ARBORICULTURAL REPORT:

BS 5837 – 2012

TREDILION PARK

For:

EMMA VIDLER

Project: Tredilion Park		
Project Number	L078	
Title	Arb Report	
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Prepared by:	David Price	01 September 2025

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Contents

1 INTRODUCTION

Background

1.1 Sylvan Ecology were commissioned to prepare a tree survey report for the proposed development at Tredilion Park, Monmouth, Abergavenny.

1.2 The purpose of this report is to identify the quality and safety of the trees on this site, as categorised by the *British Standard 5837:2012, Trees in relation to design, demolition, and construction – Recommendations*. The survey and findings, as reported here, represent an unbiased third-party opinion, offering professional advice as to the value of the trees on site. To illustrate the constraints trees pose to the design of future development, a tree protection plan can be found in Appendix A.

1.3 The application site is in a rural location to the east of Abergavenny. All associated land for the development (herein referred to as the application site) is located at:

- central OS grid reference: SO 31830 14752
- nearest post code: NP7 8BB

1.4 The site comprises of approximately 32 hectares of grasslands, scattered trees, woodlands, standing water, hedgerows, and boundary vegetation. The immediate surrounding area is predominantly agricultural. There are also large sections of woodland (some of which could be ancient) and a relatively intact network of hedgerows.

2 METHODOLOGY

Field Survey

2.1 The survey was carried out in accordance with the guidance set out in British Standard 5837:2012*, Trees in relation to design, demolition, and construction – Recommendations*. This standard gives a systematic, consistent, and transparent evaluation method to tree surveys. The survey was undertaken in accordance with standard methodology by David Price TechArborA on 17th July 2025. Weather conditions on the day of the survey were suitable, dry, clear, with good visibility and a light breeze (Force 1 on the Beaufort Scale).

2.2 The survey involved a site walkover of the area falling within the site boundary shown on the map in *Appendix A* and approximately 12m beyond where appropriate. All observations were made from the ground using short focal range binoculars where appropriate. No invasive decay detecting instruments were utilised. Detailed notes were made in relation to any features considered important to the health, viability, or ecology of the trees. This information was used to inform the associated classification system as per the guidance. All trees, where appropriate and accessible, were tagged with metal identification tags, on the north side of the tree at 2m.

2.3 The survey was extended to include assessment of the potential of the site to support protected and/or notable species. Although this approach supports an initial analysis of the likely presence of protected or notable species, a comprehensive assessment may require season-critical survey techniques, which fall beyond the scope of this study. The presence of protected species was noted where possible, but walkthrough surveys cannot usually confirm species presence or absence; only the likelihood of presence can be assessed.

Soil Assessment

2.4 A soil assessment is typically undertaken by a competent person to inform any decisions relating to:

- new planting design; and
- foundation design to take account of retained, removed and new trees.

2.5 The assessment should determine whether the soil is shrinkable. If it is, trees and other vegetation have the potential to cause indirect damage to structures. In such cases, desiccation assessments should be carried out at a specialist laboratory to check the extent to which existing vegetation has dehydrated the soil.

2.6 Soil structure, composition and pH should be included in the assessment for the purpose of designing new planting and landscape proposals.

2.7 Considering the current proposal, a soil assessment isn't deemed necessary.

Limitations

2.8 While every effort is made to ensure that an accurate assessment of the tree's condition is made during the survey, no responsibility can be taken for resultant damage or injury occurred by a failing tree. The survey only gives a snapshot of what is visible and not obscured on the day of survey.

3 RESULTS

Arboricultural Summery

3.1 The application site is dominated by groups of young ornamental fruit trees, some mature standards and self-sown scrub.

3.2 The condition of these trees has been classified in line with B.S.5837, the table below, summarises the results of the survey.

Species Diversity

3.3 Species diversity is low due to the limited habitats within the survey area.

Tree No	RPA m2	Spp	Diameter mm	Height (m)	Crown Spread (m)				Category	Life stage	Life Exp	Low Branch and direction	Observations
					N	S	E	W					
1	4.6	Mediterranean cypress	100#	5	0.25#	0.25#	0.25#	0.25#	C1	SM	10-20	n/a	Small, ornamental cypress tree, the tree has been planted too close to wall, limiting future growth potential.
2	4.6	Mediterranean cypress	100#	5	0.25#	0.25#	0.25#	0.25#	C1	SM	10-20	n/a	Small, ornamental cypress tree, the tree has been planted too close to wall, limiting future growth potential.
3	4.6	Mediterranean cypress	100#	5	0.25#	0.25#	0.25#	0.25#	C1	SM	10-20	n/a	Small, ornamental cypress tree, the tree has been planted too close to wall, limiting future growth potential.
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6	4.6	Mediterranean cypress	100#	5	0.25#	0.25#	0.25#	0.25#	C1	SM	10-20	n/a	Small, ornamental cypress tree, planted upon boundary mound.
7	4.6	Mediterranean cypress	100#	5	0.25#	0.25#	0.25#	0.25#	C1	SM	10-20	n/a	Small, ornamental cypress tree, planted upon boundary mound.
8	4.6	Mediterranean cypress	100#	5	0.25#	0.25#	0.25#	0.25#	C1	SM	10-20	n/a	Small, ornamental cypress tree, planted upon boundary mound.
9	2.2	Mediterranean cypress	98#	4	0.2#	0.2#	0.2#	0.2#	C1	SM	10-20	n/a	Small, ornamental cypress tree, planted upon boundary mound.
10	30.5	Willow	260	15	5.5	7	6.5	6	C1	SM	10-20	n/a	A self-sown willow growing within a raised, wooden, flower bed. The location of the tree limits future growth potential.
11	22.9	Fig	14 stems	15	3	3	3	2	C1	SM	10-20	n/a	Fig tree unsympathetically cut back to maintain access to

			with an average diameter of 100mm										driveway and footpath. Extensive epicormic growth.
12	10.1	Fruit	150	5	2	2	2	2	B1	M	10-20	0.5m S	Small fruit tree planted along wall.
13	366.3	Beech	908	19	7	9.3	8	7.1	C1	SM	>40	3m S	Large mature beech.
14	113.1	Ash	500#	11	6	5.5	6	5	C1	SM	10-20		Ash, some signs of dieback.
15	542	Chestnut	1090	13	6	6	6	5.5	B1	M	>40		Large attractive tree.
16	397	Ash	940#	13	6	3	4	4	C1	M	10-20		Ash, some signs of dieback.
G1	Cat B1	Three large giant redwoods. Trees have suffered significant storm damage. Will require remediation works.											
G2	Cat C1	Small area of scrub with young ash, willow; behind walled garden											
G3	Cat C1	Was once a small fruit garden, has been neglected so now contains small fruit trees, with young scrub growth.											
G4	Cat C1	Over mature, defunct hedgerow with large mature trees. Tree composition include mature sycamores with an average stem diameter of 60 cm, with some semi-mature willow and holly. The trees have grown as part of a group and have had a significant impact on each other.											
G5	Cat C1	Small group consisting of a yew shrub and an ash tree (T16).											

Photographic evidence of findings

3.4 ***Photo 1: Overview of T13 Cat B beech.***

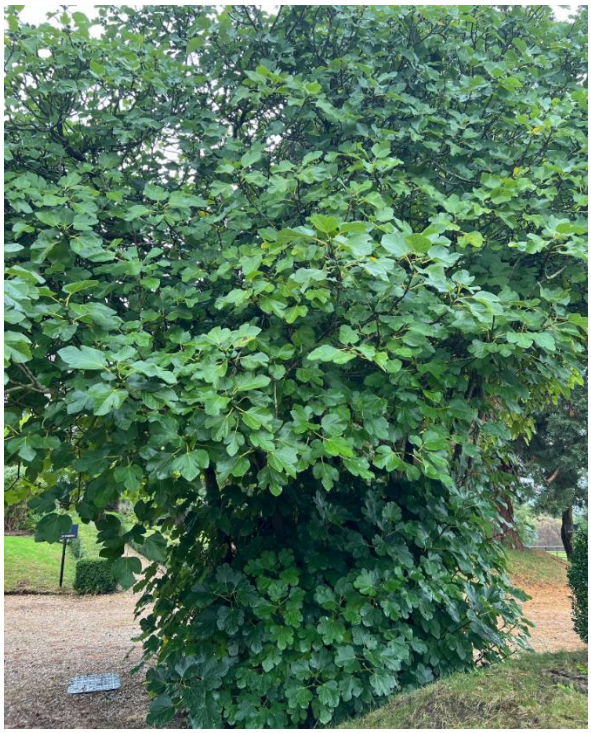
3.5 ***Photo 2: Overview of G1 Cat B group with storm damage.***

3.6 ***Photo 3: Overview of T1, T2, T3 and T4***

3.7 ***Photo 4: Overview of T10 Cat C self-sown willow within raised bed.***

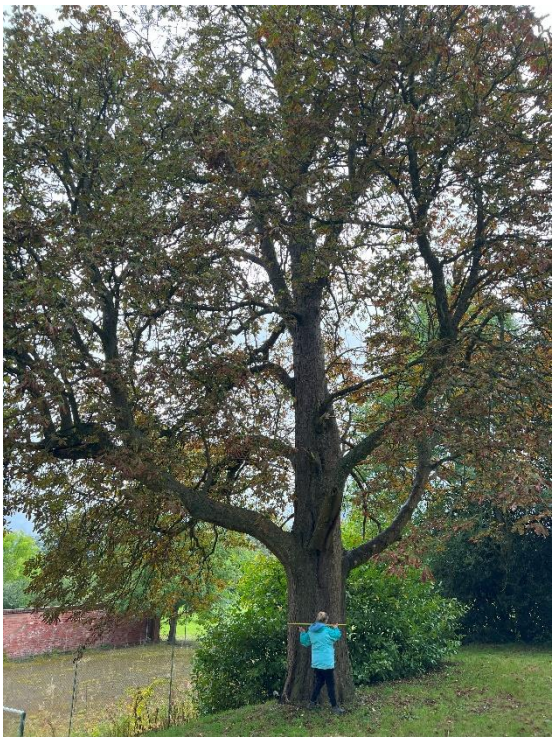
3.8 ***Photo 5: Overview of G3, fruit trees with scrub.***

3.9 ***Photo 6: Overview of T11 Cat C Fig tree.***



3.10 ***Photo 7: Overview of G5***

3.11 ***Photo 8: Overview of T15, Cat B chestnut.***



Trees

3.12 Two trees (T13 and T15) and one group on site were deemed worthy of a *Category B* grade; the remainder of the trees and groups were *Category C*. Trees or groups of a *Category C* grade will not usually be retained where they would impose a significant constraint to development. The majority of the trees on site have been designated Category C due to the damage they have received, their likely reduced lifespan or their low inherent value.

3.13 Trees or groups of a *Category B* grade should be considered as constraints and any loss mitigated/compensated for appropriately.

Lost trees

3.14 The following trees would need to be removed to accommodate the development.

- T1 - T9: the small ornamental cypress trees will need to be removed to accommodate the development.
- T11: The fig tree is too close to the proposed development and is likely suffer significant damage, it's recommended it be removed.
- T12: The fruit tree is too close to the proposed development and is likely suffer significant damage, it's recommended it be removed.
- T14: The ash tree is too close to the proposed development but is also infected with ash dieback.
- T15: The chestnut tree is close to the proposed development, the tree is large, mature has some minor crown dieback with some dead branches in the canopy. The falling large branches would fall onto the proposed development so its recommended it be removed.
- T16: The ash tree is too close to the proposed development but is also infected with ash dieback.
- G3: will need to be removed to accommodate the development.

Ecological Constraints

3.15 The trees on site likely to be removed have negligible potential for roosting bats, with limited potential for nesting birds, which can be mitigated for.

4 AIA

Tree constraints plan

4.1 A TCP showing the location of the tress, the canopy spread, and the root protection zones are shown in appendix A.

Legislation pertaining to trees

4.2 Tree preservation orders (TPO)/Conservation Orders – Select trees are protected under the *Town and Country Planning (Trees) Regulations 1999*. TPOs are intended to prevent the felling, lopping, topping, uprooting or otherwise wilful damaging of trees without the permission of the *Local Planning Authority*.

4.3 Tree felling licence – In any calendar quarter*, you may fell up to five cubic metres on your property without a licence as long as no more than two cubic metres are sold. (*1 Jan to 31 March, 1 April to 30 June, 1 July to 30 September and 1 October to 31 December.)

Arboricultural constraints

4.4 Arboricultural constraints within the surveyed site relates primarily to the preservation of trees within and outside the site.

4.5 Trees recommended for retention must be protected during the construction phase through the employment of a combination of protective barriers, ground protection zones and tree safe construction methods designed by a suitably qualified Arboriculturist.

4.6 In addition to the protection of the tree, it is essential that ground works do not impact upon the root system. The tree root system and the associated soil structure is often overlooked during the construction process and can be damaged or altered by compaction, causing major damage to the health of the tree. Generally, the entire root system of the tree is within the top 600mm of soil where it can be easily damaged. A calculated area of ground around the tree should be protected for the duration of the onsite construction phase. In this report it is referred to as the Root Protection Area (RPA).

Impacts on Amenity Value on or Near the Site

4.7 Due to the location of the site and the nearby rural areas, the negligible loss of trees, it's believed works will have a minimal effect to the amenity value of the site.

Above and Below Ground Constraints

4.8 The construction of foundations or installation of services are scheduled to take place within the RPA of retained trees.

4.9 Tree felling works will be required to clear the site and to allow construction. All tree surgery works will be undertaken prior to construction activity and in accordance with the Arboricultural Method Statement section: Remedial Tree Works. Once allocated trees have been felled, it is anticipated that no further pruning work will be required, all works will be undertaken to BS 3998 (British Standard Recommendations for Tree Work 2010).

4.10 Groups G4 and G5 may need to be cut back to allow access for the development. The tree has previously been regularly, roughly cut back to allow such access. All tree surgery works will be undertaken prior to construction activity and in accordance with the Arboricultural Method Statement section: Remedial Tree Works. Once allocated trees have been felled, it is anticipated that no further pruning work will be required, all works will be undertaken to BS 3998 (British Standard Recommendations for Tree Work 2010).

Construction Processes of the Proposed Development

4.11 Development processes that lead to soil compaction in tree rooting zones and physical damage to trees can adversely affect long-term tree health. This can lead to unnecessary tree loss if not controlled properly on site during the access and then the construction phases.

4.12 Within the proposed development site, access through the RPAs of tree T13 and groups G1 will be required. The access for T13, G1 is over existing hard standing, so no additional ground protection measures are anticipated.

4.13 Potential also exists for machines to strike trees during construction activity. Mitigation will be put in place to ensure there is no risk of machinery causing damage to trunks and low branches.

4.14 The construction processes are highly unlikely to have a detrimental effect upon the health of the trees assuming recommendations made in this report are adhered to at all times by the contractors. e.g., the positioning of a stout fence between the retained trees construction activities is placed prior to commencement of works and remains intact and in position throughout the duration of the construction activities.

Infrastructure requirements

4.15 The installation of services within the rooting zones of trees can have a large detrimental impact on the long-term survival of retained trees leading to their unnecessary loss or root failure in high winds. No services are to be installed within any tree RPAs of the trees.

4.16 Undisclosed siting of above ground services, CCTV cameras, electrical sub-stations, refuse stores, lighting and other infrastructure requirements can lead to unnecessary pruning of tree crowns or root loss during or post development. There are no such developments planned to take place adjacent or within the RPA of any retained trees.

Mitigating tree loss/new planting

4.17 The loss of T15 and the other trees will be compensated for by planting ten trees. The planted trees will consist of feathered whips (circa 1.2 m tall); all planted stock should, as far as is reasonably possible, be locally sourced and of appropriate local provenance (as defined by Forestry Commission Practice Note [1999] Using Local Stock for Planting Native Trees and Shrubs). The location of the trees will be detailed with the landscape plan.

4.18 A landscape plan will be produced with placement planting of new trees on site. Replanting will as far as possible try and reflect the general pattern and condition of the local area. All planted stock should, as far as is reasonably possible, be locally sourced and of appropriate local provenance (as defined by Forestry Commission Practice Note [1999] Using Local Stock for Planting Native Trees and Shrubs). Tree planting should take place when the ground is frost-free and not waterlogged during

the dormant season (November to March). The final layout and species composition will be designed by a landscape architect.

Proximity of trees to structures

4.19 Newly planted or retained trees will not have any impact on structures at site and vice versa. Allowance for future growth will be considered in the siting of the new trees.

5 ARBORICULTURAL METHOD STATEMENT

Phasing of operations

5.1 The arboricultural protection on this site must be carried out in the following order:

- Pre tree removal check for protected species
- Tree removal
- Accurate erection of tree protection measures
- Any demolition/site clearance
- Construction
- Removal of tree protection fencing
- Compensation – replanting plan

5.2 The above phasing must not be changed without approval from the project arboriculturist and agreement with the *Local Planning Authority* tree officer.

Pre tree removal check for protected species

5.3 Prior to the removal of any tree, an inspection should be made by a suitably experienced ecologist for the presence of nesting birds, or the trees potential to support roosting bats.

Remedial Tree Works

5.4 Tree works will be undertaken in a single phase. Works will take place prior to any demolition or construction on site and will constitute the cutting back of trees where required. All tree works are to be carried out in accordance with BS 3998 (*British Standard Recommendations for Tree Work 2010*).

Avoiding Crown and Stem Damage

5.5 Great care must be exercised when working close to the category B tree and group. Plant and machinery with booms, jobs and counterweights and the passage of tall or wide loads etc. Should be controlled by a banksman to maintain adequate clearance.

Construction Exclusion Zone

5.6 The Construction Exclusion Zone (CEZ) required by the current edition (2012) BS 5837 Trees in Relation to Construction relates to the stem diameter of each tree when measured at a height of 1.5 m from ground level. No works will be undertaken within any CEZ that causes compaction to the soil or severance of tree roots.

Protective Fences

5.7 A protective fence shall be erected prior to the commencement of any site works e.g., before any materials or machinery are brought on site, development or the stripping of soil commences. The fence shall have signs attached to it stating that "This is a Construction Exclusion Zone and that NO WORKS are Permitted" within the fence. The protected fence may only be removed following completion of all construction works.

5.8 The fence is required to be sited in accordance with the TPP enclosed with the method statement. They must ideally be constructed as per figure 2 in BS 5837 2012 and be fit for the purpose of excluding any construction activity (See appendix A). Any other fence/barrier used must be fit for the purpose.

Precautions in respect of temporary works

5.9 If temporary access is required to a CEZ then access may only be gained after consultation with the Local Planning Authority and following placement of materials such as a single thickness scaffold board on top of a compressible layer laid onto a geotextile fabric to prevent compaction to the soil from pedestrian movements. No temporary access into RPAs is anticipated on this site.

Ground protection for access

5.10 No ground protection is anticipated for this project ads the RPAs of the retained trees are beneath hard standing.

Site storage, parking, welfare facilities, etc.

5.11 Ample allocated parking already exists on site. Provisions will be stored within the development site; no provisions will be sited within RPAs of retained trees.

Additional Precautions

5.12 All demolition and construction machinery that could impact the trees off site will be supervised by a banksman to ensure no damage to the trees occurs.

5.13 No mixing or storage of materials will take place up a slope where they may leak into an RPA of the offsite trees.

5.14 No fires will be lit within 20m of any tree stem and will take into account fire size and wind direction so that, no flames come within 5m of any foliage.

5.15 No notice boards, cables or other services will be attached to any tree.

5.16 Materials which may contaminate the soil will not be discharged within 10 m of any tree. When undertaking the mixing of materials, it is essential that, any slope of the ground does not allow contaminates to run towards a tree root area.

Site Gradients

5.17 No alterations of soil levels shall take place within the CEZ of the protected trees.

On site Monitoring Regime

5.18 Arboricultural monitoring is to be employed on this site. It involves a monthly site visit and completion of standard pro forma that is signed by site manager (or representative) and the project arboriculturist and copied to both the developer and The Council. A final sign-off visit will be carried out at the end of the development and a formal letter sent to both the client and Council indicating an end to the monitoring and ceasing the responsibility of the monitoring arboriculturist.

5.19 The monitoring visit is to ensure that the approved tree protection measures are continually adhered to, and if remediation is required that this be promptly addressed and made clear to all parties.

5.20 Arboricultural supervision is to be carried out at all crucial stages throughout the development process to ensure detailed tasks are carried out as per the approved methodology, and during any other, unplanned incursions into protection areas, for

whatever reason.

5.21 This supervision will require the arboriculturist to be present throughout any task, to ensure all the arboricultural objectives are met.

5.22 If any works are to take a long period of time, provided the arboriculturist is satisfied, and after an initial 'tool-box talk', the supervision may be reduced to telephone contact between the site foreman/contractor and arboriculturist.

5.23 The local authority arboriculturist will have free access to the site and pass any recommendations direct to the project arboriculturist.

Use of subcontractors

5.24 The main contractor will be responsible for ensuring sub-contractors do not carry out any process or operation that is likely to adversely impact upon any tree on site.

Responsibilities

5.25 It will be the responsibility of the main contractor to ensure that the planning conditions attached to planning consent are adhered to at all times and that a monitoring regime in regard to tree protection is adopted on site.

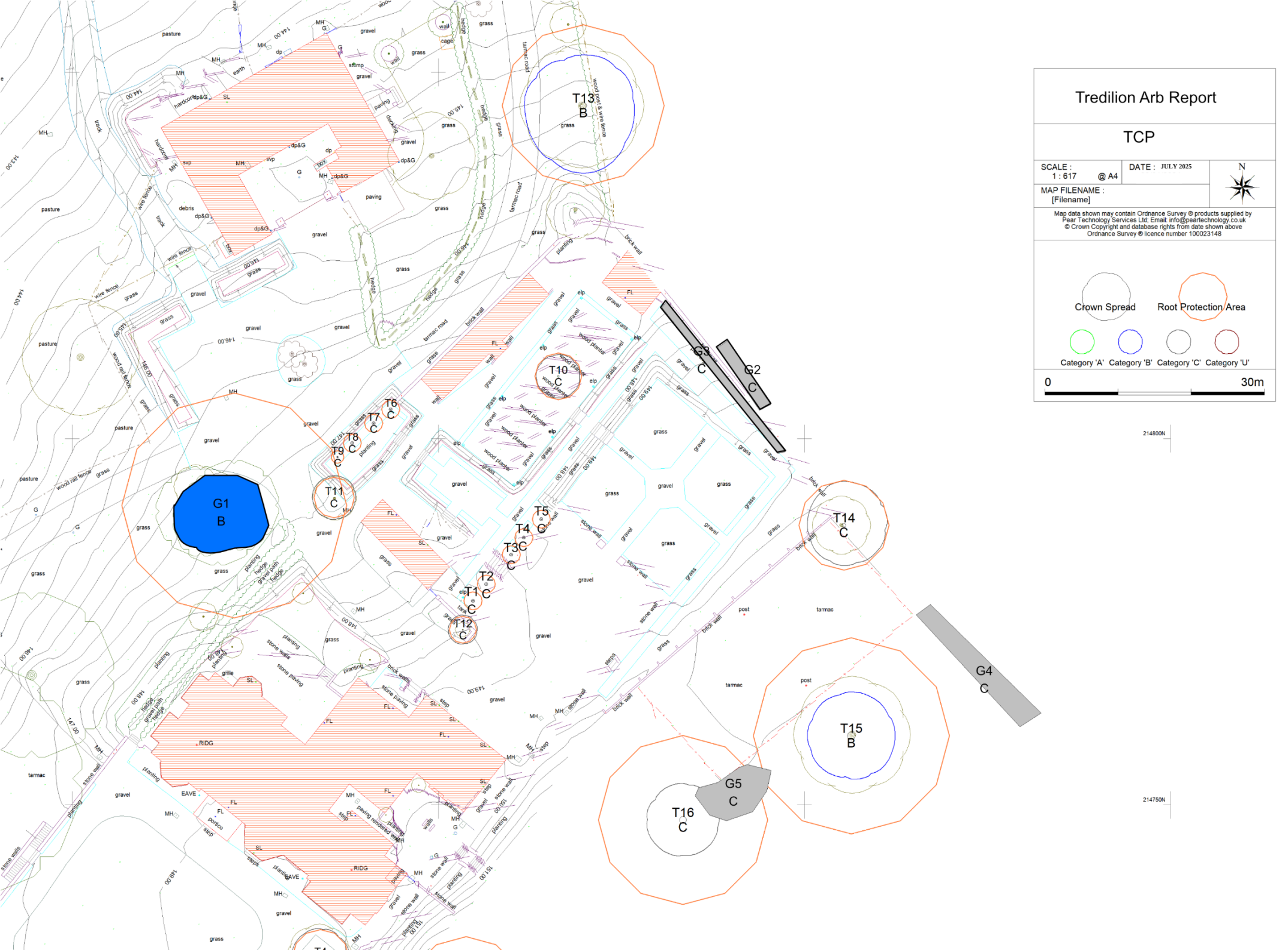
5.26 The main contractor will be responsible for contacting the Local Planning Authority at any time issues are raised related to the trees on site.

5.27 If at any time pruning works are required permission must be sought from the Local Planning Authority first and then carried out in accordance with BS 3998.

5.28 The main contractor will ensure the build sequence is appropriate to ensure that no damage occurs to the trees during the construction processes. Protective fences will remain in position until completion of all construction works on the site.

6 CONCLUSIONS

6.1 Providing the recommended mitigation measures are adopted, arboricultural impacts of the development will be reduced to a minimum and arboricultural issues are not, based upon the available information, anticipated to preclude the sites development.



Tredilion Arb Report

TCP

SCALE : 1 : 617 @ A4

DATE : JULY 2025

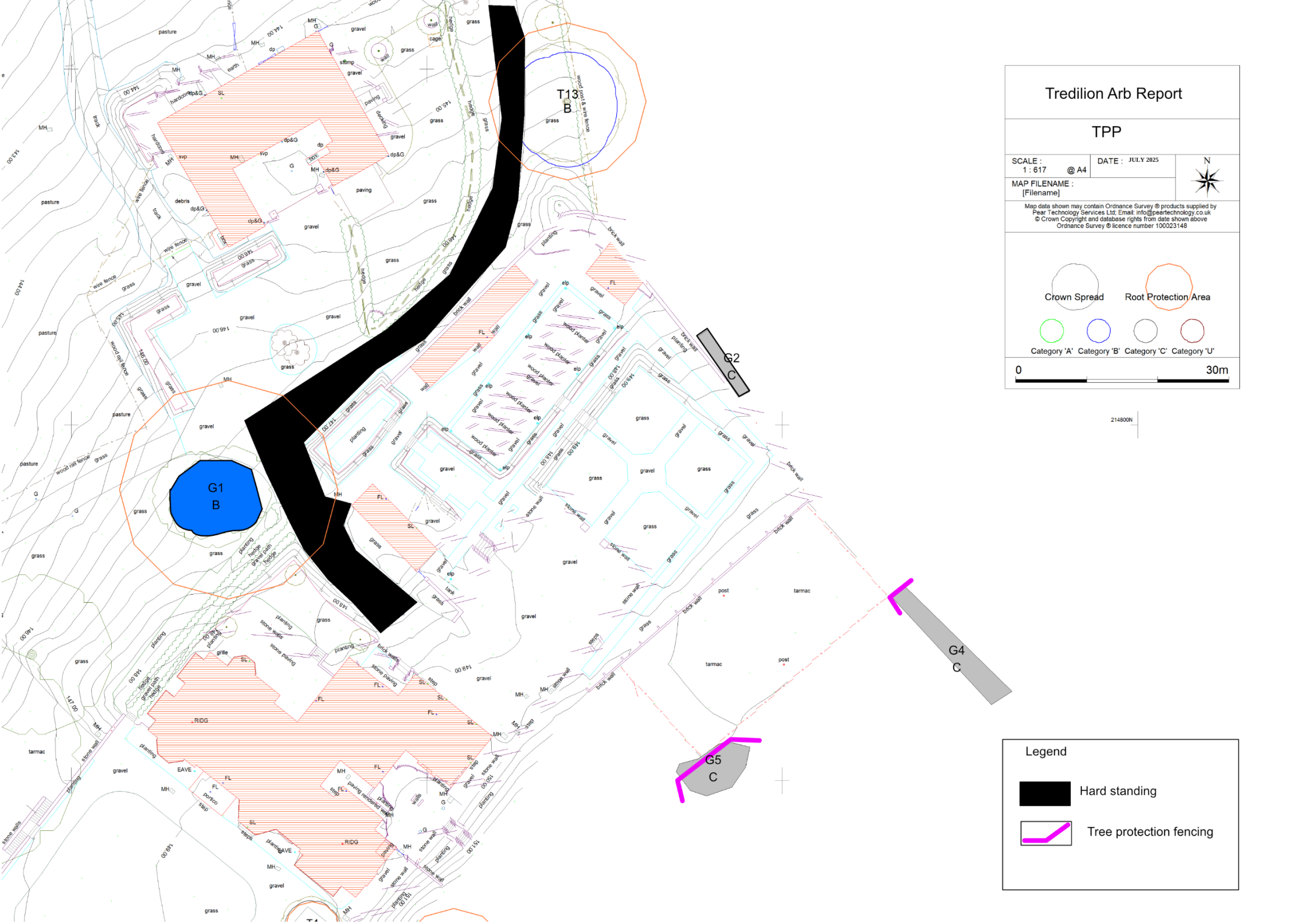
N

MAP FILENAME : [Filename]

Crown Spread Root Protection Area

Category 'A' Category 'B' Category 'C' Category 'U'

0 30m



Tredilion Arb Report

TPP

SCALE : 1 : 617 @ A4

DATE : JULY 2025

MAP FILENAME : [Filename]

N

Crown Spread Root Protection Area

Category 'A' Category 'B' Category 'C' Category 'U'

0 30m

Legend

Hard standing

Tree protection fencing

Ecology & Arboriculture

www.SylvanEcology.com