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YO22 5JH



Site Address:  
Land West of Newton House Lodge  
Sneaton  
Whitby  
North Yorkshire  
YO22 5JD

## **Application for approval of details reserved by condition for the below planning consent**

**NYM/2020/02/0278/FL**

Use of land for the siting of 20 no. tents and 10 no. glamping pod, construction of ancillary building and creation of associated access and parking at land West of Newton House Lodge.

Conditions requiring further approval:

- 7. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.**

The external lighting that will be used in the development will consist of:

Solar powered, PIR bollards, spaced approximately 3-4 meters apart that will light the walkways to the ancillary building and pods, these will have zero upward light ratio to prevent light spill and their colour temperature will not exceed 3000k, ensuring they do not contribute light pollution or cause disturbance to local wildlife. These would not need to be any brighter than 800 lumens.

There will also be one outside light fixed to the front of each glamping pod, and no more than four outside lights fixed to the front/sides of the ancillary building. This lighting will also be PIR and will not create any upward light ratio as the structures will have overhangs that the lighting will be placed underneath. The colour temperature of these lights will not exceed 3000k and the lumen value will be less than 800.

- 14. No work shall commence to undertake any works to any trees or hedges within or adjacent to the site of the development hereby approved until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority.**
- 15. Prior to the development being brought into use details of a landscaping plan for the site, to ensure that wooded areas are appropriately managed, shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping plan shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.**

The trees bordering the site to the North East boundary are important in shielding the proposed development from passing traffic, maintaining privacy and reducing the impact of the development on the existing landscape. These trees are to be retained and monitored to ensure they remain safe. If a significant number have to be removed more trees will be planted in replacement; these will be trees native to the local area such as Silver Birch, English Oak and Wild Cherry.

The Consitt Plantation to the North West of the site is Forestry Commission managed and therefore we have no control over what happens to these trees however as they are mostly a mix of English Oak, Sycamore, Pine and Holly they are unlikely to be felled.

We propose to plant hedges along the Northern and Southern boundaries of the Northern field to shield the proposed development from the footpath to the North and the dwelling of Newton House to the South. The hedges will be a mix of Hawthorn and Beech in keeping with traditional local hedgerows.

Any structures will be located out of root protection areas, as shown on the Location and Block Plan that accompanied our application.

In accordance with the tree survey that was carried out at the site in June 2020 we propose to remove 9 trees that were determined to be unsuitable for retention; these include five dead trees: one Beech tree (T21) located in the South East corner of the site, close to where the tents will be located, a Pine tree (T43) that is located in the woodland to the North East of the site, bordering the footpath along the Northern boundary and three further Pines (T27, T34 and T42) located to the North West of the site, in or adjacent to the Consitt Plantation. Oak trees (T12), located in the Southern field where the car park will be is decayed due to storm damage and will be cut down to 8m and retained as a deadwood habitat feature and (T46), also decayed requires felling in the North East corner of the site.

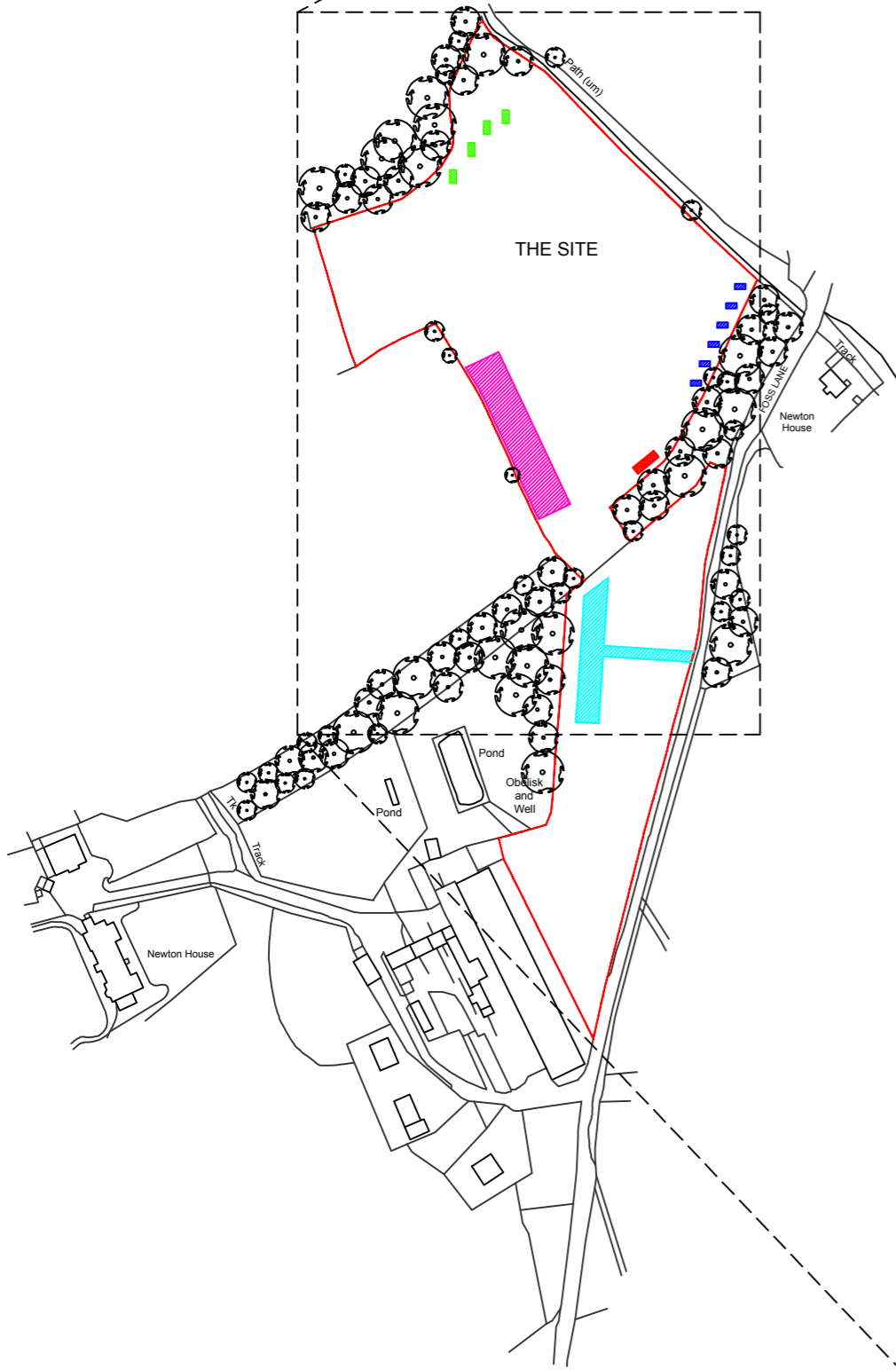
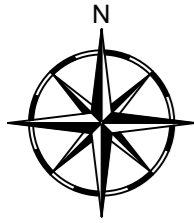
The Beech tree (T18) has an inherently weak main fork and a cavity in the stem and therefore will be cut to 8m and retained as a deadwood habitat feature.

Silver Birch tree (T7), in the Southern Field where the car park will be located requires felling due to significant decay.

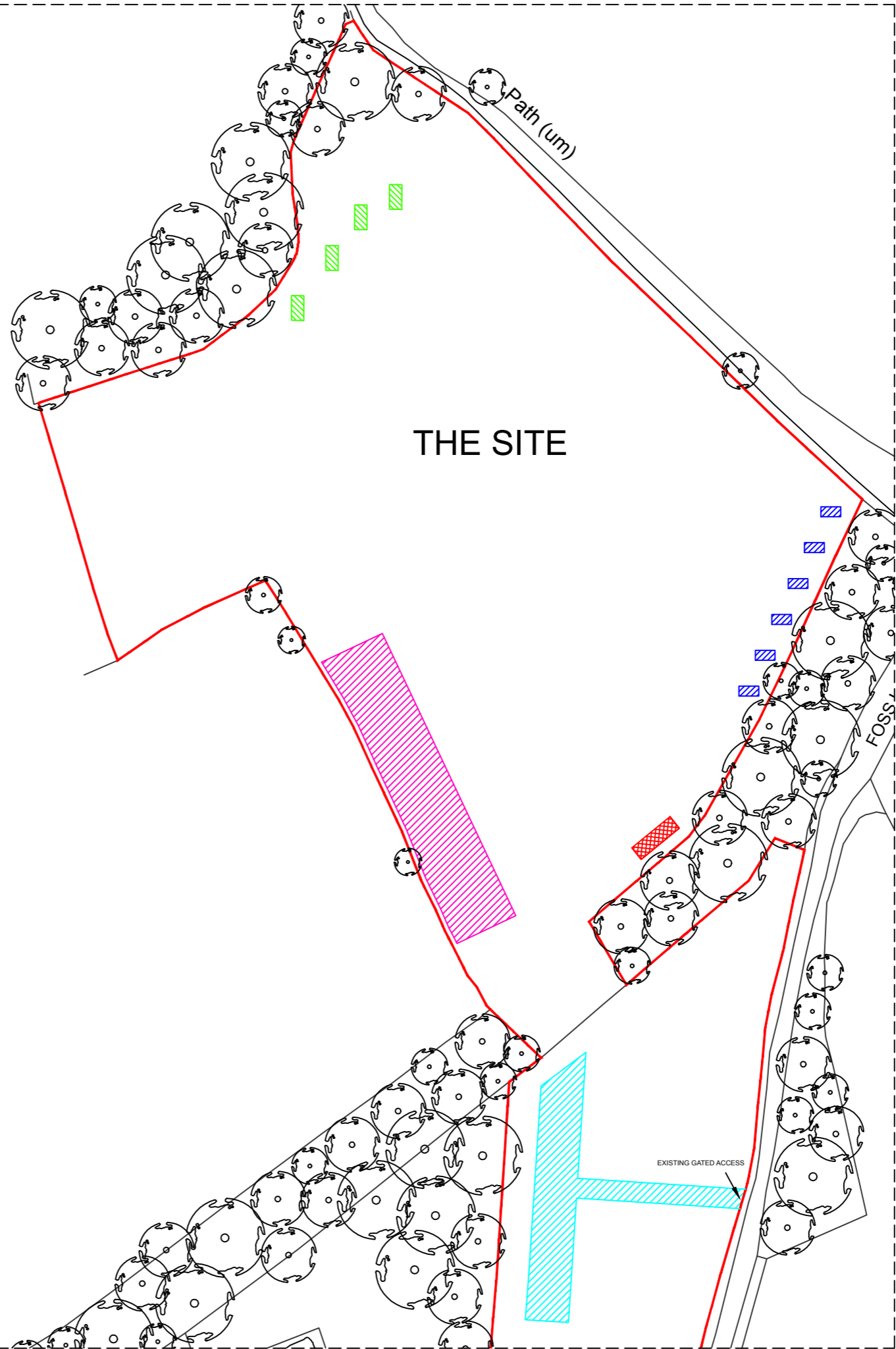
- 16. No work shall commence on the access and car parking area hereby approved until full details of the access and parking area surfacing have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the access surfacing shall be in the form of twin trods. The development shall not be brought into use until the access and parking area have been surfaced in accordance with these details. The access surface shall be maintained in that condition in perpetuity.**

The access to the Southern field from Foss Lane will consist of a twin trod track surfaced with crushed sandstone sourced from a local quarry, the track will lead across the Southern field, as shown on the Block Plan included in our application, to a small parking area, also surfaced with crushed sandstone sourced from a local quarry, within the North York Moors National Park. This surfacing is required to support campsite traffic during all seasons of the year to prevent substantial damage to the ground.

Grass reinforcement mesh will be used to protect from damage areas of the Southern field that will be used for the additional parking that will be provided to cope with the overflow of traffic from the Forestry Commission car park in Sneaton Forest during the peak summer months. The mesh will allow the grass to continue to grow whilst supporting vehicle weight to prevent the ground from sustaining damage that would otherwise take time to repair itself. This will also allow for the field to continue to be used for grazing for the majority of the year.



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

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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**

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**Land West of Foss Lane,  
Sneaton**

**Tree Survey Report**

Report for Compass Point Planning

July 2020

Enviroscope Consulting Ltd  
York Eco Business Centre, Amy Johnson Way, York YO30 4AG

Arboriculture | Ecology | Forestry

## Document Control

<b>Project:</b>	Lane West of Foss Lane, Sneaton	
<b>Client:</b>	Compass Point Planning	
<b>Project Number:</b>	704	
<b>Document Review</b>		
<b>Prepared By:</b>	Guy Morrison	
<b>Reviewed By:</b>	Claire Leather	
<b>Date:</b>	15 July 2020	
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## **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<sup>1</sup> 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.

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<sup>1</sup> 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<sup>2</sup> 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 Soilscales map<sup>3</sup> 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<sup>4</sup>, 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<sup>5</sup>.

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<sup>2</sup> <http://mapapps.bgs.ac.uk/geologyofbritain/home>

<sup>3</sup> [www.landis.org.uk/soilscales/](http://www.landis.org.uk/soilscales/)

<sup>4</sup> <https://www.northyorkmoors.org.uk/planning/planning-applications/application-search-map>  
accessed 04/06/2020

<sup>5</sup> [www.gov.uk/guidance/tree-felling-overview#tree-felling-licence](http://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<sup>6</sup>.

None of the woodland on and adjacent to the site is recorded as ancient woodland<sup>7</sup>. 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<sup>8</sup>, 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.*

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<sup>6</sup> <https://ati.woodlandtrust.org.uk/tree-search/>

<sup>7</sup> <https://magic.defra.gov.uk/>

<sup>8</sup> [www.gov.uk/government/collections/revised-national-planning-policy-framework](http://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  $\pm 1.0\text{m}$ , based on a horizontal accuracy of  $\pm 0.5\text{m}$  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.

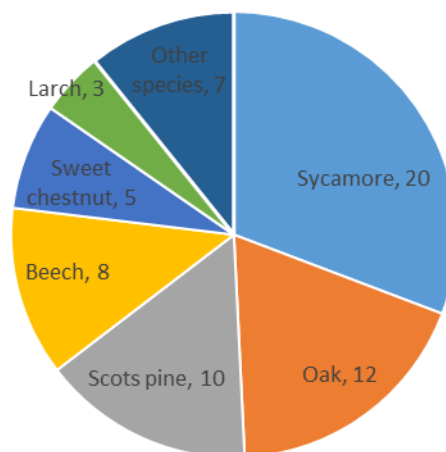
## 4. RESULTS & DISCUSSION

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.

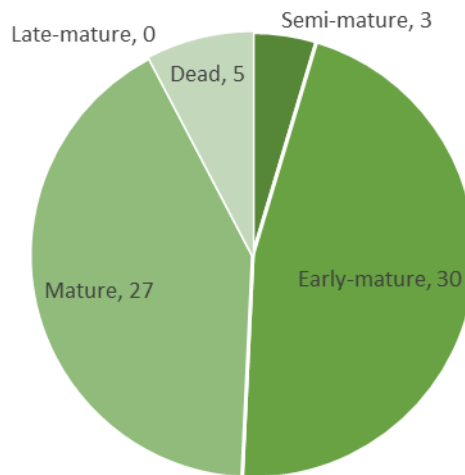


Fig 2: Species recorded for individually surveyed trees.

### 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
<b>Category A - Trees of high quality &amp; value</b>	12	3
<b>Category B - Trees of moderate quality &amp; value</b>	32	0
<b>Category C - Trees of low quality &amp; value</b>	12	1
<b>Category U - Trees unsuitable for retention</b>	9	0
<b>Total</b>	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 than 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'<sup>9</sup>.

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

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<sup>9</sup> *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 <sup>2</sup> )
T1	English Oak	<i>Quercus robur</i>	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	<i>Quercus robur</i>	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	<i>Quercus robur</i>	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	<i>Betula pendula</i>	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	<i>Quercus robur</i>	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	<i>Quercus robur</i>	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	<i>Betula pendula</i>	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	<i>Quercus robur</i>	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	<i>Quercus robur</i>	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	<i>Castanea sativa</i>	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	<i>Quercus robur</i>	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	<i>Quercus robur</i>	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 <sup>2</sup> )
T13	Sweet Chestnut	<i>Castanea sativa</i>	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	<i>Castanea sativa</i>	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	<i>Castanea sativa</i>	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	<i>Castanea sativa</i>	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	<i>Fagus sylvatica</i>	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	<i>Fagus sylvatica</i>	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	<i>Fagus sylvatica</i>	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	<i>Acer pseudoplatanus</i>	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	<i>Fagus sylvatica</i>	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	<i>Fagus sylvatica</i>	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	<i>Sambucus nigra</i>	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 <sup>2</sup> )
T24	Common Hawthorn	<i>Crataegus monoqyna</i>	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	<i>Crataegus monoqyna</i>	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	<i>Acer pseudoplatanus</i>	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	<i>Pinus sylvestris</i>	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	<i>Pinus sylvestris</i>	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	<i>Acer pseudoplatanus</i>	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	<i>Pinus sylvestris</i>	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	<i>Acer pseudoplatanus</i>	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	<i>Acer pseudoplatanus</i>	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	<i>Acer pseudoplatanus</i>	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	<i>Pinus sylvestris</i>	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	<i>Acer pseudoplatanus</i>	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	<i>Acer pseudoplatanus</i>	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	<i>Larix decidua</i>	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	<i>Acer pseudoplatanus</i>	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	<i>Larix decidua</i>	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 <sup>2</sup> )
T40	Scots Pine	<i>Pinus sylvestris</i>	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	<i>Pinus sylvestris</i>	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	<i>Pinus sylvestris</i>	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	<i>Pinus sylvestris</i>	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	<i>Pinus sylvestris</i>	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	<i>Pinus sylvestris</i>	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	<i>Quercus petraea</i>	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	<i>Quercus robur</i>	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	<i>Quercus robur</i>	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	<i>Acer pseudoplatanus</i>	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	<i>Acer pseudoplatanus</i>	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	<i>Acer pseudoplatanus</i>	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	<i>Acer pseudoplatanus</i>	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	<i>Acer pseudoplatanus</i>	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	<i>Fagus sylvatica</i>	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 <sup>2</sup> )
T55	Sycamore	<i>Acer pseudoplatanus</i>	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	<i>Fagus sylvatica</i>	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	<i>Fagus sylvatica</i>	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	<i>Prunus avium</i>	Mature	No	10.5	2.0	310 180 160 150 140	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	<i>Acer pseudoplatanus</i>	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	<i>Larix decidua</i>	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	<i>Acer pseudoplatanus</i>	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	<i>Acer pseudoplatanus</i>	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	<i>Acer pseudoplatanus</i>	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	<i>Acer pseudoplatanus</i>	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	<i>Quercus robur</i>	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)	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 <sup>2</sup> )
G1	Beech	<i>Fagus sylvatica</i>	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	<i>Acer pseudoplatanus, Pinus sylvestris, Larix decidua</i>	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	<i>Prunus avium, Sorbus aucuparia</i>	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	<i>Acer pseudoplatanus, Fagus sylvatica, Quercus robur, Larix decidua</i>	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**

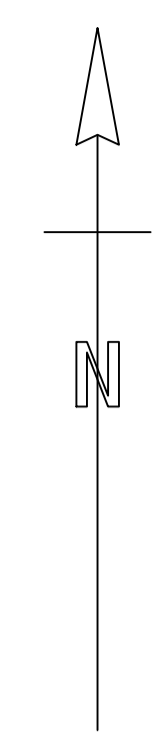
## TREE QUALITY & VALUE CATEGORIES

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

Category and definition	Criteria (including subcategories where appropriate)			Plan colour
<b>TREES UNSUITABLE FOR RETENTION</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	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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve</i>			Dark red
<b>TREES TO BE CONSIDERED FOR RETENTION</b>				
	<b>1. Mainly arboricultural values</b>	<b>2. Mainly landscape values</b>	<b>3. Mainly cultural values, including conservation</b>	
<b>Category A</b> <b>Trees of high quality</b> 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> <b>Trees of moderate quality</b> 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> <b>Trees of low quality</b> 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***



- 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

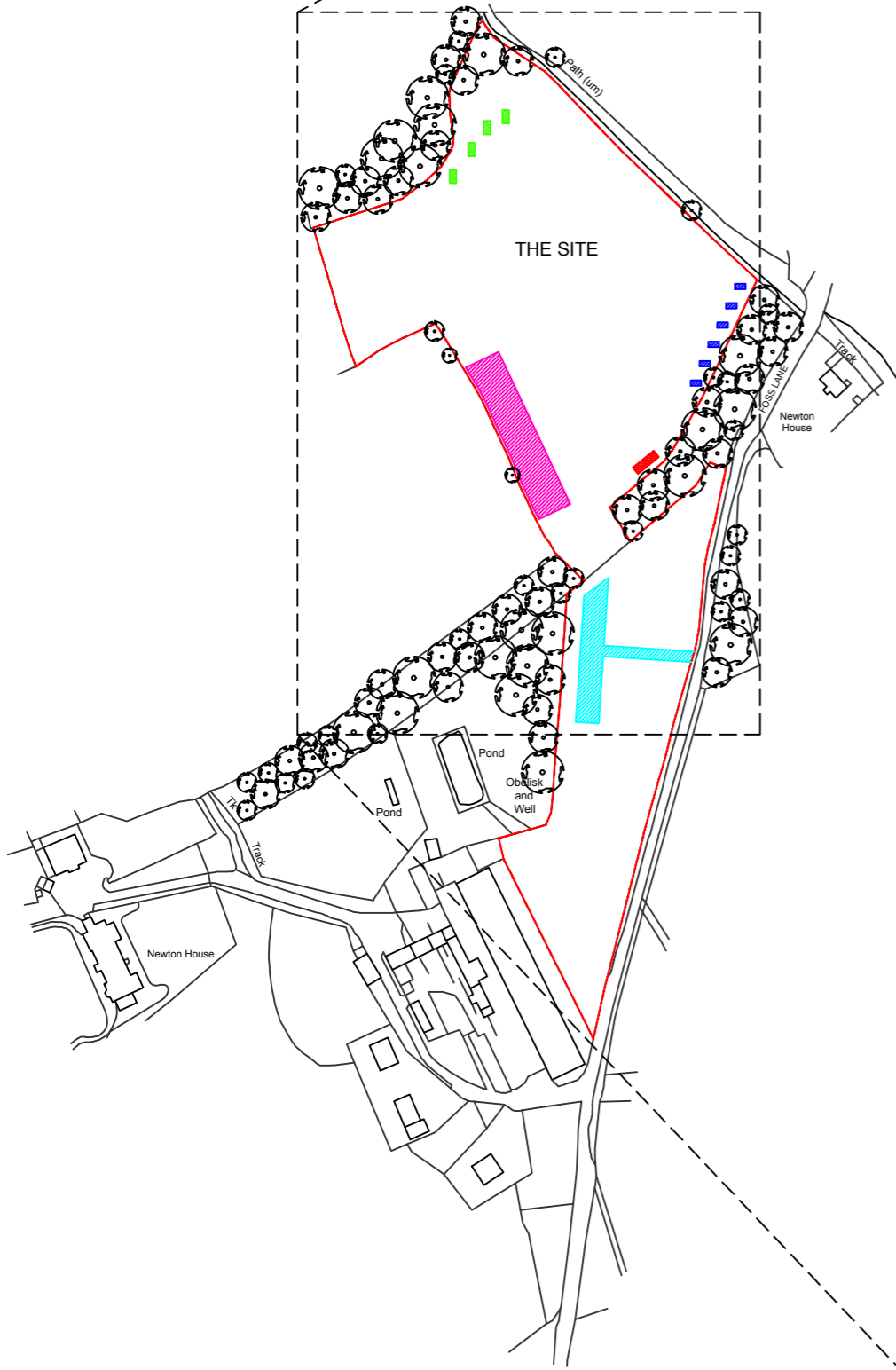
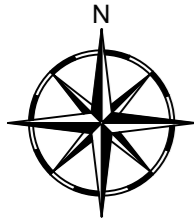


Client:  
 Compass Point Planning

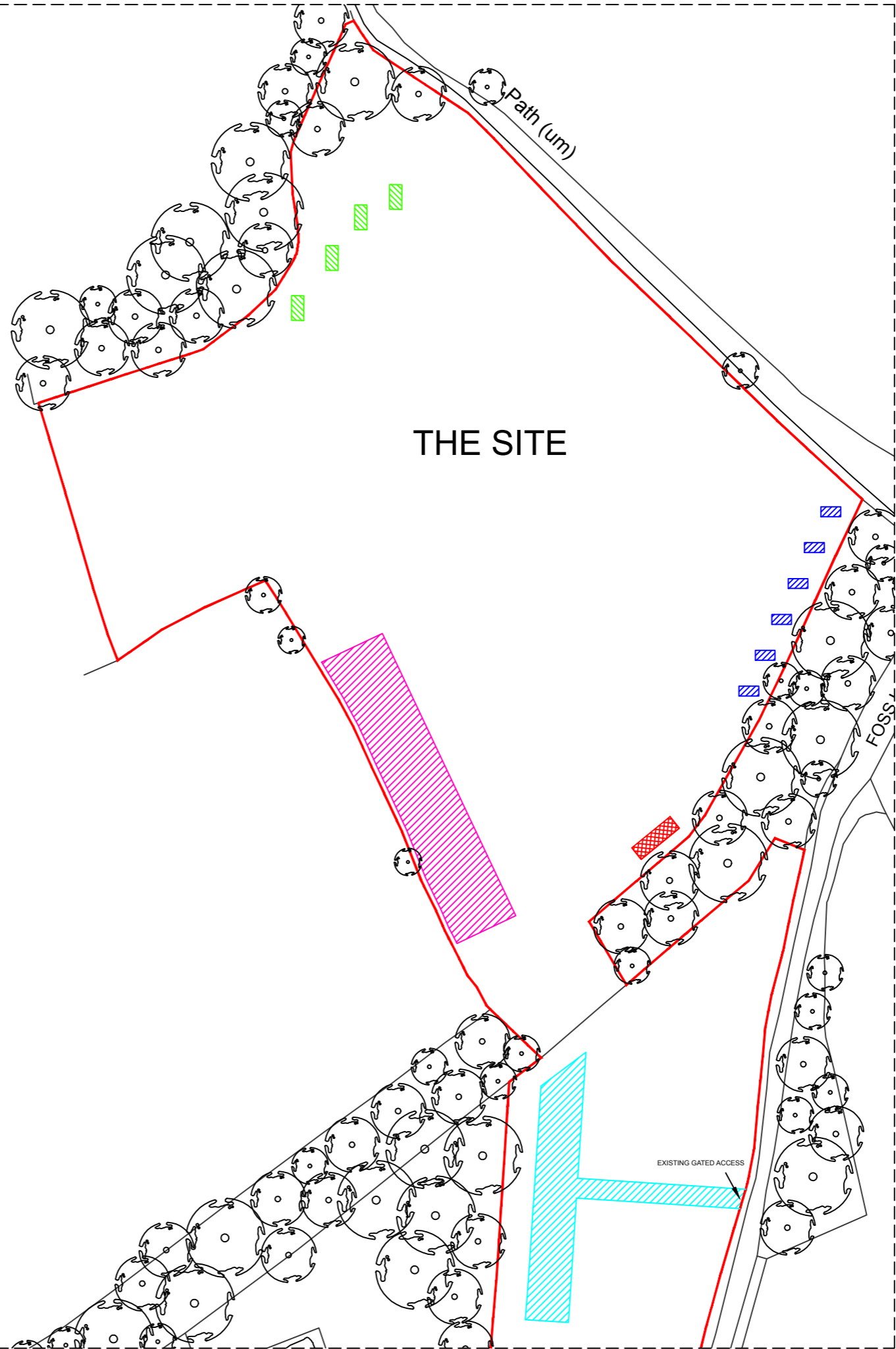
Project:  
 Land West of Foss Lane, Sneaton

Drawing:  
 Tree Constraints Plan

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



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

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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**

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 Drawn **JG**