

NYMNPA  
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# BS 5837: 2012 Arboricultural Impact Assessment & Method Statement

Site Address:	Prospect House Farm, Suffield, Scarborough, YO13 0BH	Client:	Mr. Joe Marshall
Report Ref:	PHFS01-23	Report Date & Revision:	29th of August 23 Revision: I
Author:	Laurence Smith BSc (Hons) Arb, M Arbor A	Signed:	

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## Terms of Reference

Key Tree Solutions has been commissioned by Mr. Joe Marshall, to undertake an arboricultural survey in accordance with the British Standard BS 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' (BS5837). This report has been conducted in support of a planning application to locate a low-impact clamping pod within the woodland fringe. The proposed development layout is shown in the Arboricultural Impacts Plan (AIP) under Appendix: D which indicates the impact of the proposal on the existing site trees.

The arboricultural survey was carried out by Laurence Smith, BSc (Hons) Arb, M Arbor A, an Arboricultural Consultant. Laurence has a degree in Arboriculture and a BTEC National Diploma in Forestry and Arboriculture. He is a professional member of the Arboricultural Association with over a decade of experience within the arboricultural industry, initially as an arborist and for the last seven years as a consultant.

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## Summary

The proposed development site is not located within a conservation area nor are any TPO designations listed within the local authorities' online resources.

The works proposal is to locate a single-bedroomed glamping pod and associated decking within the woodland fringe at the foot of a steep embankment within the Prospect House Farm property.

Although no tree locations conflict with the site, a recommendation for six tree removals has been made. Four of these are due to the poor condition of stems which have significant defects including A failed footplate, failed leading stems, tree death and poor form with a high susceptibility to Ash Dieback infection. These trees have all been categorised as U. The additional two removals have been recommended due to tree form with stems growing close to horizontally from the bank and overhanging the proposed site. With the increase in occupancy, these stems pose an increased risk of harm and are not considered suitable for retention.

To mitigate the loss of these trees a recommendation for six new trees has been made. Where possible, these are to be planted within the context of the existing woodland.

Other potential impacts come from a minor overlap between the cabin placement and the RPA of T3. The exact level of impact, however, cannot be provided due to the potential for inaccuracy in the stem location dataset. Any development should stay a minimum of 4m from the stem location.

No recommendation for tree protection fencing has been made and the steep bank and ditch form natural barriers to development-related traffic. Furthermore, existing hardstanding is located close to the site which would be adequate to work from.

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# 1 Introduction

## *1.1 Arboricultural Report*

This report comprises an arboricultural survey and an Arboricultural Impact Assessment (AIA). It categorises and reports on the trees within and adjacent to the site boundary along with providing details of the development proposal and how this will impact the arboricultural elements. These impacts have been shown in the Arboricultural Impacts Plan included in Appendix D, which acts as a visual aid for the proposal.

## *1.2 Proposed Works*

The works proposal is to locate a single-bedroomed glamping pod and associated decking within the woodland fringe.

The proposal's layout has been overlaid with the arboricultural constraints plan to determine the impacts of the works on the existing tree stock.

## *1.3 Scope of Works*

This report presents arboricultural information captured on the 17th of August 2023 by Laurence Smith BSc (Hons) Arb, M Arbor A. The scope of work includes:

- Survey of arboricultural elements potentially impacted by the scheme.
- A map showing any statutory protection which may affect the site.
- Constraints plan to show the location and quality of existing features.
- An Arboricultural Impact Assessment (AIA).
- An Arboricultural Impact Plan (AIP).

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# 2. Methodology

## *2.1 General*

This tree survey has been undertaken and compiled in line with BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (BS5837). This document contains guidance and recommendations on the relationship between trees and the design, demolition, and construction processes, providing an overview of the principles and procedures to ensure a harmonious and lasting relationship between trees and structures.

BS5837:2012 does not provide explicit parameters for measuring an arboricultural resource's sensitivity, nor does it assess the impact of a proposed development on trees (other than listing the number of trees that would have to be removed or pruned for the undertaking). By using the parameters specified in the British Standard, Arboriculturalists can determine the quality of all trees and other arboricultural features that may be affected by a development.

While the BS categories may be interpreted differently, the cascade chart in BS5837:2012 provides guidance on defining a tree's qualities so that the design process can determine how to retain the higher-quality trees.

## *2.2 Spatial Scope*

In some instances, trees may be located outside the site boundary but still have the potential to impact any development, for example, overhanging branches and root protection areas. In these instances, they have been included in the survey. However, some data is likely to have been estimated so as not to trespass. Trees on access routes are not part of this survey unless specifically requested.

## *2.3 Data Gathering*

Data has been collected in accordance with BS 5837, as outlined in Appendix A within this report. The tree categorisation method applied by the arboriculturist is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions about which trees should be removed or retained if development occurs.

For a tree to qualify under any given category, it should fall within the scope of that category's definition as defined in Appendix A (categories U, A, B, C) and, for trees in categories A to C, it should qualify under one or more of the three sub-categories (1, 2, 3). Sub-categories 1, 2 and 3 are intended to reflect the arboricultural, landscape and cultural values, respectively.

Trees were recorded as individual specimens and groups. Where trees were recorded as groups, measurements were typically taken from the largest tree within the group. This survey level meets the requirements of BS 5837:2012, which states that "trees growing as groups or woodland should be identified and assessed as such". The British Standard defines the term group as "trees that form cohesive arboricultural features either aerodynamically (e.g. trees that provide companion shelter), visually (e.g. avenues or screens) or culturally including for biodiversity (e.g. parkland or wood pasture)".

In all reasonable circumstances, tree diameters were measured via a specialist measuring tape at 1.5m from ground level. Where access was not possible, measurements have been estimated and indicated with an asterisk (\*) on the arboricultural data sheets. The crown spread of the surveyed trees was measured in each of the four cardinal points using a laser distometer or paced out if access was not feasible. This survey level is deemed sufficient by the arboriculturist to establish the extent of the crown spread. All crown spread measurements should be taken from the arboricultural data sheet (Appendix B of this report).

The trees were assessed using the Visual Tree Assessment (VTA) methodology devised by Mattheck and Breloer (1994). VTA is a ground-level visual assessment of a tree, carried out to identify obvious mechanical defects, signs of ill health, potential mechanical failure and the suitability of a tree to a site.

## *2.4 Survey*

The approach to the survey involved a ground-level walk assessment with tree and vegetation locations plotted over the site plan provided by Mr Joe Marshall. No checking of this document was undertaken, and any comments are given on the assumption that this supplied document is correct.

As tree locations were not included in the site plan, elements have been plotted via a handheld GPS device and aerial photography. Given this lack of topographical data, Key Tree Solutions can not be held responsible for any inaccuracies in asset location.

Survey elements have been prefixed with a descriptive letter which can include Trees (T), Groups (G), Shrub Groups (SG), Woodlands (W) and Hedges (H).

## *2.5 Limitations to Survey*

Where access was permitted, trees were identified and inspected from ground level only and were not climbed. No invasive examination techniques (such as increment boring or internal decay detection) were carried out. As such, no assessment of the internal condition of the wood of these trees can be given.

The tree survey is not intended to be a risk management survey targeting safety-related issues. However, where specific hazards have been identified, these have been recorded, and management recommendations provided and are detailed within the tree survey schedule (see Appendix B of this report).

BS 5837:2012 does not include arguments for or against the development or the removal or retention of trees. Where development is to occur, the standard guides how to decide which trees are most appropriate for retention.

The reliability of the tree locations relates directly to the accuracy of the supplied topographical data, if applicable, available aerial imagery and in-field plotting. As such, tree locations are potentially open to discrepancies, and their exact locations may need verifying.

The report does not comment on the possible effects of trees on neighbouring properties, including in relation to subsidence or heave or with regard to potential hazards presented by trees surveyed.

Trees are living organisms that constantly adapt to their surroundings and are often subject to changes outside human control including harsh or unexpected weather conditions including heavy storms. Changes to groundwater or damage to underground structures may also impact tree health and safety. As such the findings within this report are only valid for twelve months.

While this report aims to highlight any potential issues it cannot guarantee against pest and disease attacks or weather-related failures.

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## 3. Existing Site Conditions

### *3.1 Existing Land Use*

The proposed site is located at the woodland fringe at the base of a steep embankment.

### *3.2 Existing Trees*

Although the site itself is relatively open, given its location at the fringe of an existing woodland the surrounding landscape to the north is heavily populated by mature trees. Trees closer to the development site tend to be either self-set younger trees or established trees with asymmetrical canopy forms.

### *3.3 Site Topography*

The site is located at the foot of a significant embankment with the elevation quickly becoming steep from south to north.

### *3.4 Soil Assessment*

No soil assessment was carried out on site by the Arboriculturist. However, baseline data from the British Geological Survey states that the area's underlying bedrock is considered part of the Oxford Clay Formation.

Further information collected from the Cranfield Soil and Agrifood Institute shows that the site is considered to have "Freely draining slightly acid loamy soils with a loamy texture".

Where clay-based soils are present, the ground may be susceptible to volumetric changes resulting from the uptake and release of moisture by tree roots, which may influence any potential foundation development.

### *3.5 Statutory Protection*

Local Planning Authorities (LPAs) have the power to preserve selected trees and woodlands by making Tree Preservation Orders (TPOs). Similarly, special provision is provided to trees located within a Conservation Area (CA) that are not the subject of a TPO. The LPA's powers to do this are provided by the following Act of Parliament and its associated regulations:

- Town and Country Planning Act 1990
- Town and Country Planning (Determination of Appeals by Appointed Persons) (Prescribed Classes) (Amendment) (England) Regulations 2008
- Town and Country Planning (Trees) (Amendment) (England) Regulations 2012

The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without first obtaining the consent of the relevant local authority. Where works to trees within a CA are proposed, the relevant LPA must first give six weeks' notification. Unauthorised works on trees protected by a TPO or those within a CA could result in an unlimited fine.

The interactive map on the North Yorkshire Council's website visited on the 29th of August 2023, shows that the site is not located within a conservation area (See Appendix C). In addition, no reference to any local TPO could be observed within the council's online records. However, as the site is a dedicated woodland some constraints may still apply, such as the re-stocking of lost trees due to felling activities.

Trees should be checked for protected species before work is undertaken where tree works are necessary. While it is outside of the scope of this tree survey to comment on the actual or likely presence of protected animal species, it is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations (2010). Likewise, nesting birds are protected by the Wildlife and Countryside Act (1981) (as amended) and Badgers by the Protection of Badgers Act (1992). If protected species are discovered, works should cease immediately, and Natural England should be contacted for advice.

Alongside these animal protections, landscape features may also be protected under the following acts and regulations.

- The Hedgerow Regulations 1997
- Countryside and Rights of Way Act 2000
- Natural Environment and Rural Communities Act 2006 & Environment (Wales) Act 2016

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## 4. Arboricultural Impact Assessment

### 4.1 General

This report considers the trees adjacent to the proposed works and assesses their condition and suitability for retention. The report is supplemented by the AIP (Appendix D of this report), which presents in graphic form the trees recorded as part of the survey, their specific reference numbers and any impact the proposed development will have upon them.

The arboricultural data sheets within Appendix B of this report cover all the trees recorded as part of this assessment in line with the *BS 5837:2012* guidance.

### 4.2 Root Protection Areas

The Root Protection Area (RPA), as defined in *BS 5837:2012*, is the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability and where the protection of the roots and soil structure is treated as a priority. This area should be protected from disturbance "to avoid unacceptable damage to the tree as a result of severance or asphyxiation of the root system".

The recommended minimum area (m<sup>2</sup>) to avoid potentially harmful disturbance has been calculated and entered into the tree schedule (see Appendix B of this report) for all trees. The RPA for each tree has been illustrated on the site plans as a pink dashed circle centred on the tree's stem.



### 4.3 Utilities and services

Utilities and services are to be run north of the cabin to link up with existing utilities which connect the farm and the existing glamping pod.

Any new subsurface utilities should be directed away from or around existing RPAs.

### 4.4 Scheme Details

The proposed works are illustrated on the AIP and are as described in Section 1.3.

### 4.5 Arboricultural Impacts and Mitigation

The proposal's impacts are listed in Table 1, along with recommendations for mitigation.

Table 1.

Group / Tree No.	Age & Species	Cat.	Removal due to:		Mitigation required for		Details of how proposed build layout affects trees and recommendations for mitigation.
			Cons.	Cond.	Canopy	RPA	
T2	Young Holly ( <i>Ilex</i> )	U		✓			Tree with a failed footplate close to the development proposal.
T3	Early Mature Sycamore ( <i>Acer</i> )	B2				✓	Location of pod may have a minor overlap with the RPA. No mitigation required given the limited overlap.
T4	Mature Sycamore ( <i>Acer</i> )	C2	✓	✓			Tree tree has a significant lean and has the potential to cause significant damage should it fail onto the proposal. Mitigate with 2 new trees within the site.
T7	Semi Mature Sycamore ( <i>Acer</i> )	C2	✓	✓			Tree tree has a significant lean and has the potential to cause significant damage should it fail onto the proposal. Mitigate with 2 new trees within the site.
T8	Early Mature Ash ( <i>Fraxinus</i> )	U	✓	✓			Tree tree has a significant lean and has the potential to cause significant damage should it fail onto the proposal. Low categorisation due to high risk of Ash Dieback infection. Mitigate with 2 new trees within the site.

Group / Tree No.	Age & Species	Cat.	Removal due to:		Mitigation required for		Details of how proposed build layout affects trees and recommendations for mitigation.
			Cons.	Cond.	Canopy	RPA	
T10	Dead Ash ( <i>Fraxinus</i> )	U	✓	✓			Dead tree overhanging the development proposal.  No mitigation required due to natural death.
T11	Young Sycamore ( <i>Acer</i> )	U	✓				self set trees in poor condition located close to the development proposal.  No mitigation required due to low retention value.

Group / Tree No. - ID referenced within the arboricultural survey.  
Age & Species - Age classification and common name for specimen.  
Cat - BS 5837 category rating.  
Removal due to - 'Cons' = Construction. 'Cond' = Condition.  
Mitigation required for - Canopy or for RPA (Root Protection Area).

The impacts of the proposals have been quantified as accurately as possible, given the information available at this time.

The development proposal would require the removal of six trees. Four of these removals however are due to the U classification of stems given their limited viable retention within the development proposal. The two further removals are due to the increase in target value that the development would propose making these trees not longer suitable for retention.

#### 4.6 Preliminary Management Recommendations

The arboricultural data sheets (see Appendix B) show management recommendations for those trees that were identified as requiring management intervention at the time of the survey.

As part of a duty of care, the property owner is responsible for ensuring the health, safety and management of all trees within the boundary. As such, monitoring should be an ongoing process with periodical inspections by a qualified arborist where applicable.

#### 4.7 Mitigation Measures

To mitigate the loss of trees, replacement trees will need to be established within the woodland. a recommendation for six new trees has been made.

The exact impact within T3 can not accurately be gauged at this time due to the potential inaccuracy of tree location data. However, development should not encroach within 4m of the stem. If this is not viable further arboricultural advice should be sought.

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## 5. Method Statment

### 5.1 Method Statement Status

This report has been prepared as part of the planning condition to provide guidance to the development contractor(s) for a safe working methodology in relation to trees located both on and directly adjacent to the site. While this document sets out the agreed methodology it is vital to understand that the implementation of the document must be the responsibility of the contractor and applicable to all on-site persons. Any deviation from standards set out in the report must be approved by the retained arborist and in some cases the appointed tree officer.

The approach towards tree protection throughout the development is described within this report, however, these approaches must be confirmed by the North Yorkshire City Council before work commencement.

This document should be included as part of the specification and schedule of works issued to the building contractor and can form part of the contract.

### 5.2 Introduction

Throughout the proposed development, several tasks need to be undertaken at specific intervals so that work can be undertaken in a logical order. These approaches must be confirmed in writing by the local planning authority before the commencement of works.

### 5.3 Relevant Contact Details

To ensure the efficiency of this process it is necessary to retain several professional persons who can carry out the work to the standards described within the methodology and liaise with the tree officer if necessary. The details of the appointed parties to date are listed in the table below.

Organisation/ Detail	Contact Name	Contact
Key Tree Solutions Appointed Arb Consultant	Laurence Smith	07716 638 613
Arborist		
Tree Officer		
Site Manager		

## 5.4 Arboricultural sequence of events

The following table outlines the sequence of arboricultural events regarding tree protection and how the retained arboriculturalist will be utilised. The table also suggests stages at which the tree officer should be invited to the site should they wish to attend.

Stage	Action	Relevant parties
1	<p>Pre-commencement site meeting.</p> <ul style="list-style-type: none"> <li>Confirm tree works to be undertaken</li> <li>Confirm requirement for reporting and tree related incidents</li> <li>Confirm ongoing contact details.</li> </ul>	<p>Site Manager</p> <p>Arboricultural Consultant (optional)</p> <p>Arborist</p> <p>Tree Officer (optional)</p>
2	<p>Arboricultural works.</p> <ul style="list-style-type: none"> <li>Carry out tree felling &amp; facilitation pruning if necessary .</li> </ul>	<p>Arborist</p>
3	<p>Setting out of protective barriers.</p> <ul style="list-style-type: none"> <li>N/A</li> <li>Mark out 4m zone around T3's stem.</li> </ul>	<p>Site Manager</p>
4	<p>During operation.</p> <ul style="list-style-type: none"> <li>Assess condition of retained trees.</li> <li>Confirm any additional tree protection measures.</li> </ul>	<p>Site Manager</p> <p>Tree Officer (optional)</p>
5	<p>Post construction.</p> <ul style="list-style-type: none"> <li>Inspect all retained trees for damages.</li> <li>Instruct any remedial works if necessary.</li> </ul>	<p>Site Manager</p>
6	<p>Post construction.</p> <ul style="list-style-type: none"> <li>Plant mitigation trees</li> <li>.</li> </ul>	<p>Site Manager</p>

## 5.5 Tree Works

Tree works should be carried out as discussed in the pre-commencement site meeting with the arborist ensuring that the correct permissions to fell/carry out tree works have been obtained from the local authority.

All tree works are to be undertaken before any other development occurs on site. This includes the felling of several trees. Any facilitation or other pruning works must be conducted in line with the British Standards document BS3998: 2010 Tree work. Recommendations. All tree works are listed in the table below.

ID	Age & Species	Work To Be Undertaken
T2	Young Holly ( <i>Ilex</i> )	Fell
T4	Mature Sycamore ( <i>Acer</i> )	Fell
T7	Semi Mature Sycamore ( <i>Acer</i> )	Fell
T8	Early Mature Ash ( <i>Fraxinus</i> )	Fell
T10	Dead Ash ( <i>Fraxinus</i> )	Fell
T11	Young Sycamore ( <i>Acer</i> )	Fell

## 5.5 Tree Protection

Typically retained trees should be protected by fencing to produce a construction exclusion zone, however, due to the surrounding landscape this is not considered feasible or reasonable with any landscaping and development works being achievable via the existing hard standing.

## 5.6 Location of the Site Compound

The site compound, typically including the site office, mess facilities, toilets, storage of materials and parking, must be located away from and outside the RPA of retained trees. Areas designated for the storage and/or mixing of chemicals, including petrol, diesel and oils must also be located away from and outside the RPA of retained trees. Such areas should be constructed with consideration to, and contingencies for, the occurrence of spillages, preventing the leaching of chemicals into unprotected, open ground.

## Appendix A: Key & British Standard BS5837:2012 Survey Table

### A1. Survey Key

Column Heading	Description
ID	Each surveyed element has been given a unique reference number as shown on the survey drawings. Each number is prefixed with a letter to represent the element type. (T) Tree, (G) Group, (H) Hedge, (W) Woodland.
Age Class	The tree is described as Young, Semi Mature, Early Mature, Mature, Over Mature, Veteran or Dead.
Species	The English common name has been used. In some instances the botanical name is also given in <i>italics</i> .
Height (m)	An indication of the tree's height measured in metres.
Stem Diameter (mm)	The diameter of the tree stem when measured at 1.5 metres from ground level.
Branch Spread (m) N E S W	The distance the live crown extends in each of the four cardinal directions.
First Main Branch Height (m) / Direction	Height given in meters that the first significant branch extends from the stem and the direction of which it points towards.
Canopy Height (m)	Height given in metres of the lowest part of the canopy.
Vitality	<p>A quick reference guide to the trees overall health and condition. Given as Good, Fair, Poor or Dead</p> <p><b>Normal</b> – a tree with little or no obvious physiological defects; leaf density and colour are typical for the species, bud, flower and fruit production are good and there are no signs of dieback at any point throughout the crown.</p> <p><b>Fair</b> – a tree with moderate physiological defects may have some or all of the following factors; leaf density is less than typical for the species, leaf cover is chlorotic, bud, flower or fruit production are deficient, there are signs of minor dieback within the crown, there is a moderate degree of deadwood within the crown.</p> <p><b>Poor</b> – a tree with major or multiple physiological defects; evidence of extensive crown thinning, bud, flower or fruit production is poor or missing, there are signs of advanced dieback throughout the crown, there is extensive or major deadwood throughout the crown.</p> <p><b>Dead</b> – a tree that has died due to either old age, drought, disease, pest infestation, physical damage to the main stem or rooting system, or a combination of these factors.</p>
General Observations	Narrative comment on the general condition including significant defects and overall appearance.
Preliminary Management Recommendations	Any works recommended in order to minimise risk, improve form or maintain a high value.
Estimated Remaining Contribution	An estimation of how long the feature will contribute to its surroundings in the current landscape context. Recorded in bands of either 10< years, 10> years, 20> years and 40> years.
Category Grading	The trees are graded to the categories prescribed within BS5837:2012 (U, A, B & C). These letters are suffixed with a number which gives an indication of how the tree sits within the landscape. More information on these values is given in the cascade chart in A2.
Root Protection Area Radius (m)	The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability.

## A2. BS5837: 2012 Cascade Chart

Trees to be considered for retention	(1) Mainly arboricultural qualities	(2) Mainly landscape qualities	(3) Mainly cultural values, including conservation.	Identification on plan
<p><b>Category A</b></p> <p><b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years</p>	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	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)	<b>Light Green</b>
<p><b>Category B</b></p> <p><b>Trees of moderate quality</b> with an estimated remaining life expectancy of at least 20 years</p>	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	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	<b>Mid Blue</b>
<p><b>Category C</b></p> <p><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</p>	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	<b>Grey</b>
<b>Trees unsuitable for retention</b>				
<p><b>Category U</b></p> <p>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.</p>	<ul style="list-style-type: none"> <li>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.</li> <li>Tree infected with pathogens of significant to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li> </ul> <p><b>NOTE:</b> Category U trees can have existing or potential conservation value which it might be desirable to preserve.</p>			<b>Red</b>

Appendix B: Arboricultural Survey Data

ID	Age Class	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m) N E S W	First Main Branch Height (m) / Direction	Canopy Height (m)	Vitality	General Observations	Preliminary Management Recommendations	Estimated Remaining Contribution	Category Grading	Root Protection Area Radius (m)
T1	Early Mature	Ash ( <i>Fraxinus excelsior</i> )	19	320	2, 3, 8, 8	9 S	4.5	Normal	A woodland fringe tree is located on the opposing side of the ditch. Asymmetrical canopy with no observed signs of Ash Dieback at present.	None	20>	B2	4
T2	Young	Holly ( <i>Ilex aquifolium</i> )	4	80	8, 2, 1, 2.5	N/A	Ground level	Fair	The stem failed at ground level with the stem facing northwards and into the woodland.	Fell	10<	U	1
T3	Early Mature	Sycamore ( <i>Acer pseudoplatanus</i> )	25	340	2, 8, 9, 3.5	9 E	9.5	Normal	A woodland fringe tree, located close to the foot of the steep bank. Ivy-clad lower stem.	None	20>	B2	4
T4	Mature	Sycamore ( <i>Acer pseudoplatanus</i> )	25	450	0, 8, 18, 1	N/A	10	Normal	Stem has a significant lean southeast at close to 70 degrees from upright and extending over the proposed site location. Although the rooting environment and root plate appear adequate its potential for failure under storm conditions is significant.	Fell	10>	C2	5.5
T5	Mature	Sycamore ( <i>Acer pseudoplatanus</i> )	34	280, 410, 300, 290	3, 3, 9, 4	9 S	10	Normal	4 stems from ground level, located on an extremely steep bank. Buttressing and stem flare appear adequate.	None	20>	B2	6.5
T6	Semi Mature	Hazel ( <i>Corylus avellana</i> )	3	<75	1, 2, 3, 2	N/A	Ground level	Poor	Re-generation growth from the root plate of failed and decayed tree. Should the tree still be intact DBH would be around 120mm.	None	10<	U	1
T7	Semi Mature	Sycamore ( <i>Acer pseudoplatanus</i> )	5	190	0, 7, 8, 1	N/A	2	Fair	Stem grows out from the steep bank to around 2.5m where it arches to the south and becomes entirely horizontal. Limited long-term retention value due to form.	None	10>	C2	2.5



ID	Age Class	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m) N E S W	First Main Branch Height (m) / Direction	Canopy Height (m)	Vitality	General Observations	Preliminary Management Recommendations	Estimated Remaining Contribution	Category Grading	Root Protection Area Radius (m)
T8	Early Mature	Ash ( <i>Fraxinus excelsior</i> )	8	280, 300	0, 8, 16, 0	N/A	10	Normal	Twin stems from ground level with both limbs arching out to the south and becoming horizontal. Given the prevalence of Ash Dieback, long-term retention is questionable given the speed structural integrity can deteriorate.	Potential to fell	10>	U	4
T9	Semi Mature	Sycamore ( <i>Acer pseudoplatanus</i> )	16	270, 220	0.5, 6, 11, 5	N/A	2	Normal	Twin stems from ground level arch over to the south where they grow close to horizontal.	None	10>	C2	3.5
T10	Dead	Ash ( <i>Fraxinus excelsior</i> )	6	240, 250	0, 3, 6, 5	N/A	N/A	Dead	Tree death due to Ash Dieback infection.	Fell	10<	U	3.5
T11	Young	Sycamore ( <i>Acer pseudoplatanus</i> )	10	130, 160	1, 1, 4.5, 5	N/A	1	Fair	An understory tree with both stems failed and decayed around 7m with epicormic developing around the failure point and stem.	None	10<	U	2
G12	Semi Mature	Hawthorn ( <i>crataegus monogyna</i> )	6.5	100	1.5, 3, 0.5, 3	N/A	Ground level	Normal	Around 4 stems in a row with the southern aspect managed as a hedgerow.	None	10>	C2	1

# Appendix C: Statutory Protection



**Screen Shot 1:** An image lifted from the North Yorkshire Council Website showing the site is not located within a conservation area.

KEY - Arboricultural Survey and Constraints Plan  
(to be read in conjunction with report ref.PHF01-23)

○ Tree surveyed by Key Tree Solutions - tree location approximated by surveyor

Tree categories (BS 5837:2012)  
shape indicates canopy spread

○ Category A Trees

○ Category B Trees

○ Category C Trees

○ Category U Trees

--- Root Protection Area (RPA) of category A, B and C trees

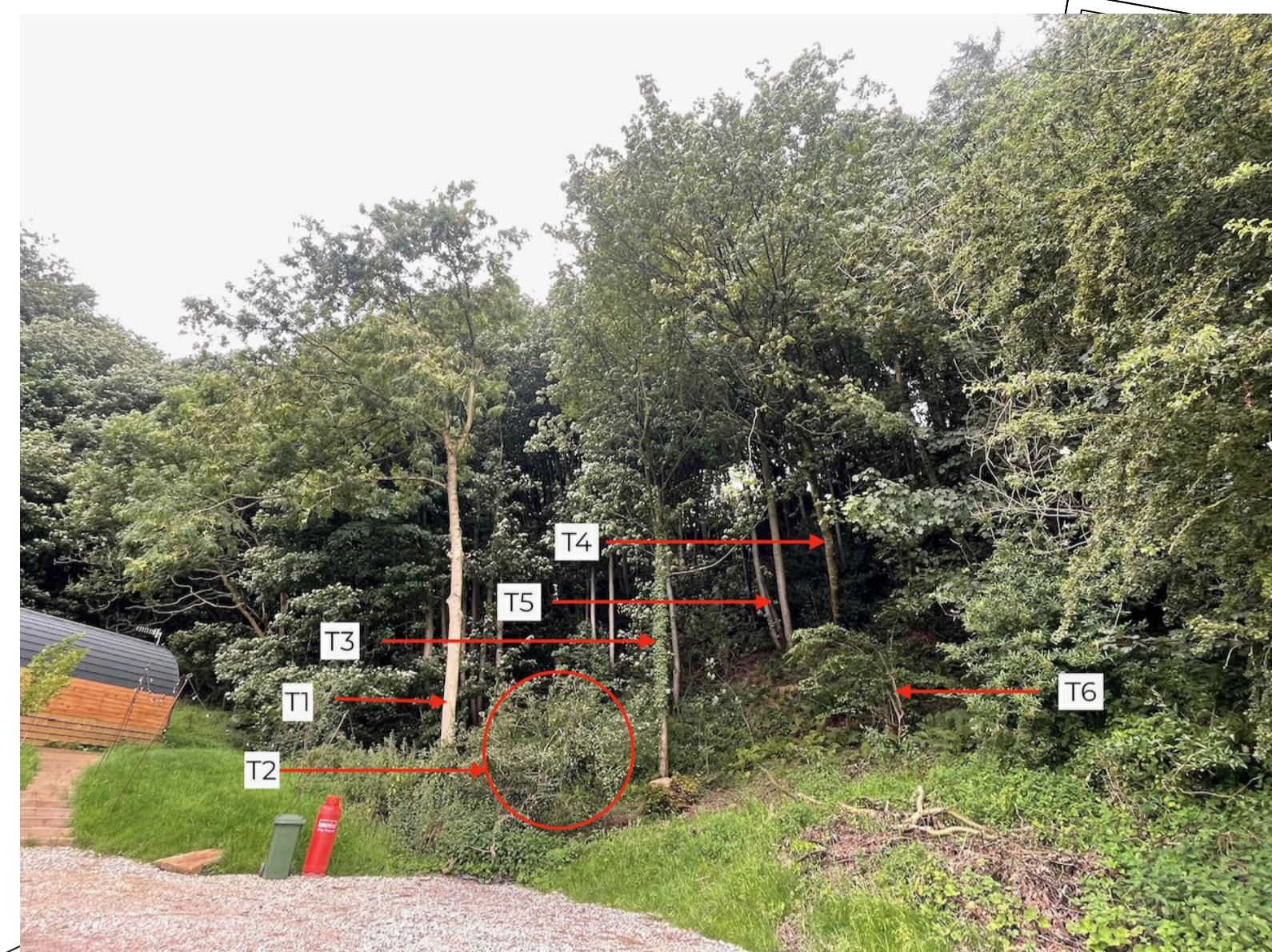
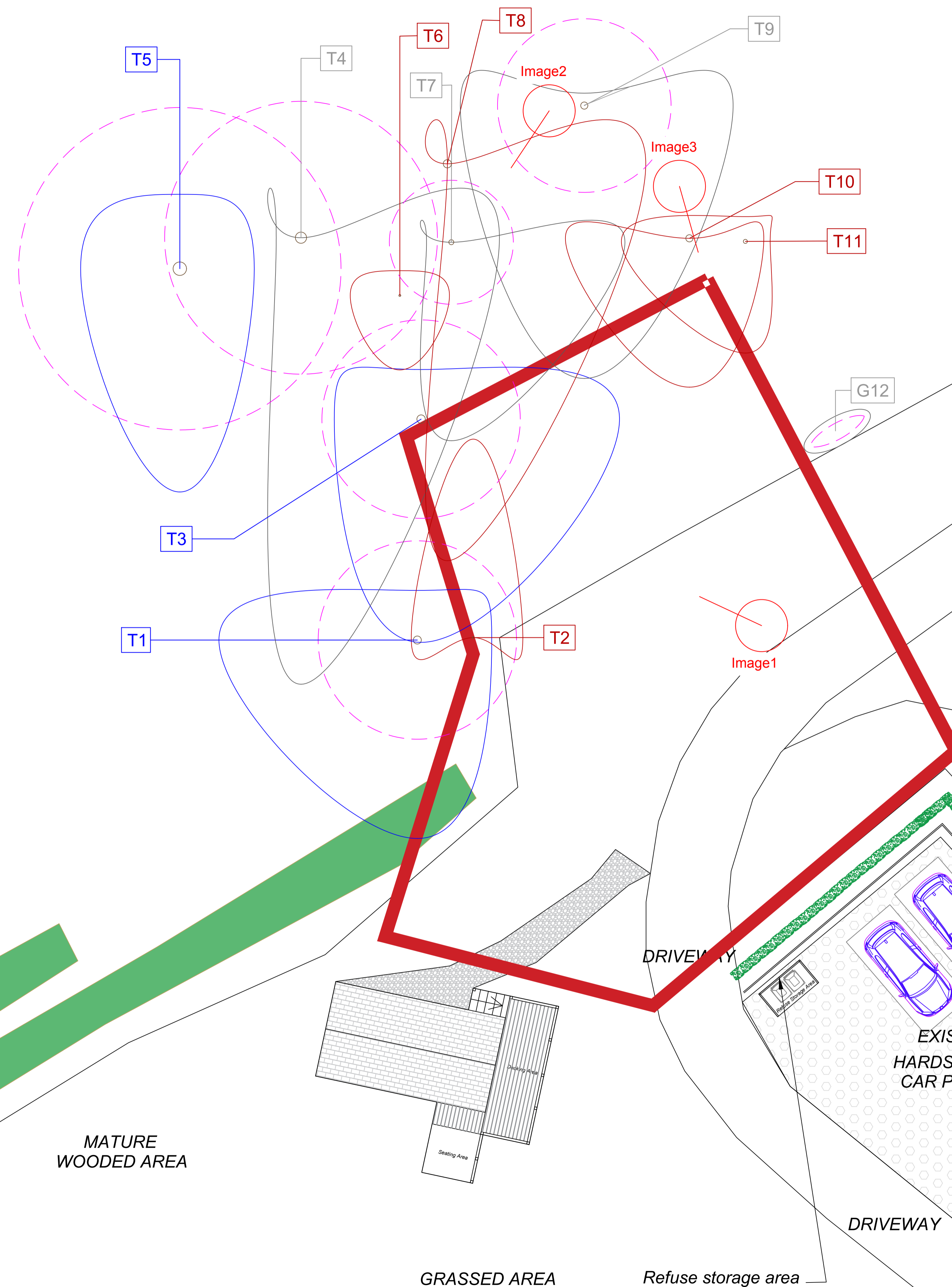


Figure 1. An image of the proposed development site from the driveway.

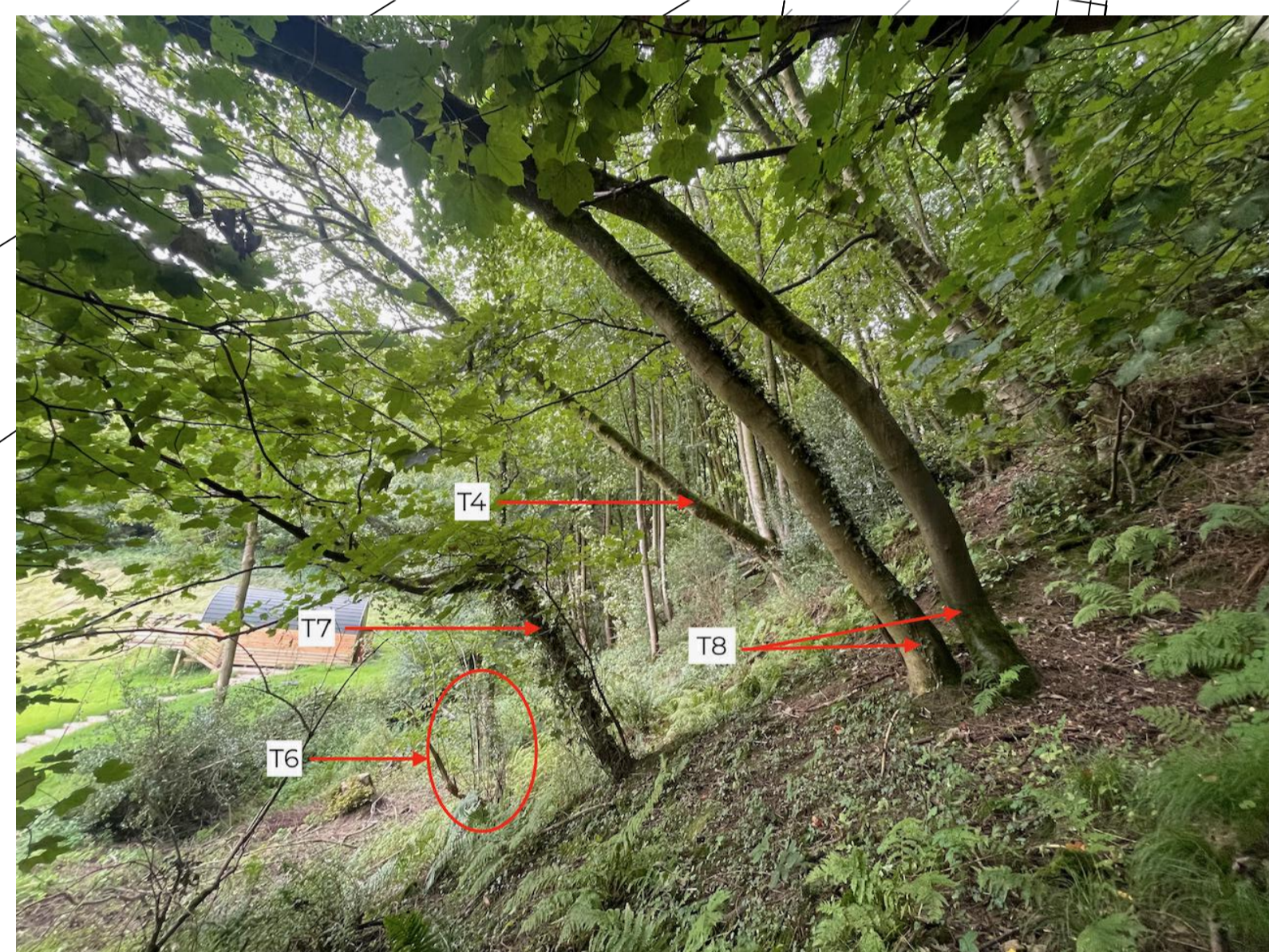


Figure 1. An image of the proposed development from the woodland edge.

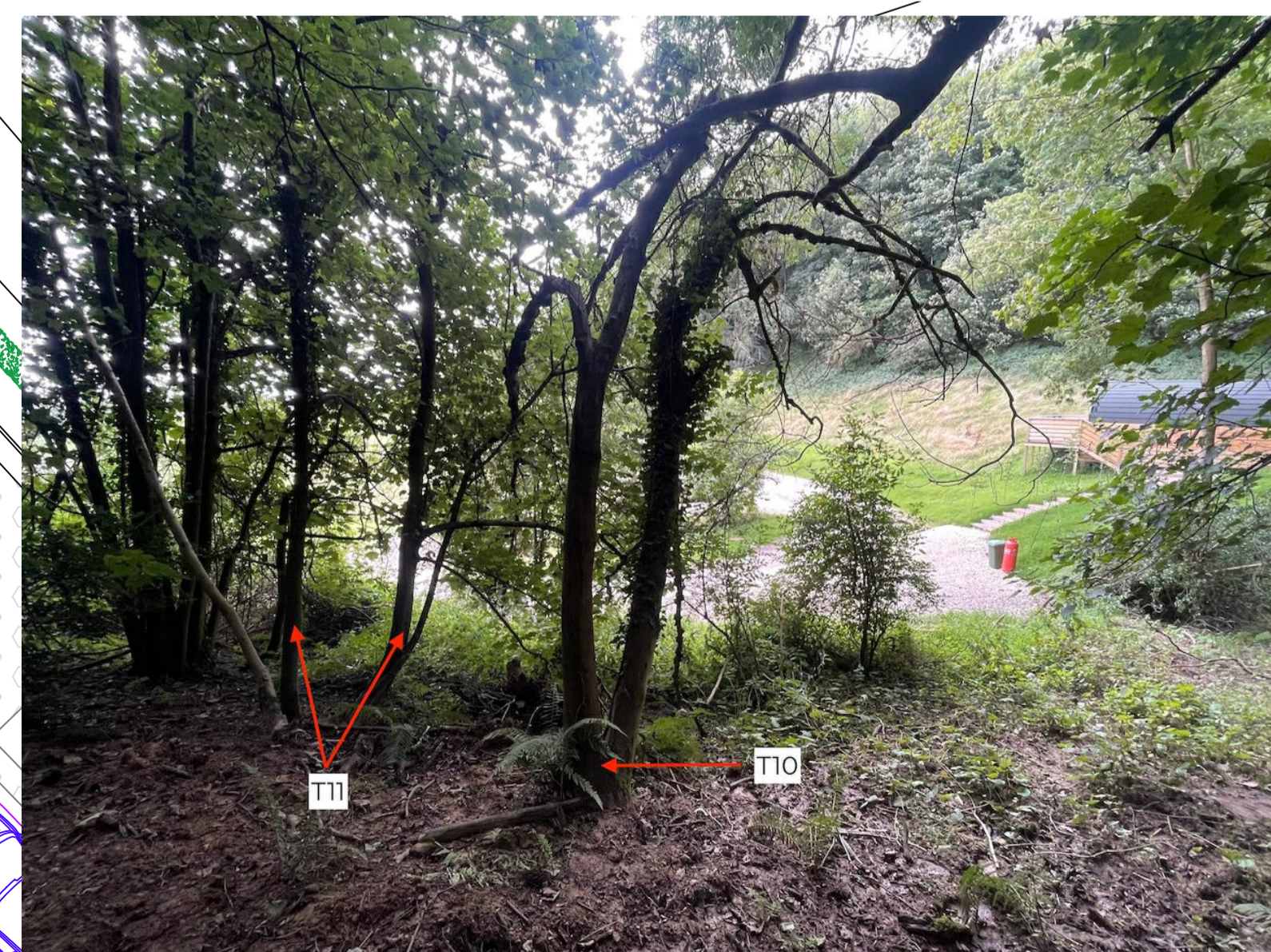


Figure 1. An image of the proposed development site from the woodland edge.

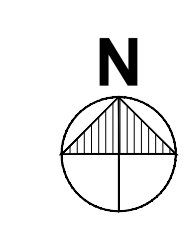
A	29/08/23	LS	PRELIMINARY
Rev	Date	Initials	Revision notes

Site Address <b>Prospect House Farm, Suffield, Scarborough, YO13 0BH</b>	Key Tree Solutions Roly's Cottage YO61 2QY Tel. 07716 638 613 www.KeyTreeSolutions.co.uk
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Job  
**Arboricultural Report**

Title  
**Appendix D:  
Arboricultural Constraints Plan**

Drawn by <b>LS</b>	Date <b>Aug 2023</b>	Scale @ A1 <b>N/A</b>	Drg. no. <b>1/2</b>
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**KEY - Arboricultural Survey and Constraints Plan**  
(to be read in conjunction with report ref.PHF01-23)

○ Tree surveyed by Key Tree Solutions - tree location approximated by surveyor

Tree categories (BS 5837:2012)  
shape indicates canopy spread

○ Category A Trees

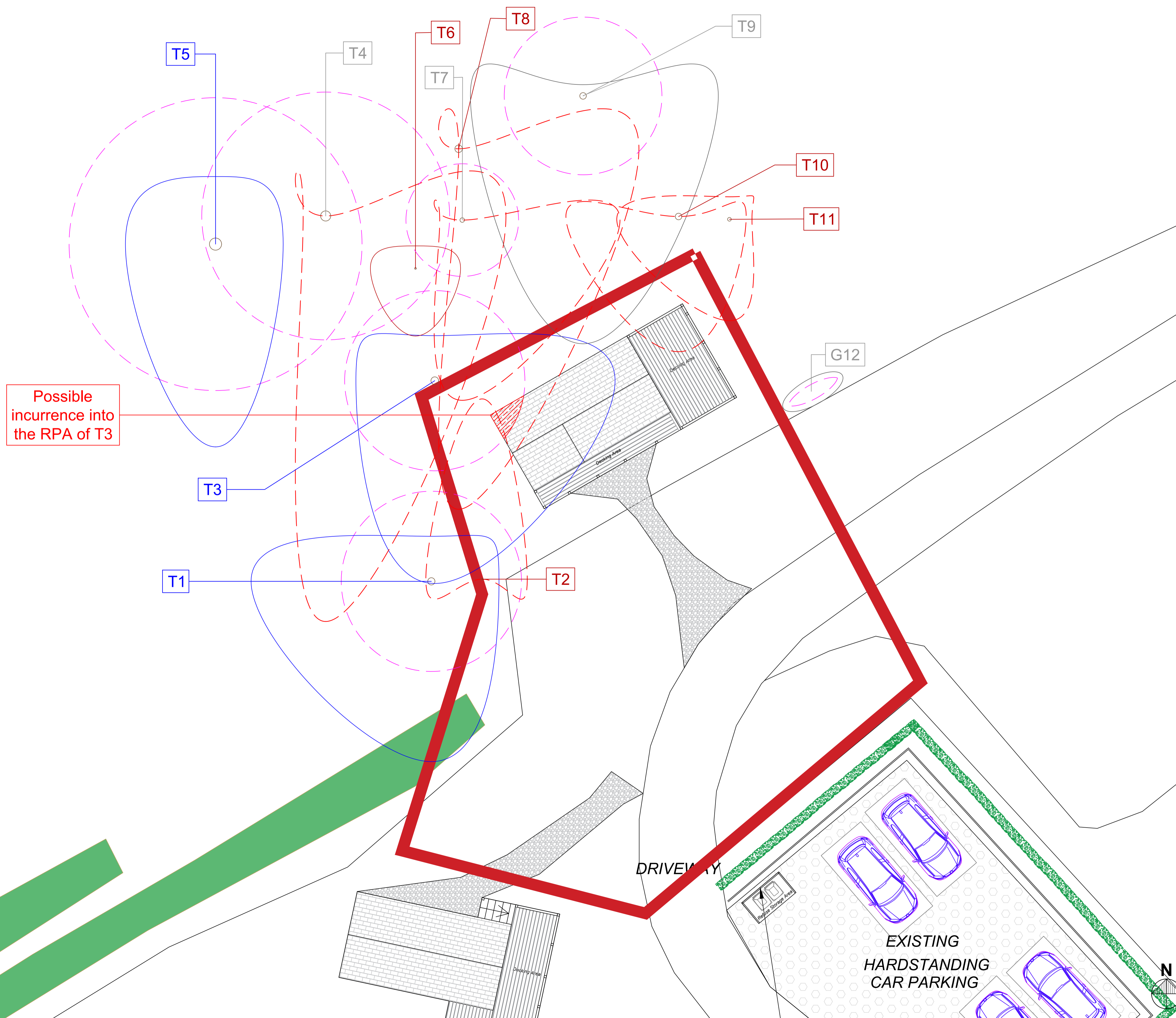
○ Category B Trees

○ Category C Trees

○ Category U Trees

○ Existing tree to remove

○ Root Protection Area (RPA) of category A, B and C trees



Possible incurrence into the RPA of T3

A	29/08/23	LS	PRELIMINARY
Rev	Date	Initials	Revision notes

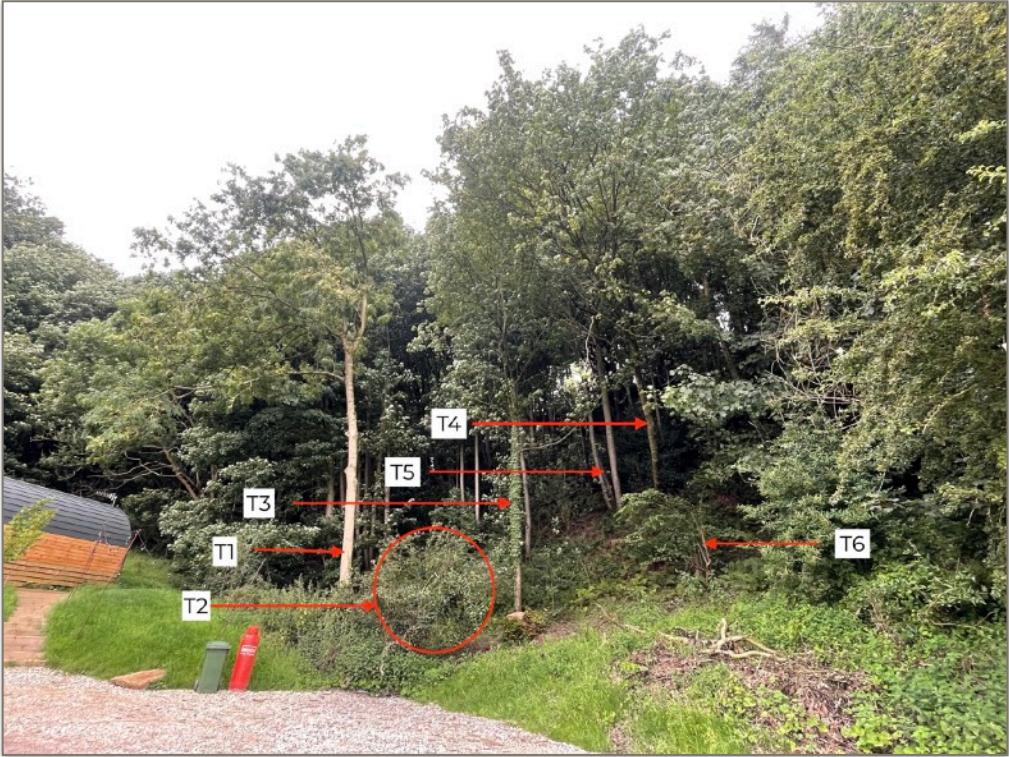
Site Address <b>Prospect House Farm, Suffield, Scarborough, YO13 0BH</b>	Key Tree Solutions Roly's Cottage YO61 2QY Tel. 07716 638 613 www.KeyTreeSolutions.co.uk
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Job <b>Arboricultural Report</b>
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Title <b>Appendix D: Arboricultural Impacts Plan</b>
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Drawn by <b>LS</b>	Date <b>Aug 2023</b>	Scale @ A1 <b>N/A</b>	Drg. no. <b>2/2</b>
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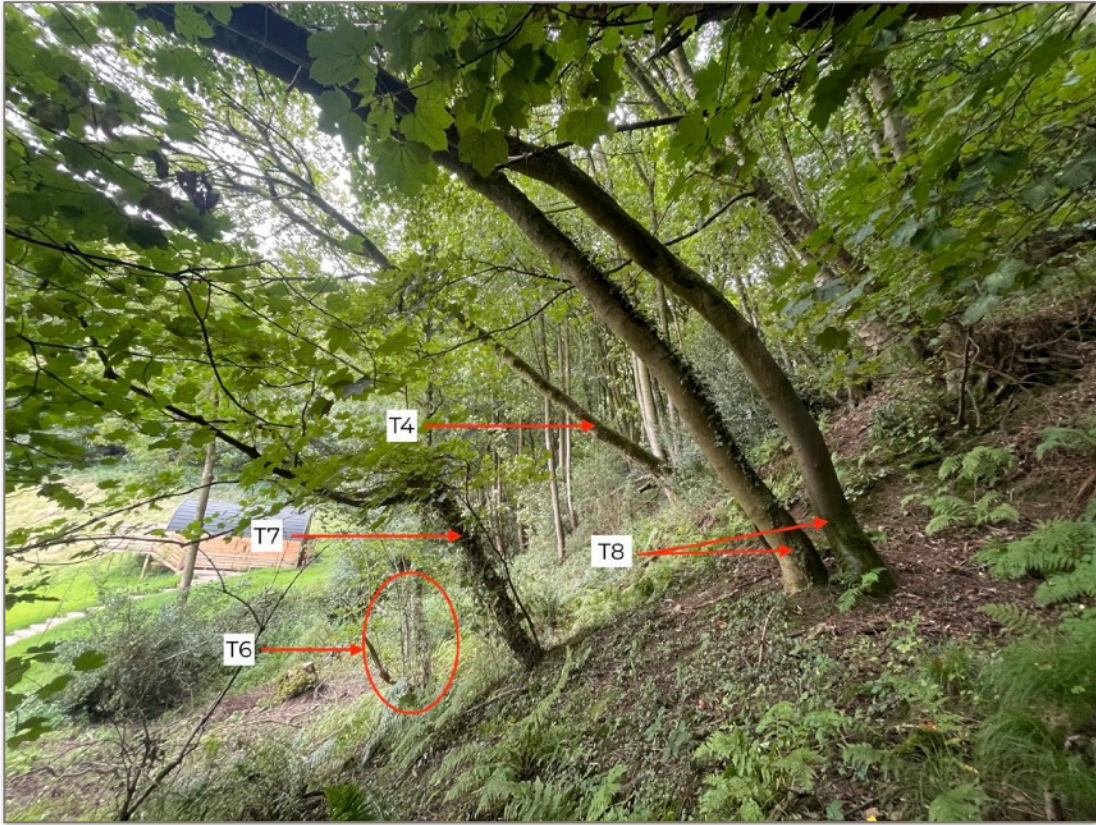
Appendix E: Images



**Figure 1.** The proposed development site with visible surveyed trees labeled.



**Figure 2.** The leaning stem of T4 extending over the proposed development site.



**Figure 3.** Woodland fringe trees growing out from the steep embankment.



**Figure 4.** Trees T10 and T11 located to the east of the north east of the site.



**Figure 5.** Trees to the eastern edge of the development proposal.

**Sent:** 17 August 2023 13:18  
**To:** Jill Bastow  
**Subject:** NYM/2022/0338 & NYM/2023/0426

Dear Jill,

Thank you for your letter dated 17th August 2023 the contents of which I have noted and in response to which I would comment as follows.

### **NYM/2023/0426**

Tree survey - already commissioned and just done today as it happens - the Applicants were anticipating this requirement. As soon as the Applicants have the written survey to hand, they will forward it to me and I will then forward it to you as required.

Highways - whilst the Applicants have indeed re-stoned the entrance a couple of times (the most recent being after the recent heavy rains that washes a lot of the pre-existing stone away), this comprised maintenance rather than the conditioned works. Highways-approved contractors Nobles of Whitby have now at last (just last week I understand) priced the required works (circa £6K + VAT) with the works programmed to be carried out in 2 to 3 months time. The Applicants will also at this time attend to the creation of two passing places as also required.

### **NYM/2022/0338**

**Condition 5** - the external lighting to be installed around the perimeter of the glamping pod and amenity areas to comprise Forum Helix down-light 3W LED 3000k lamps each with 300 lumen output - data sheet attached hereto. 9 No around each of the pod's decking amenity areas and 8 No down the pathway to each pod (4 No down each side of path).

**Condition 6** - hedge planting to commence winter 2023 consisting of native hedging packs - predominantly hawthorn - supplied by the Woodland Trust. One year old whips to be planted in a double staggered row, 5 plants per meter with canes and spiral guards.

**Condition 7** - Existing areas of limestone hardstanding comprising the car parking area to be topped with 40mm clean limestone.

**Condition 10** - as per **NYM/2023/0426** Highways above.

I trust that the above will suffice for your requirements at this stage, but please do not hesitate to get in touch if you require any further details/clarification.

In the meantime please be so kind as to acknowledge receipt.

Kind regards,

Mike



--

M W C Forster BSc (Hons) MSc PhD MRICS

**Michael Forster MRICS**  
**Chartered Building Surveyor**

[www.michael-forster.net](http://www.michael-forster.net)

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**IP44**



- IP44 rated
- Die-cast aluminium construction  
Black ridged finish
- Available with or without photocell sensor



ZN-35686-BLK

# HELIX

## Downlight

 Photocell Sensor | 
  IP44 Rated | 
  Class 1 | 
  0.8kg

Code	Sensor	Description	Lamp	Dimensions
ZN-35593-BLK	-	Helix Down Light	1 x 7W max LED GU10	H:162mm W:92mm Proj:104mm
ZN-35686-BLK	Photocell			