |
| T37 | European Larch | *Larix decidua* | Mature | No | 17.0 | 10.0 | 400 | 3.5 | 3.0 | 1.5 | 1.5 | Good | Good | Good | 10-20 yrs | C2 | Fair | | - | 4.80 | 72 |
| T38 | Sycamore | *Acer pseudoplatanus* | Early-mature | No | 18.0 | 2.5 | 510 | 4.0 | 7.5 | 1.0 | 2.0 | Good | Good | Good | >40 yrs | B2 | Good | | - | 6.12 | 118 |
| T39 | European Larch | *Larix decidua* | Early-mature | No | 13.0 | 5.0 | 350 | 4.0 | 6.0 | 0.0 | 0.0 | Good | Fair | Good | 10-20 yrs | C2 | Fair | Old wound on stem at 5m. | - | 4.20 | 55 |

| Tree ID | Common Name | *Latin Name* | Maturity | Measurements Estimated | Height (m) | Height & Direction of 1st Significant Branch (m) | Stem Diameter (mm) | Spread - N (m) | Spread - E (m) | Spread - S (m) | Spread - W (m) | Crown Condition | Stem Condition | Basal Area Condition | Life Expectancy | Category | Physiological Condition | Comment | Work Recommendations | RPA Radius (m) | RPA Area ($m^2$) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T40 | Scots Pine | *Pinus sylvestris* | Mature | No | 19.5 | 8.0 | 700 | 5.0 | 4.0 | 2.0 | 2.0 | Good | Good | Good | 20-40 yrs | B2 | Fair | | - | 8.40 | 222 |
| T41 | Scots Pine | *Pinus sylvestris* | Early-mature | No | 13.5 | 7.0 | 430 | 6.0 | 3.5 | 0.0 | 1.0 | Good | Good | Good | 20-40 yrs | B2 | Fair | | - | 5.16 | 84 |
| T42 | Scots Pine | *Pinus sylvestris* | Dead | No | 8.0 | 4.0 | 340 | 1.0 | 1.5 | 1.5 | 1.0 | Poor | Poor | Poor | N/A | U | Dead | Dead tree. Stem well decayed and likely to collapse soon. | Fell tree. | 4.08 | 52 |
| T43 | Scots Pine | *Pinus sylvestris* | Dead | No | 16.0 | 6.0 | 570 | 4.0 | 1.0 | 3.0 | 3.0 | Poor | Fair | Fair | <10 yrs | U | Dead | Dead tree recently died. | Fell tree. | 6.84 | 147 |
| T44 | Scots Pine | *Pinus sylvestris* | Mature | No | 18.5 | 7.0 | 720 | 5.0 | 3.5 | 8.0 | 3.0 | Good | Good | Good | >40 yrs | A1 | Good | | Remove dead branch at 4m. Retain other deadwood as habitat. | 8.64 | 235 |
| T45 | Scots Pine | *Pinus sylvestris* | Mature | No | 16.0 | 6.0 | 650 | 1.0 | 2.0 | 5.0 | 1.0 | Fair | Poor | Good | 20-40 yrs | B1 | Good | Recent storm damage torn out large branch at 6m. Tear out wound at base of remaining crown biased S. | Prune tree if site developed. Reduce height and spread by 2m to balance. Also remove large dead branch at 4m. | 7.80 | 191 |
| T46 | Sessile Oak | *Quercus petraea* | Semi-mature | No | 5.0 | 2.0 | 330 | 3.0 | 3.0 | 0.0 | 1.0 | Fair | Poor | Fair | <10 yrs | U | Fair | Advanced decay in stem. Live bark over half circumference. | Fell tree. | 3.96 | 49 |
| T47 | English Oak | *Quercus robur* | Early-mature | No | 16.5 | 2.0 | 620 | 5.0 | 3.0 | 9.0 | 8.5 | Good | Good | Fair | >40 yrs | A1 | Fair | | - | 7.44 | 174 |
| T48 | English Oak | *Quercus robur* | Mature | No | 15.5 | 2.5 | 980 | 7.0 | 8.5 | 13.0 | 9.0 | Good | Good | Good | >40 yrs | A1 | Good | Large tree of spreading form. Recent storm damage. | Remove 2 broken hung up branches. | 11.76 | 434 |
| T49 | Sycamore | *Acer pseudoplatanus* | Semi-mature | Yes | 7.5 | 1.0 | 300 | 2.5 | 2.5 | 2.5 | 2.5 | Good | Good | Good | >40 yrs | C1 | Good | Located offsite beyond wall. Also some smaller ash and beech. | - | 3.60 | 41 |
| T50 | Sycamore | *Acer pseudoplatanus* | Early-mature | No | 11.5 | 2.5 | 370 | 6.0 | 1.0 | 1.0 | 3.5 | Good | Ivy | Good | >40 yrs | C2 | Good | | - | 4.44 | 62 |
| T51 | Sycamore | *Acer pseudoplatanus* | Early-mature | No | 12.0 | 2.5 | 430 | 4.5 | 1.0 | 2.5 | 5.5 | Good | Good | Good | >40 yrs | B2 | Good | | - | 5.16 | 84 |
| T52 | Sycamore | *Acer pseudoplatanus* | Early-mature | No | 15.5 | 6.0 | 390 | 4.0 | 2.0 | 4.0 | 4.0 | Good | Good | Good | >40 yrs | B2 | Good | | - | 4.68 | 69 |
| T53 | Sycamore | *Acer pseudoplatanus* | Early-mature | No | 12.0 | 2.0 | 480 | 4.0 | 2.0 | 4.0 | 5.5 | Good | Good | Good | >40 yrs | B2 | Good | | - | 5.76 | 104 |
| T54 | Common Beech | *Fagus sylvatica* | Early-mature | No | 18.5 | 3.0 | 750 | 5.0 | 5.0 | 5.0 | 7.0 | Good | Good | Good | >40 yrs | B2 | Good | | - | 9.00 | 254 |

| Tree ID | Common Name | *Latin Name* | Maturity | Measurements Estimated | Height (m) | Height & Direction of 1st Significant Branch (m) | Stem Diameter (mm) | Spread - N (m) | Spread - E (m) | Spread - S (m) | Spread - W (m) | Crown Condition | Stem Condition | Basal Area Condition | Life Expectancy | Category | Physiological Condition | Comment | Work Recommendations | RPA Radius (m) | RPA Area ($m^2$) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T55 | Sycamore | *Acer pseudoplatanus* | Early-mature | No | 16.5 | 3.0 | 510 | 4.5 | 3.0 | 4.5 | 4.5 | Good | Good | Good | >40 yrs | B2 | Good | | - | 6.12 | 118 |
| T56 | Common Beech | *Fagus sylvatica* | Early-mature | No | 16.0 | 4.0 | 550 | 5.0 | 2.0 | 2.0 | 6.5 | Good | Good | Good | >40 yrs | B2 | Good | | - | 6.60 | 137 |
| T57 | Common Beech | *Fagus sylvatica* | Mature | No | 16.0 | 5.0 | 780 | 4.0 | 8.0 | 5.0 | 6.5 | Good | Good | Good | >40 yrs | B2 | Good | | - | 9.36 | 275 |
| T58 | Wild Cherry | *Prunus avium* | Mature | No | 10.5 | 2.0 | 310<br>180<br>160<br>150<br>140 | 7.5 | 2.0 | 6.0 | 6.0 | Good | Good | Good | 10-20 yrs | C2 | Fair | Relatively low crown density. | - | 5.32 | 89 |
| T59 | Sycamore | *Acer pseudoplatanus* | Early-mature | No | 15.0 | 4.0 | 460 | 3.5 | 1.0 | 3.5 | 4.0 | Good | Good | Good | >40 yrs | B2 | Good | | - | 5.52 | 96 |
| T60 | European Larch | *Larix decidua* | Early-mature | No | 14.5 | 6.0 | 430 | 4.0 | 4.5 | 2.0 | 2.0 | Good | Good | Good | 20-40 yrs | C2 | Good | | - | 5.16 | 84 |
| T61 | Sycamore | *Acer pseudoplatanus* | Early-mature | No | 14.5 | 4.0 | 420 | 5.0 | 2.5 | 1.5 | 4.5 | Good | Good | Good | >40 yrs | B2 | Good | | - | 5.04 | 80 |
| T62 | Sycamore | *Acer pseudoplatanus* | Early-mature | No | 14.0 | 4.0 | 420 | 4.5 | 1.0 | 2.0 | 4.5 | Good | Good | Good | >40 yrs | B2 | Good | | - | 5.04 | 80 |
| T63 | Sycamore | *Acer pseudoplatanus* | Early-mature | No | 15.0 | 2.5 | 430 | 6.0 | 3.5 | 1.0 | 3.5 | Good | Good | Good | >40 yrs | B2 | Good | | - | 5.16 | 84 |
| T64 | Sycamore | *Acer pseudoplatanus* | Early-mature | No | 16.0 | 2.0 | 710 | 8.0 | 4.5 | 4.5 | 6.0 | Good | Good | Good | >40 yrs | B2 | Good | | - | 8.52 | 228 |
| T65 | English Oak | *Quercus robur* | Early-mature | No | 18.0 | 2.0 | 520 | 3.0 | 1.0 | 7.0 | 8.0 | Good | Good | Good | >40 yrs | B2 | Fair | Crown density slightly low. | - | 6.24 | 122 |

| Tree ID | Common Name | *Latin Name* | Maturity | Measurements Estimated | Height (m) | Height & Direction of 1st Significant | Stem Diameter (mm) | Spread (m) | Crown Condition | Stem Condition | Basal Area Condition | Life Expectancy | Category | Physiological Condition | Comment | Work Recommendations | RPA Radius (m) | RPA Area ($m^2$) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| G1 | Beech | *Fagus sylvatica* | Mature | No | 18-21 | >4 | 600-950 | 4-12 | Good/ Fair | Good/ Fair | Good/ Fair | >40 yrs | A2 | Good/ Fair | Shelter belt of mature beech. Open to grazing with no understorey. Some dead trees. Trees at NE end surveyed individually. | Fell dead trees. | N/A | Crown spread +1m |
| G2 | Sycamore, Scots Pine, European Larch | *Acer pseudoplatanus, Pinus sylvestris, Larix decidua* | Early-mature | No | 18-21 | >2 | 350-850 | 3-9 | Good/ Fair | Good/ Fair | Good/ Fair | >40 yrs | A2 | Good/ Fair | Part of Consitt Field Planation. Plantation of sycamore, pine and larch. Woodland. Enclosed but grazed. Patchy understorey of holly. Trees on E edge surveyed individually. | Fell dead trees. | N/A | Crown spread +1m |
| G3 | Wild Cherry, Rowan | *Prunus avium, Sorbus aucuparia* | Early-mature | Yes | 4-9 | >0 | 100-400 | 2-4 | Good | Good | Good | 20-40 yrs | C2 | Good | Wild cherry and rowan, plus single young sycamore. Scrubby trees on adjacent moorland. | | N/A | Crown spread +1m |
| G4 | Sycamore, Beech, English Oak, European Larch | *Acer pseudoplatanus, Fagus sylvatica, Quercus robur, Larix decidua* | Early-mature | No | 12-19 | >1.5 | 300-750 | 3-8 | Good/ Fair | Good/ Fair | Good/ Fair | >40 yrs | A2 | Good/ Fair | Shelter belt woodland. Early mature sycamore with frequent beech and occasional oak and larch. Enclosed and ungrazed. Understorey of holly, rowan, hawthorn, elder and young oak, ash and wych elm. Larger trees on NW edge surveyed individually. | | N/A | Crown spread +1m |

# APPENDIX B – TREE QUALITY & VALUE CATEGORIES

## TREE QUALITY & VALUE CATEGORIES

*(from BS5837:2012, Table 1 – 'Cascade chart for tree quality assessment')*

| ***Category and definition*** | ***Criteria (including subcategories where appropriate)*** | | | ***Plan colour*** |
|---|---|---|---|---|
| **TREES UNSUITABLE FOR RETENTION** | | | | |
| **Category U** 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 | 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)<br>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline<br>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<br>*NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve* | | | Dark red |
| **TREES TO BE CONSIDERED FOR RETENTION** | | | | |
| | **1. Mainly arboricultural values** | **2. Mainly landscape values** | **3. Mainly cultural values, including conservation** | |
| **Category A** **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) | Light green |
| **Category 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 | Mid blue |
| **Category C** **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 | Grey |

# APPENDIX C – PLANS

- ***Tree Constraints Plan***
- ***Location & Block Plans***


N

Key

- Tree of high quality & value (Category A)
- Tree of moderate quality & value (Category B)
- Tree of low quality & value (Category C)
- Tree unsuitable for retention (Category U)
- Root Protection Area (RPA) (Individual trees Category A-C only)
- Groups of trees & shrubs of high quality & value (Cat. A)
- Groups of trees & shrubs of moderate quality & value (Cat. B)
- Groups of trees & shrubs of low quality & value (Cat. C)
- Groups of trees & shrubs unsuitable for retention (Cat. U)
- Tree location taken from topographical survey /Tree location plotted by arboriculturist

Notes

1. Survey carried out according to BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.
2. Refer to accompanying Arboricultural Report for full survey details.
3. Tree positions mapped by surveyor using differential GNSS - See report.

Species

BE - Beech (*Fagus sylvatica*)
EL - European Larch (*Larix decidua*)
ELD - Elder (*Sambucus nigra*)
HAW - Hawthorn (*Crataegus monogyna*)
POK - English Oak (*Quercus robur*)
SBI - Silver Birch (*Betula pendula*)
SCH - Sweet Chestnut (*Castanea sativa*)
SOK - Sessile Oak (*Quercus petraea*)
SP - Scots Pine (*Pinus sylvestris*)
SY - Sycamore (*Acer pseudoplatanus*)
WCH - Wild Cherry (*Prunus avium*)

| Rev: | Change: | Date: |
|---|---|---|
| - | - | - |


York Eco Business Centre
Amy Johnson Way
Clifton Moor
York YO30 4AG

Enviroscope consulting


Client:

Compass Point Planning

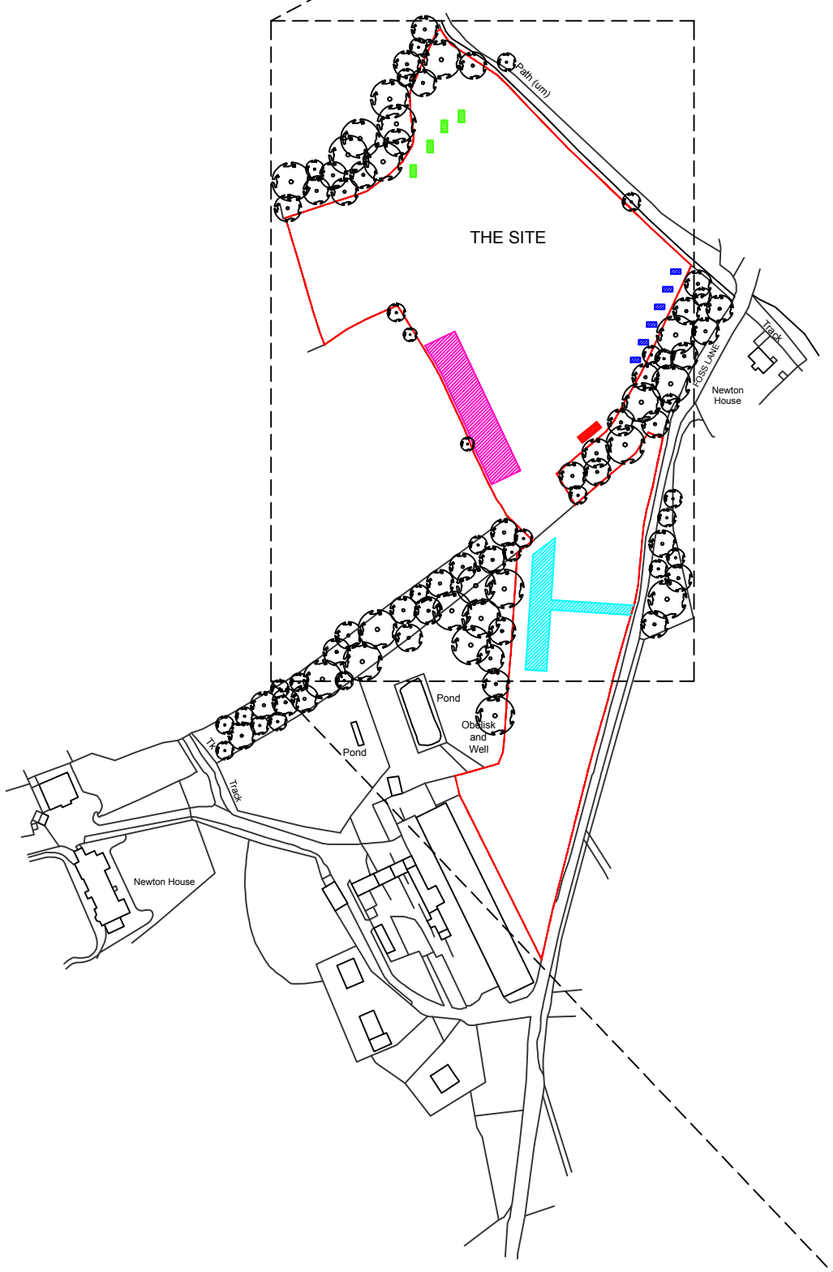
Project:

Land West of Foss Lane, Sneaton

Drawing:

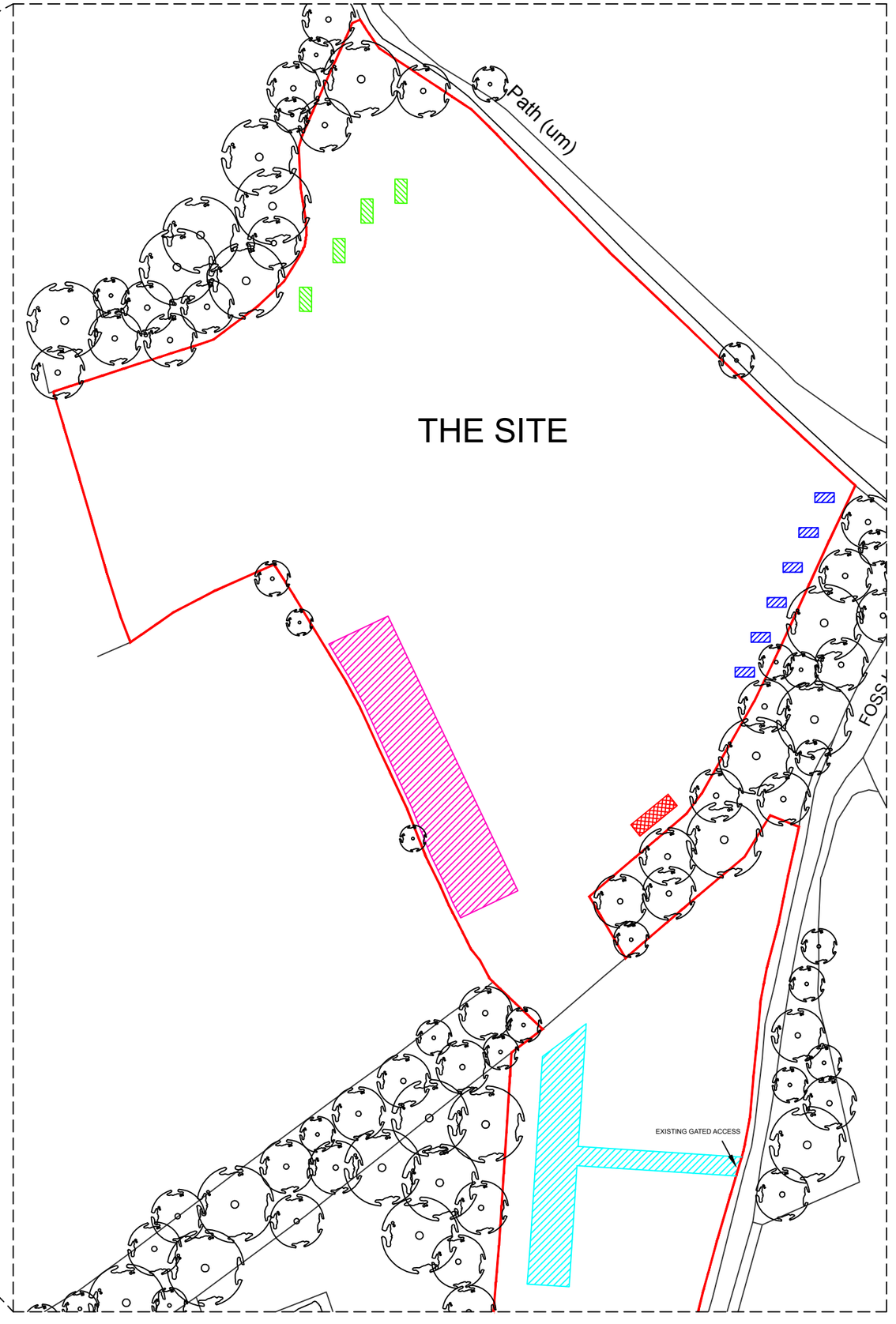
Tree Constraints Plan

| Scale: | Date: | Drawn: | Checked: |
|---|---|---|---|
| 1:600 @A1 | 02/07/2020 | GM | CL |
| **Project No.:** | **Drawing No.:** | **Revision:** | |
| 704 | 01 | - | |


LOCATION PLAN (Scale 1:2500)






BLOCK PLAN (Scale 1:500)

| Rev | Date | Description | Drawn | Check | Approve |
|---|---|---|---|---|---|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

SCOPE OF WORKS

PROPOSAL FOR A NEW CAMPING AND GLAMPING SITE AT FOSS LANE, SNEATON, YO22 5JD. COMPRISING OF ANCILLARY BUILDING, 10 No PODS, PROVISION FOR TENTS AND PARKING AREA.

LEGEND

- CRUSHED HARDCORE PARKING AREA & TRACK
- ANCILLARY BUILDING (10M x 3M)
- EN-SUITE PODS (2.5M x 5M)
- STANDARD PODS (2M x 4M)
- AREA FOR TENTS
- SITE BOUNDARY

NOTE 1: SITE AREA = 2.369 ha (5.855 ac)

NOTE 2: EXISTING SITE LEVELS TO REMAIN UNCHANGED

NOTE 3: STRUCTURAL CALCULATIONS BY OTHERS

BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE

NYMNPA
17/07/2020
AMENDED

dream-haus

dream-haus limited
103 yew drive-brandon
suffolk-england-IP27 0AB

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A3

Client: COMPASSPOINT PLANNING & RURAL CONSULTANTS

Project: CAMPING & GLAMPING SITE
FOSS LANE, SNEATON, YO22 5JD

Drawing: LOCATION & BLOCK PLANS

Drawing Number: 04-2020-1001

Scale: VARIOUS | Sheet: 1 OF 1 | Rev: B



Drawn: JG