

CARMARTHENSHIRE
REVISED LOCAL DEVELOPMENT PLAN (2018-2033)
EXAMINATION

Hearing Session 10 – Prosperous People and Places – Site Allocations (Cluster 4 –Newcastle Emlyn) and (Cluster 5 – Llandovery)

Tuesday 12 November 2024 between 10:00 and 17:00

Action Point	Council Response / Proposed MAC	Inspector's Comments
AP10/1 – Council to confirm agricultural land classification for allocation SeC12/h1; and to provide a link to the public record on the review of wastewater treatment plant permits.	The site is located on Grade 3a agricultural land. Further reference is made to submission document CSD79: Topic Paper – Best and Most Versatile Agricultural Land. Link to the public records can be found here: https://publicregister.naturalresources.wales . Appendix 1 sets out the Waste Water Treatment Works in West Wales and the Permit Numbers to use with this link.	Agreed.
AP10/2 – Council to confirm whether a covenant affects allocation SeC12/h3, and if so, to provide details from the landowner.	The covenant on the land expired in 2022.	Agreed.
AP10/3 – Council to provide response from the agent on the landowner's intention to develop allocation SeC14/h1 during the Plan period.	Please see email in Appendix 2.	Agreed.

AP10/4 – Council to provide the tree survey and tree and ecology officer comments for allocation SuV39/h1.	Please see Appendix 3.	Agreed.
AP10/5 – Council to confirm if there are any ownership constraints affecting access to allocation SeC16/h1; and provide transport/highways and ecology evidence.	It was our recollection that an objector queried why access to the site was not from Rhosmaen Street (in relation to why the whole of the allocation in the current adopted LDP had not been carried forward). In terms of the new (smaller) residential allocation as set out in the Revised Plan, access cannot be achieved from Rhosmaen Street. The proposed access to the allocation is via the existing residential estate of Parc Pencrug onto Carmarthen Road. There are no ownership constraints affecting access to the site. The site and access is Council owned. No transport/highways issues have been raised from the local highways authority during the LDP preparation process, and such matters have been considered as part of the current planning application (PL/06580) for the larger site area that was discussed at the Hearing Session. Detailed ecological evidence covering the allocation (as well as the larger site area covered in application PL/06580) form part of the supporting documents to the application. All documents relating to the current application can be viewed at the following link: Documents for reference PL/06580: Public Access	Agreed.

	Further information in relation to ecology in respect of PPW Chapter 6 has been provided in response to Action Point AP1/20.	
AP10/6 – Council to provide tree survey and site plan for the previously drawn up scheme at allocation SeC17/h1.	The previous tree survey completed several years ago and is no longer available. An updated tree survey has recently been undertaken as part of the proposals to bring the site forward – please see Appendix 4, below. The Authority's Housing Division have provided this latest information and confirmation: A Brief has been issued to our Property Design Team to progress plans for the development of a Housing scheme at this location. The land is within the ownership of CCC, and the scheme will help meet high housing need in the area. We are currently progressing feasibility / concept designs and this work is ongoing and nearing completion. Once concept designs are approved (subject to costs) we will be able to progress to detailed design, with a view to submitting an application for Planning consent and then commencement of works. The current design has been supported by a tree survey and a tree constraints plan undertaken by a suitably qualified person. It confirms that up to 12 homes (depending on final house type and mix) would be incorporated within this area of land. The homes would be a mix of 1, 2, 3 and 4 bedroom houses, which will help meet local need identified in the Local Housing Market Assessment.	Agreed.

Appendix 1

(Action Point 10/1)

Waste Water Treatment Works in West Wales and the Permit Numbers

Catchment	WwTW	Permit Number
Tywi	Ffairfach	BH0065401
Tywi	Abercych	BG0034501
Tywi	Llandovery	BN0202701
Tywi	Llangadog	BG0040001
Tywi	Nantgaredig/Pontargothi	BN0002601
Tywi	Golden Grove	-
Tywi	Abergorlech	-
Tywi	Pumpsaint	-
Tywi	Brechfa	BN0000302
Tywi	Bethlehem	-
Tywi	Broad Oak	-
Tywi	Crugybar	-
Tywi	Caio	-
Tywi	Ffarmers	-
Tywi	Capel Gwynfe	-
Tywi	Trapp	-
Tywi	Bryngwyn	-
Tywi	Twynllanan	-
Tywi	Cilycym	-
Tywi	Cwm Ifor	-
Tywi	Cwrt Henri	BN0018001
Tywi	Cynghordy	BJ0076001
Tywi	Felingwm	BJ0075601

Tywi	Llansawel	BH0062601
Tywi	Myddfai	BH0050801
Tywi	Rhandirmwyn	BH0050701
Tywi	Salem	BP0219002
Tywi	Talley	BN0085301
Tywi	llanfyndd	BN0077601
Tywi	Cwm Ifor	
Teifi	Pencader	BN0020802
Teifi	Cellan	
Teifi	Capel Iwan	BN0054901
Teifi	Pentrecwrt	BG0036101
Teifi	Goytre	AC0116401
Teifi	Drefach/Felindre	BH0060601
Teifi	Pontrhydfendigaid	BN0040202
Teifi	Llanybydder	BJ0091401
Teifi	Lampeter	BP0045001
Teifi	Llandysul	BG0010201
Teifi	Tregaron	BH0057801
Teifi	Llechryd	BG0024901
Teifi	Llandewi Brefi	
Teifi	Adpar	BN0112801
Cleddau	Abercych	BG0034501
Cleddau	Ambleston	BG0001101
Cleddau	Boncath	BG0001201
Cleddau	Camrose	BG0004901
Cleddau	Cardigan (also serving St Dogmaels)	
Cleddau	Cilgerran	BP0217801
Cleddau	Clunderwen	BG0029501
Cleddau	Croescoch	
Cleddau	Maenclochog	BG0000401
Cleddau	Castle Morris	BG0003501

Cleddau	Clarbeston Road	BG0014501
Cleddau	Llandewi Velfrey	BG0013201
Cleddau	Llywncelyn	BG0023001
Cleddau	Llys-Y-Fran Dam	BP0366401
Cleddau	Mathry	BG0009701
Cleddau	Narberth West	N/A
Cleddau	Newchapel	BP0219501
Cleddau	Panteg	BG0014001
Cleddau	Puncheston	BG0017601
Cleddau	Rhoshill	BG0038101
Cleddau	Rosebush	
Cleddau	Spittal	BG0016901
Cleddau	Treffgarne	BN0071601
Cleddau	Walton East	BN0083801
Cleddau	Wolfscatle	BH0068601
Cleddau	Letterston	BH0071101

Appendix 2

(Action Point 10/3)

RE: Blossom Garage, Pencader (ref: SeC14/h1)



Ben Herrington <[REDACTED]>
To: [REDACTED]
Cc: [REDACTED], [REDACTED], [REDACTED]

Mon 30/09/2024 17:13

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Rhybudd: E-bost allanol yw hwn ac nid oedd yn tarddu o'r Cyngor. Byddwch yn ofalus wrth glicio dolenni neu atodiadau agoriadol. Pan fyddwch yn ansicr, defnyddiwch y botwm 'Report Message'.

Good Afternoon Bethan,

My apologies for the delay responding to you.

To confirm, our client is keen to progress the development and is in discussion with Local Housing Associations in respect of Affordable Housing.

Whilst I hope this satisfies your enquiry, should you have any further queries or questions, please don't hesitate to get in touch.

Kind Regards,
Ben

Ben Herrington BSc (Hons) MSc
Licentiate Town Planner

Appendix 3
(Action Point 10/4)

From: Ebonie Gethin-Thomas
Sent: 13 March 2020 12:22
To: REG Planning Consultations
Cc: Helen Rice
Subject: W/39945 - Ecology Consultation Response

Dear Helen Rice,

Thank you for your consultation regarding planning application W/39945, comments relating to ecological issues are as follows:

ADDITIONAL INFORMATION REQUIRED.

There is a requirement for additional information to be submitted to inform this planning application this information must be provided **prior** to the issuing of any planning consent. The current proposals and lack of information mean the proposals are currently against LDP policy. Please consider this email a **holding objection** until such information is supplied.

All recommended actions and mitigation included in reports and advice must be included within the proposal plans where they relate to the design of the development, layout etc., unless agreed with the Planning Officer that this is not necessary.

Surveys, assessments and reports are required to be carried out in line with the British Standards for Biodiversity: Code of Practice for Planning and Development (BS42020:2013) and other relevant species and survey best practice guidelines such as the CIEEM Guidelines for Preliminary Ecological Assessment and meet the requirements of CCCs Nature Conservation and Biodiversity Supplementary Planning Guidance. All surveys will be required to be carried out by a suitably qualified ecologist within the appropriate season and to appropriate survey standards and methodology.

SCOPE OF NECESSARY WORK – PRELIMINARY ECOLOGICAL APPRAISAL.

The site appears from reviewing the submitted information and proposed plans that section of hedgerow will be impacted by the proposed development, via removal and translocation.

Following a data search of protected and priority species and designated sites within 800m of the proposed development, it has been identified that there are a number of records of Brown Hairstreak Butterfly the closest being within 100m of the site.

Brown Hairstreak butterfly is a priority species listed under section 7 of the Environment (Wales) Act 2016. It is also a species for within the Carmarthenshire Local Biodiversity Action Plan, with objectives to prevent any loss of known colonies and action to ensure that the butterfly is fully considered in any development that may impact upon the species.

Therefore it will be necessary, to consider ecological issues as part of any planning submission and these should be fully considered in an ecology report to be submitted with any application.

The development could result in:

- habitat loss, fragmentation and/or modification; Relevant LDP Policy EQ4, EQ5 and
- disturbance/displacement of species Relevant LDP Policy SP14, EQ4

Therefore, having regard to the above:

Proposal advice.

DESIGNATED SITES.

- The proposed development is located within 280m of the River Tyifi Special Area of Conservation (SAC). It is not clear from aerial images or OS map if the proposed development site is hydrologically connected to the designated site. The proposals may have implications for the designated sites features, CCC as the competent authority must undertake a test of the likely significant effect (TLSE) of the proposal considering the sites the SAC conservation objectives under Regulation 63 of the Conservation of Habitats and Species Regulations 2017. Any application must demonstrate that there will not be a significant effect, either alone or in combination with other plans and projects and consider all implications of the proposed scheme. The information required to carry out a TLSE and if necessary an Appropriate Assessment must be contained in with any application in the form of a Habitats Regulations Assessment screening report and Statement to Inform an Appropriate Assessment if applicable. The statement must include an assessment of the potential impacts to the features of the site. An impact assessment will also be required if any impacts on the features as a result of pollution impacts should be identified.

SCOPE OF WORK FOR INCLUSION IN A PRELIMINARY ECOLOGICAL APPRAISAL (PEA).

Desk Study.

Any planning submission must document that a thorough ecological desk study has been undertaken to fully inform the application, this should include data from the Local Records Centre.

Ecological Impact – Habitats and Species

- An ecological assessment and /or survey will be required and must provide sufficient information to identify any nature conservation features (habitats/species) that are likely to be affected by the proposals and identify potential options for mitigation and enhancement. The likely impacts on any species protected under legislation (see below) and any direct or indirect impacts to species or habitats listed under the Carmarthenshire LBAP, UK BAP, or identified on the Section 7 list of the Environment Act (Wales) 2016 must also be considered. The survey must be carried out by a qualified ecological surveyor. It should include:
 - A Phase I habitat survey, to identify the quality and extent of the habitats present. Detailed habitat assessment should only be carried out between the months of April to September only. The habitat survey should also identify the presence of any invasive species. The report should identify the potential of the habitats on site for use by protected species.
 - Reptiles. Common species of reptiles may be present within suitable habitats. These are protected by legislation. The site must be assessed for its potential to support reptiles. Surveys for reptiles must be undertaken if suitable habitat is to be removed. These assessments must inform a code of construction practice for the proposed works with regard to reptiles.
 - Badgers and their setts are protected under The Protection of Badgers Act 1992. Activity within 30 metres of a sett may require a licence. A site may contain badger setts, it is recommended that the site and where possible surrounding land within 30m be surveyed for badgers.
 - Birds – the application must make an assessment of the bird populations currently using the application area and the impact of the development on these, in terms of loss of habitat and displacement.
 - The site is surrounded by and bisected by **hedgerows or woodland**. These features must be retained and integrated into any proposed future application and appropriately managed. There should be a buffer between any hedge/woodland and the development.
 - An assessment of any waterbody, watercourse and ditch and their associated vegetation for their potential to support **otter and water vole** must be undertaken and reported in the PEA if works to or surrounding watercourses are proposed. Otter are protected under European and UK legislation. **Water vole** are protected under UK Legislation. If found suitable, the protection and enhancement of the water body and suitable vegetation for these species must be included as part of any scheme and if their habitat is to be affected then a survey will be required. Their presence is a material consideration when a local planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat.

- All British bats are protected under European and UK legislation. Their presence is a material consideration when a local planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat. An assessment of any **trees for their potential for bat use** should be carried out and reported in a PEA, a full bat survey of any trees assessed to have bat potential should be conducted if these will be impacted upon. An assessment of any **buildings for their potential for bat use** should be carried out and reported in the PEA and a **full bat survey** of any buildings proposed for works or demolition should be undertaken in line with the guidance contained within the **Bat Conservation Trust Bat Survey Guidelines 2016**. Mitigation must be provided as considered necessary based upon the survey findings. If the site is to be lit then **bat activity surveys** must be carried out. A **barn owl survey** of any buildings proposed for works or demolition should also be undertaken and mitigation provided as necessary.

- An assessment of the hedgerows/scrub/woodland for their potential to support **dormouse** should be undertaken. Dormice are protected under European and UK legislation. If found suitable, the protection and enhancement of the hedges/scrub for this species must be included as part of any scheme and if their habitat is to be affected then a survey will be required. Dormice are protected under European and UK legislation. Their presence is a material consideration when a local planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat.

- **Marsh fritillaries** are afforded protection under schedule 5 of the Wildlife and Countryside Act 1981 (as amended) any report should fully assess the possible implications a development may have on the butterfly and its habitat.

- Any PEA report should also provide appropriate **ecological enhancement** in line with LDP policies and suggested measures implemented as part of the proposal design.

Relevant policies: SP1 Sustainable Places and Spaces, SP14 Protection and Enhancement of the Natural Environment, GP1 Sustainability and High Quality Design, EQ4 Biodiversity, EQ5 Corridors, Networks and Features of Distinctiveness, EP1 Water and Environmental Capacity.

If you have any questions or seek clarification on any points please contact me.

Further advice is contained within the SPG document

<https://www.carmarthenshire.gov.wales/media/3723/nat-env-and-biodiversity-draft-spg.pdf>

Ebonie Gethin Thomas on behalf of Lindsey Rendle (Carmarthen County Council Planning Ecologist)

Ebonie Gethin-Thomas
Ecology Technician
Powys County Council

Mae'r e bost hwn ac unrhyw atodiad iddo yn gyfrinachol ac fe'i bwriedir ar gyfer y sawl a enwir arno yn unig. Gall gynnwys gwybodaeth freintiedig. Os yw wedi eich cyrraedd trwy gamgymeriad ni ellwch ei gopio, ei ddosbarthu na'i ddangos i unrhyw un arall a dylech gysylltu gyda Cyngor Sir Powys ar unwaith. Mae unrhyw gynnwys nad yw'n ymwneud gyda busnes swyddogol Cyngor Sir Powys yn bersonol i'r awdur ac nid yw'n awdurdodedig gan y Cyngor.

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Trees and Development Survey **Land adjoining the Eagle Inn, Llanfihangel-ar-arth**

Client: Thomas Login Architecture

Client contact: Rob Thomas

Client address: Plas y Berllan

Ffostrasol

Ceredigion

SA44 4TE

Report by: Rob Marsh

Report date: 01/11/2019

Site visit date: 27/09/2019

Site grid reference: SN 456 398

Trees and Development Survey
Land adjoining the Eagle Inn, Llanfihangel-ar-arth

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1 - Introduction

1.1 This report describes existing trees at prospective development land adjoining the Eagle Inn, Llanfihangel-ar-arth, Carmarthenshire (postcode SA39 9HY, Grid Ref. SN 456 398). The extent of the surveyed area is indicated on the Site Plan (Section 4).

1.2 *Instructions:* I am instructed to prepare a tree report in accordance with British Standard BS 5837:2012 *Trees in relation to design, demolition and construction - Recommendations*.

The report is to include assessment of the trees on site, and recommendation on their management in the context of the proposed development. The report may be provided to the Local Planning Authority in connection with an application for Planning Consent.

1.3 *Overview of site:* The proposed development site is currently used as a grazed field / horse paddock. It is approximately 0.5ha (1.2 acres) in extent. There are no trees within the field itself, but various trees at its edge, most notably on the north-eastern boundary, where the field partly adjoins an area of existing woodland.

There are a smaller number of trees in other ownership (neighbouring gardens) close to the site boundary, which have also been considered here.

1.4 *Development proposals:* The proposal is to construct eight new-build houses (comprising six detached and two semi-detached), and associated access to the B4459 road adjoining the plot to the west. The proposed layout is indicated on the Site Plan (Section 4).

1.5 This report, tree survey procedure and tree categorisation are based on British Standard BS 5837 (2012): *Trees in relation to design, demolition and construction - Recommendations*.

Tree work specifications and related terminology are as defined in BS 3998:2010 (*Tree Work - Recommendations*) unless otherwise stated.

1.6 *Planning policy:* Sources of information on Carmarthenshire planning policy pertaining to trees and hedgerows are provided in Appendix 4.

2 - Scope and limitations

- 2.1** This report was produced on behalf of Thomas Login Architecture, who are acting on the behalf of the landowner.

It is intended for their use in connection with an application for Planning Consent, and may be passed to the Local Planning Authority, other regulatory authorities, contractors and consultees in connection with the proposed development and planning application, at the discretion of Thomas Login Architecture and their client.

No responsibility is accepted for the use of this report for any other purpose, or for the use or interpretation of extracts taken from it, without the associated context and explanatory content of the full report.

- 2.2** Tree assessments were carried out within a specified area as directed by the Client, indicated on the attached plans. No responsibility can be accepted for trees outside this area. The assessment is limited to trees and does not consider the condition of any other infrastructure or items such as gates, fences, power lines, underground services etc.

The report includes reference to several trees outside of the ownership boundary, where these may be affected by works on the proposed development site. Trees outside the ownership boundary were not examined in detail and measurements given are approximate.

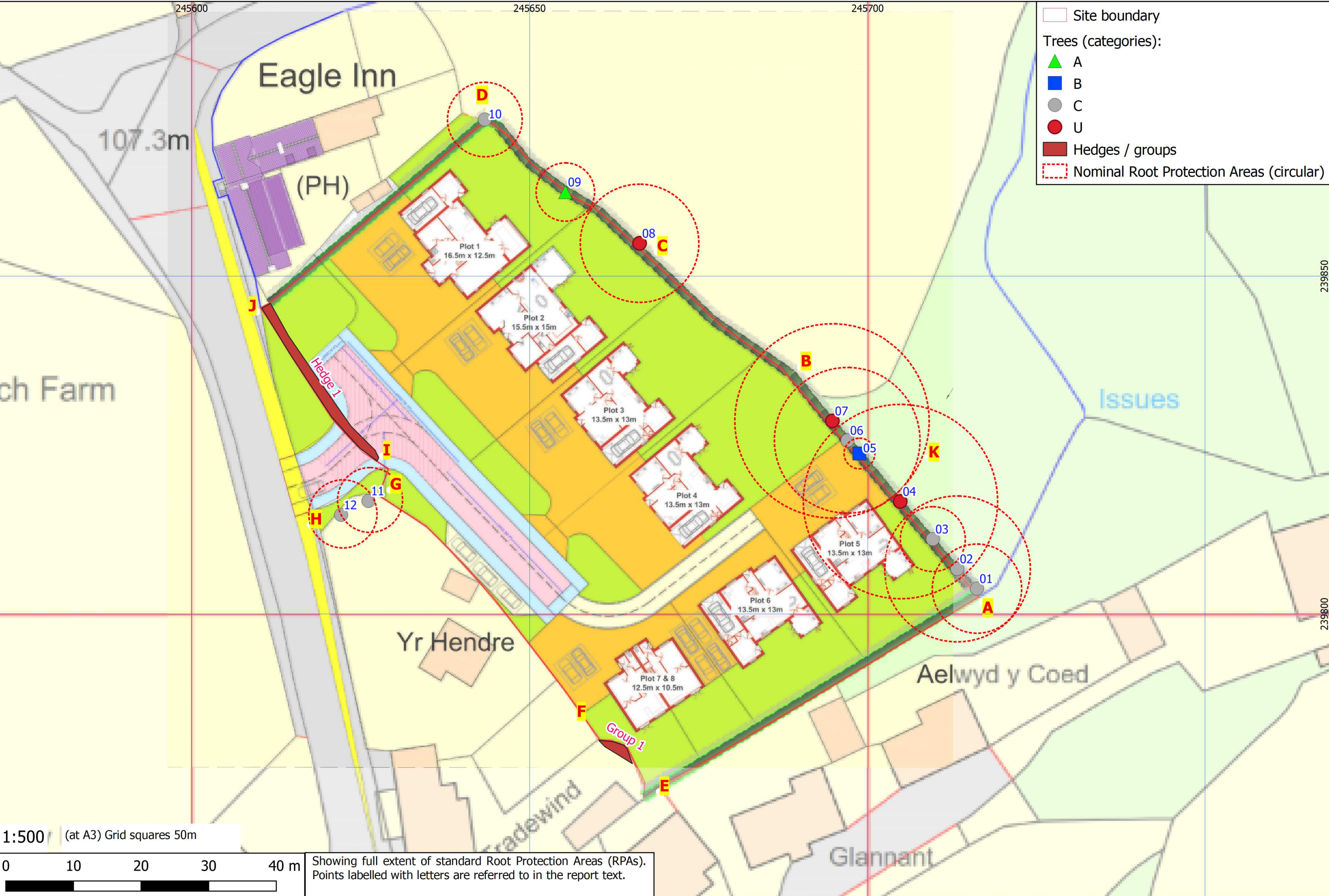
- 2.3** This is not a Tree Hazard Assessment, although an assessment of tree condition has been made in the context of the function of this report, as described above.

Please be aware that it is not possible to completely guarantee the safety of any tree: trees may have defects which cannot be detected in advance of failure, and even trees without particular defects or structural weaknesses are susceptible to damage in extreme weather conditions.

- 2.4** Tree inspection may be hindered by obstructions to the tree, such as ivy or moss (preventing examination of the stem or crown) and vegetation, fences and other obstructions or terrain restricting access to the tree. Reasonable efforts are made to overcome such obstacles, however no responsibility can be accepted for failure to identify obscured defects.
- 2.5** Some tree defects are only visible at particular times of year (for example the fruiting of fungi depends on its species and weather conditions, and pathogens affecting foliage may only be evident in summer). No responsibility can be accepted for failure to identify defects which are not apparent at the time of inspection.
- 2.6** This report does not consider the effect of growing trees on buildings and man-made structures. It does not consider the possibility of root damage to structures, their foundations, and underlying soil.

3 - Information provided

- 3.1** The Site Plan (Section 4) is based on a block plan provided by Thomas Login Architecture dated 5th September 2019, Drawing # 1062-02A.
- 3.2** Further information about the proposed development was provided by Rob Thomas via email, phone calls, and a site meeting on 27th September 2019.



Contains OS data © Crown copyright and database right (2019). Based on Block Plan supplied by Thomas Login Architecture

5 - Tree schedule

Tree no.	Tag no.	Protected?	Record type	Species	Growth form	Life stage	Remain contrib.	Ht (m)	Stem Diameter(s) (cm)	RPA type	RPA radius (m) Std.	RPA radius (m) Adj.	Crown spr (m)	BS CAT	Recommendations
01	n/a	None	Individual tree	Ash	Single stem	Semi-mature	<10 years	22.2	55	Nominal	6.60	6.60	8.5	C	Retain
Defects: Crown - Dieback Notes: Dieback ~10% of crown. Corrected lean t/w south. Rooting asymmetric (close to small stream).															
02	n/a	None	Individual tree	Sycamore	Single stem, 2x co-dominants	Mature	20-40 years	22.6	90	Nominal	10.80	10.80	7.9	C	Retain
Defects: Crown - Deadwood Notes: Forks to 2x co-doms from 5m.															
03	n/a	None	Individual tree	Ash	2x co-dominants	Early mature	< 10 years	24.2	40 51	Nominal	7.78	7.78	8.7	C	Retain
Defects: Crown - Dieback Notes: Early-stage dieback 5-10% of crown. Some small hawthorn regeneration between trees 3 and 4.															
04	n/a	None	Individual tree	Ash	Single stem at base, 2x co-dominants	Mature	<10 years	22.6	120	Adjusted	14.40	0.00	7.8	U	Remove
Defects: Gen - Compression fork(s); Crown - Dieback Notes: Poor-quality tight fork 2.5m, water running from opening NW side. Dieback 80% of crown. Deadwood o'h field side. Ivy obscures middle of stem.															
05	n/a	None	Individual tree	Holly	Single stem	Early mature	20-40 years	5.6	19	Nominal	2.28	2.28	3	B	Retain
Notes: Hazel and hawthorn scrub surrounding.															
06	n/a	None	Individual tree	Ash	Single stem	Mature	<10 years	27.8	90	Nominal	10.80	10.80	10	C	Retain
Defects: Crown - Damaged branches + dieback Notes: Early dieback 5-10% of crown. A lot of storm damage SW side.															
07	n/a	None	Individual tree	Ash	Single stem at base, 2x co-dominants	Mature	< 10 years	29.6	120	Adjusted	14.40	0.00	12.7	U	Remove
Defects: Stem(s) - Physical damage; Crown - Dieback Notes: Dieback ~40% of crown. Fraying damage (horses rubbing) stripped bark to 1.8m on field side.															
08	n/a	None	Individual tree	Ash	Single stem	Mature	<10 years	16.4	73	Adjusted	8.76	0.00	5.8	U	Remove
Defects: Stem(s) - Physical damage; Crown - Dieback Notes: Damage to bark at base. Active decay in above-ground roots. Dieback >80%.															
09	n/a	None	Individual tree	Crab apple	Single stem	Early mature	>40 years	8.2	36	Nominal	4.32	4.32	4	A	Retain
Notes: Attractive tree, well-balanced crown, good vitality. Small / poor quality hawthorn growing close to it.															

Categorisation and measurement conventions are based on British Standard 5837:2012 unless otherwise stated. Other parameters included in the Standard (e.g. branch height and aspect) are recorded on-site but not shown here unless relevant. **Tag no.** corresponds with plastic tags affixed to trees where applicable. **Protected.** TPO = Tree Preservation Order; CA = Conservation Area. Note that a Felling Licence may be required to remove trees not otherwise protected. **Ht** = tree height **RPA** = Root Protection Area. Standard RPA is radius 12x stem diameter. Modified RPAs (where indicated under RPA type) are used where rooting is asymmetric. **Crown spread** is indicative of overall crown radius. **BS CAT (Tree Quality Category)** as follows: A - High quality, B - moderate quality, C - low quality (or young trees with stem dia<15cm), U - unsuitable for retention. Further guidance is provided in the report text.

5 - Tree schedule

Tree no.	Tag no.	Protected?	Record type	Species	Growth form	Life stage	Remain contrib.	Ht (m)	Stem Diameter(s) (cm)	RPA type	RPA radius (m)		Crown spr (m)	BS CAT	Recommendations
											Std.	Adj.			
10	n/a	None	Individual tree	Sycamore	Single stem	Semi-mature	20-40 years	11.4	46	Nominal	5.52		4	C	Retain
Defects: Crown - Damaged branches, Gen - Previous tree work Notes: Previously pruned rather heavily. Fencewire embedded. A poor-quality tree but not necessary to remove.															
11	n/a	None	Individual tree	Sycamore	Multi-stemmed	Mature	10-20 years	17.8	40	Nominal	4.80	4.80	8.6	C	Retain
Defects: Gen - Poor form Notes: OTHER OWNERSHIP. Approx 12x stems, approx. average diameter used. Rooting asymmetric (bdry bank). Within 1m of concrete gatepost.															
12	n/a	None	Individual tree	Holly	3x co-dominants	Semi-mature	20-40 years	8.2	42	Nominal	5.04	5.04	5	C	Retain
Notes: OTHER OWNERSHIP The tree has 4x stems, approx avg. diameter used. Asymmetric roots likely (bdry bank)															
Group 1	n/a	None	Small group	Lawson cypress	Various	Semi-mature	20-40 years	12	50		6.00	0.00	0	C	Retain
Notes: OTHER OWNERSHIP. Group of 4x multi-stem cypresses. Measurements approx / average. Growing on bank well above field level.															
Hedge 1	n/a	None	Hedgebank	Various							0.00	0.00	0		Retain / partially translocate
Notes: Regularly-cut hedge on ~0.5m boundary bank. Woody species: sycamore, ash, holly, hawthorn, hazel, blackthorn, also some privet nr. Eagle Inn end.															

Categorisation and measurement conventions are based on British Standard 5837:2012 unless otherwise stated. Other parameters included in the Standard (e.g. branch height and aspect) are recorded on-site but not shown here unless relevant. **Tag no.** corresponds with plastic tags affixed to trees where applicable. **Protected.** TPO = Tree Preservation Order; CA = Conservation Area. Note that a Felling Licence may be required to remove trees not otherwise protected. **Ht** = tree height **RPA** = Root Protection Area. Standard RPA is radius 12x stem diameter. Modified RPAs (where indicated under RPA type) are used where rooting is asymmetric. **Crown spread** is indicative of overall crown radius. **BS CAT (Tree Quality Category)** as follows: A - High quality, B - moderate quality, C - low quality (or young trees with stem dia<15cm), U - unsuitable for retention. Further guidance is provided in the report text.

5 - Tree schedule and categorisation

5.1 Notes on tree categorisation: Categorisation is based on the criteria defined in BS 5837 (2012) section 4.5 and Table 1, as clarified in guidance produced by the Arboricultural Association (Barrell 2016).

Categories for individual trees and groups are indicated on the Schedule (above).

Category A trees are "of high quality with an estimated remaining life expectancy of at least 40 years".

Category B trees are "trees of moderate quality with an estimated remaining life expectancy of at least 20 years"

Category C are "trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm".

Category U are trees "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".

5.2 Trees have not been assigned individually to sub-categories in this assessment, in accordance with recent guidance that sub-categories tend to create confusion regarding the merits of trees and the relative desirability of retaining them.

(The trees in the current survey would otherwise have been assigned to sub-category 2 "mainly landscape categories".)

5.3 12x individual trees and one group of trees were included in this assessment, which found that:

1x Category A,
1x Category B,
8x Category C
3x Category U

Note that Trees no. 11 and 12, and Group 1, are outside of the Applicant's ownership.

5.4 Root Protection Area (RPA) is defined for each recorded tree on the Tree Schedule, and shown to scale on the Site Plan (red dashed lines).

RPA is used here as defined in BS 5837 (2012), i.e. for single-stem trees an area equivalent to a circle with radius twelve times the stem diameter (as measured at 1.5m above ground). For trees with more than one stem the formulae in BS 5837 (section 4.6.1) are used to calculate the RPA.

This method is applied for all trees where RPA type is recorded as "Standard" in the Tree Schedule, and means that a standardised, circular rooting pattern has been assumed and applied. These "standard" RPAs are indicated on the Site Plan (Section 4).

Where removal of trees has been recommended (see Section 7) its associated RPA has been removed from the Tree Protection Plan.

5.5 Hedgerow: One length of existing hedgerow will be affected by the development, indicated on the site plan as Hedge 1.

The total length of this hedgerow is a little under 30m, of which only the southern 10m will be affected: translocation of this section is proposed, see Section 7 for more details.

The existing hedge is on a raised earth bank with partial stone facing, approx. 0.5m high and 1m wide. The woody vegetation appears regularly cut, and at the time of inspection was about 0.5m high (from top of the underlying bank). The southernmost 2m (adjoining the field gate at point I) is a gap in the vegetation; the remainder comprises a mixture of ash, blackthorn, hawthorn, sycamore and hazel.

There is also some privet at the northern end (nearest to Eagle Inn).

5.6 **Additional site description** (Please see annotated points on the Site Plan):

A-B: large broadleaf woodland-edge trees between the field (site) and adjoining woodland to the north-east (see K below). With the exception of some young regeneration / scrub, the trees are recorded individually in this report.

B-C: no trees; field boundary.

C-D: A small number of trees, recorded individually.

D-J: No trees.

A-E: No large trees; some scrub / regeneration of ash, sycamore and hazel along the steep bank forming the SE boundary of the site.

E-F: Some broadleaf scrub, and Group 1 (in private garden) is Lawson cypress, situated on a bank well above the level of the development site.

F-G: No trees of significant size; various young out-grown regeneration / scrub including sycamore, hawthorn, hazel, blackthorn and holly.

G-I: Existing (old) 12' field gate is the current site entrance.

G-H: Trees 11 and 12 are in neighbouring property (sycamore and holly respectively). North of the property boundary the current entrance to the site is mowed grass / unsurfaced.

I-J: Hedge 1, as described in 5.5 above.

K: Woodland to east of the site boundary (which I understand is in the same ownership). The woodland slopes downwards away from the site and it is very unlikely that the development would have any discernable impact on the woodland trees (other than the edge trees recorded separately). The woodland has a small stream flowing through it, to the north and west of this the trees are mainly unthinned conifer 20-30 years old (western hemlock and a few larger Douglas fir); east of the stream is broadleaf, predominantly ash and sycamore. It would be advisable to thin the woodland in the next ten years to improve its stability in the long-term.

5.7 *Ash and Chalara dieback:* Several of the trees considered in this report are common ash (*Fraxinus excelsior*). All were showing signs of *Chalara* dieback, though to greatly varying degrees. The disease was only just noticable (5-10% of crown loss) in some cases, while on others (with >80% of crown loss) it was obvious from 50m away.

Ash dieback is now known to be caused by the fungal pathogen *Hymenoscyphus fraxineus* (previously called *Chalara fraxinea*). This pathogen is associated with rapid decline of ash trees around the British Isles, having first been confirmed here in 2012.

Current experience suggests that this dieback can cause severe loss of vitality in the tree within a few years of infection; this makes the affected trees far more susceptible to other pathogens, and simultaneously less able to put on adaptive growth to compensate for defects and weaknesses.

It is hoped that some trees will prove resistant to dieback - one reason that ash trees are not being felled in advance of its spread - but it seems highly likely that most, if not all, of the ash trees in an affected area will suffer from this disease. For this reason the less-affected ash trees in this survey have been assigned to "Category C", as there is not a good likelihood of their having a continued contribution over 20 years (required for "Category B"). In fact it can be argued that ash should automatically be assigned to Category U; in this case a more optimistic position has been taken because of the willingness of the owner to retain them for as long as reasonably possible.

Trees with dieback of over 50% at the time of inspection have been assigned to Category "U" (unsuitable for retention), and their removal has been recommended, as they would clearly be unsuitable for retention in proximity to the proposed development. Note that the trees are highly likely to die in the next few years, irrespective of the proposed development. If the development does not proceed their removal may be advisable in any case, as there is a risk to livestock (horses) sheltering under deteriorating trees in bad weather.

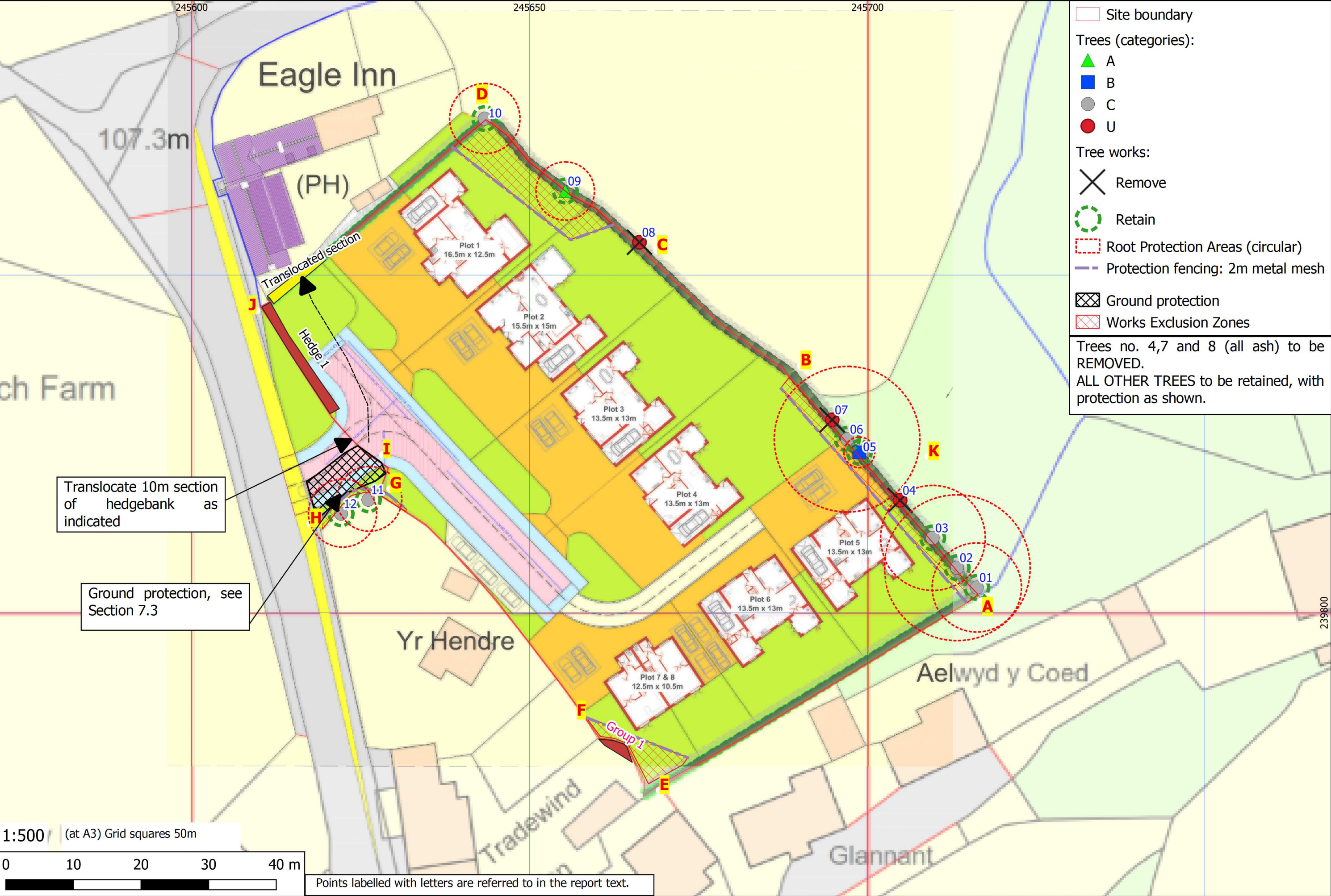
Further information and updates on *Chalara* dieback are available from the Forestry Commission at <https://www.forestry.gov.uk/ashdieback>

5.8 Tree Preservation Orders: None of the trees on site are covered by TPOs, according to an online search on Carmarthenshire County Council's map facility.

6 - Proposed development and site access

6.2 Access roads are to be constructed to 5.5m width with 1.8m footpaths, to adoptable standards, as indicated on the Site Plan.

6.1 Please refer to the Site Plan (Section 4 above). The proposal is to construct eight new-build houses (comprising six detached and two semi-detached), and associated access to the B4459 road adjoining the plot to the west.



7 - Tree Protection Plan and Method Statement

7.1 Please refer to the Tree Protection Plan (above).

7.2 Preliminary tree works should be carried out prior to the installation of tree protection fencing, and before the commencement of site clearance, construction work, or the movement of machinery or materials to site.

The following preliminary works are required:

FELLING and removal of trees # 4, 7 and 8 (all ash with existing dieback). The opportunity should be taken to re-assess the state of dieback in the other ash trees: any where dieback clearly exceeds 50% of crown area should be similarly felled and removed prior to the development.

7.3 Ground protection measures are specified for the area of access road construction between point I and H. To avoid root damage to Trees 11 and 12 the following methods shall be used:

a. Minimal-dig construction, in which the new access is built-up on the existing ground level (avoiding physical disturbance to tree roots during construction). The turf layer may be removed to facilitate laying of geotextile layer as follows.

b. Cellular confinement system ("geocellular") membrane to be used, of cell depth min. 100mm, infilled with crushed clean stone, beneath the running surface. This should be overlaid on a fabric geotextile, or otherwise in accordance with the manufacturers instructions.

c. Filled cellular layer to be overlaid with standard running surface as specified for the remainder of the access road. (Permeable surfacing is not considered necessary here as this area of soil is not likely to dry out significantly, due to sufficient movement of water through the soil from the adjoining area).

For further guidance on installing ground protection measures, see Arboricultural Practice Note 12 (2007) available from the Arboricultural Association:

<https://www.trees.org.uk/Trees.org.uk/files/b6/b6a05a2e-ec86-4d23-aa92-42fdec8d67c0.pdf>

7.4 RPA Works Exclusion Zones are indicated with red shading on the Tree Protection Plan (above).

There will be no incursion into these areas during construction works whatsoever. These areas will not be used for storage of any materials or machinery (including temporary use or for contractors' private vehicles).

Works Exclusion Zones will be protected by fencing, to the specification stipulated below, prior to commencement of works. All fencing should be installed **after** preliminary tree work has been carried out and ground protection installed, but **before** any other site work, including ground clearance, is carried out, and **before** any other materials or machines are taken onto the site.

Works Exclusion Zones will remain fenced until all construction and associated work is complete and machinery and waste materials (etc.) have been entirely removed from the site.

7.5 Tree protection fencing: Fencing positions are marked on the Tree Protection Plan (above); please refer also to the explanatory notes (below) as annotated on the map.

Tree protection fencing should not be removed or altered during the construction phase without the prior approval of the Local Planning Authority.

2m rigid metal mesh fence is the standard specification for tree protection. Please note that flexible and readily-movable barriers, marker tape etc. **are not** appropriate for tree protection and should not be used except for temporary applications and as markers when initially laying out the site.

Rigid mesh fence means two metre high steel mesh perimeter barriers, as per specifications in BS 5837 (2012) section 6.2.2; see diagram / specifications in Appendix 5 of this report. This is commonly known as "Heras Fence" though other suppliers are available. This should ordinarily be fixed in

position and braced to ground poles; where this is not possible because of the terrain, or where fencing is to be installed on existing hard surfacing, base plates / blocks may be used. At all times the fencing should be firmly fixed, and braced if necessary.

7.6 Supervision by project arboriculturalist is not considered necessary for this project, as the recommendations for tree protection are simple and straightforward to implement.

7.7 Post-works tree monitoring: It is strongly recommended that appropriate tree hazard assessments be carried out on all trees in public areas of the site, including areas adjoining roads and other public spaces. Note that retained ash trees in close proximity to houses / gardens should be checked for the progress of dieback every summer for the foreseeable future, and removed when dieback exceeds 50% of crown area. See also Appendix 3, Tree Work and the Law.

7.8 Explanatory notes re. protective fencing layout:

a. Where trees are recommended for removal in advance of works, no tree protective fencing is necessary.

b. For trees 1-6 (between points A and B, along the woodland edge) it is not practically feasible to protect the full RPAs during the construction of Plot 5. (RPAs of 3x Category C trees are affected). It is considered appropriate in this case to apply a single straight length of protective fencing 2m out from the existing field fence, as shown on the Tree Protection Plan. This will ensure that over 3/4 of all RPAs are protected during works. The poor quality of these trees (particularly ash which is likely to succumb to *Chalara* dieback) means that more extensive protection measures are not justifiable in this case.

c. Trees 9 and 10 can be given full RPA protection with a simple length of Heras-type fence as shown on the Tree Protection Plan.

d. Group 1 is at no real risk of root disturbance from site works; a length of protective fence has nevertheless been specified to ensure no incursion into the soil bank beneath the trees.

e. The road access point necessarily passes close to trees 11 and 12: see ground protection measures in 7.3 above. After the ground protection and road / pavement surfacing is in place, Heras-type fencing should be installed for the remainder of the construction phase, as indicated on the Tree Protection Plan, positioned as close as reasonably possible to the existing boundary fence. This is to prevent physical damage to branches (or the boundary fence) during works access.

7.9 Hedgebank translocation: the southern 10m section of Hedge 1 (10m north from Point I) should be translocated to adjoin the northernmost point of Hedge 1, and in its new location run roughly west-east from point J along the northern site boundary, as indicated on the Tree Protection Plan.

The translocation methodology set out in Appendix 6 shall be used.

7.10 Other mitigation: The following tree planting should be carried out in mitigation for the loss of three trees, and the envisaged loss of further ash trees in future.

Plant a minimum of twenty site-native broadleaves at the site edges, between points J-D and / or C-B. No ash should be used; recommended species are sessile oak, wild cherry, small-leaved lime, rowan and hazel. Precise locations can be chosen to suit the desired landscaping of the newly-laid out gardens. Small planting stock (40-60cm) is recommended for best establishment. Trees should be protected from grazing animals and weeded as necessary, any losses should be replaced.

7.11 Tree work and bats: Bats and their roost are protected in law, see Appendix 3 for further details. The trees recommended for removal here were considered to have bat roost potential of "low" or "negligible" as defined in the current Bat Survey Guidelines, accordingly no further survey by a licenced ecologist is required. (Ecologist survey is necessary when bat roost potential is "medium" or higher as defined in the guidelines).

Please note that bat roost potential is liable to change over time, and the trees should be re-evaluated by a suitably qualified person if the felling work takes place more than a year after the date

of this report.

8 - Arboricultural Impact Statement

8.1 A summary of envisaged arboricultural impacts of the development is as follows. Please note that this assumes that the Method Statement and protection measures described in the Tree Protection Plan (Section 7) are implemented:

8.2 *Removal of individual trees:* Three mature trees to be removed. These are all ash with *Chalara* dieback, and are likely to die in the next few years, irrespective of the proposed development.

8.3 *Tree modification / pruning:* None.

8.4 *Hard landscaping:* access construction in the vicinity of Trees 11 and 12, which (with the protection measures set out in Section 7.3) should have no discernable impact on the trees.

Translocation of 10m of hedgebank as described in Section 7 and illustrated on the Tree Protection Plan. This will result in no net loss of hedgerow.

Soft landscaping: Establishment of twenty site-native trees as described in Section 7.10.

8.5 *Other tree impacts:* No other impacts expected.

9 – Site Photographs

Photo 1 looking north into woodland at Point K



Photo 2 Looking north at Tree 08 from site centre. Note obvious dieback in crown. Trees 9 and 10 to its left.



Photo 3 looking NE at trees 7 to 1 (left to right)



Photo 4 looking NE across site towards the adjoining woodland (points A-B).



Photo 5 Looking east from site centre, towards Point A (centre)



Photo 6 Looking south-east along boundary F-G, from point G



Photo 7 Looking west towards the road, at existing field gate (point G), showing tree 11 (left).



Photo 8 looking south-east along hedge to be translocated (left of picture), towards Trees 11 (left) and 12 (right).



Photo 9 Showing hedge section to be translocated, from Point I.



Appendix 1 - References

This report has been designed in accordance with current industry Best Practice and the latest published guidance. The following reference list includes relevant standard texts and general guidance documents which may be of use to clients.

BTHK 2018. Bat Roosts in Trees - A Guide to Identification and Assessment for Tree-Care and Ecology Professionals. **Andrews and Gardener.** Exeter: Pelagic Publishing, 2018.

BS 5837 - Advanced: Tree assessment for planning. **Barrell.** Arboricultural Association, 2016.

British Standard BS 3998:2010 Tree work – Recommendations. **British Standards Institute,** 2010.

British Standard BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations. **British Standards Institute,** 2012.

Collins guide to tree planting and cultivation. **Edlin.** Collins, 1970.

Tree surveys – a guide to good practice. **Fay, Dowson and Helliwell.** Arboricultural Association, 2005.

Guidance on Managing Health and Safety in Forestry – Forest Industry Safety Accord (FISA), 2014.

Five Steps to risk assessment – Health and Safety Executive, 2012 (revised).

Managing health and safety in forestry – Health and Safety Executive, 2004.

Collins Tree Guide - Johnson. Collins, 2004.

Principles of tree hazard assessment and management. **Lonsdale.** Forestry Commission, 1999.

Hazards from trees – a general guide. **Lonsdale.** Forestry Commission, 2000.

Updated field guide for Visual Tree Assessment. **Mattheck.** 2007.

The body language of trees – a handbook for failure analysis. **Mattheck and Breloer.** The Stationary Office, 1994.

A field guide to the trees of Britain and Northern Europe. **Mitchell.** Collins, 1974.

Common sense risk management of trees – guidance on trees and public safety in the UK for owners, managers and advisers. **National Tree Safety Group.** Forestry Commission, 2011.

Veteran trees: a guide to good management. **Read.** English Nature, 2000.

The Countryside Access Design Guide. **Scottish Natural Heritage.** 2002

Diagnosis of ill-health in trees. **Strouts and Winter.** Forestry Commission / The Stationary Office, 2004.

Trees: their use, management, cultivation and biology. **Watson, B.** Crowood Press, 2006.

Tree pests and diseases - an arborist's field guide. **Watson, G.** Arboricultural Association, 2013.

Fungi on trees - an arborist's field guide. **Watson, G and Green.** Arboricultural Association, 2011.

Manual of wood decays in trees. **Weber and Mattheck.** Arboricultural Association, 2003.

Appendix 2 - Species list

<u>Common name</u>	<u>Scientific name</u>	<u>Abbreviation</u>	<u>Type</u>
Ash	<i>Fraxinus excelsior</i>	AH	Broadleaf
Blackthorn	<i>Prunus spinosa</i>		Shrub
Cherry (Wild)	<i>Prunus avium</i>		Broadleaf
Crab apple	<i>Malus sylvestris</i>		Broadleaf
Cypress (Lawson)	<i>Chamaecyparis lawsoniana</i>	LC	Conifer
Douglas fir	<i>Pseudotsuga menziesii</i>	DF	Conifer
Hawthorn	<i>Crataegus monogyna</i>	HAW	Broadleaf
Hazel	<i>Corylus avellana</i>	HZ	Broadleaf
Holly	<i>Ilex aquifolium</i>	HO	Broadleaf
Lime (Small leaved)	<i>Tilia cordata</i>		Broadleaf
Oak (Sessile)	<i>Quercus petraea</i>	SOK	Broadleaf
Rowan	<i>Sorbus aucuparia</i>	RO	Broadleaf
Sycamore	<i>Acer pseudoplatanus</i>	SY	Broadleaf
Western hemlock	<i>Tsuga heterophylla</i>	WH	Conifer
Willow (Goat)	<i>Salix caprea</i>		Broadleaf

Appendix 3 - Tree work and the law

A.3.1 Context: Trees and woodlands have protection in law, however it is usually possible to obtain the necessary consents to carry out tree work for safety reasons. In some cases no consents are necessary. Clients are advised to consider whether permissions are necessary well in advance of carrying out work, as applications for consent can take some time.

The principle areas in which consents may be required for working on trees, and other related regulations, are briefly described here. Please note that this summary is not exhaustive and other legal constraints, obligations and liabilities may apply.

A.3.2 Felling licences: A Felling Licence is required to fell more than 5 cubic metres of timber in any calendar quarter (or 2 cubic metres if any of the material is to be sold).

- The volume limits apply to all the property within the ownership
- Felling licences are not necessary for tree surgery work in which the tree will be retained (although section-felling of an entire tree may require a licence).
- It is possible to fell trees under an exemption for “trees that are dangerous or cause a nuisance”. We advise that this exemption should **only** be used if a tree is immediately hazardous, and felling is urgently necessary to protect people or property. If it is possible to do so safely, photographs should be taken of the dangerous tree, to be used if there is a subsequent investigation into the case.
- Felling licences are not required to fell trees on land where **full planning consent** has been approved by the Local Planning Authority. Note that conditions pertaining to trees and their management may apply.
- Various other exemptions may apply. For further details please refer to the Natural Resources Wales website.

A.3.3 Tree Preservation Orders (TPOs) and Conservation Areas are administered by the Local Planning Authority. Unless otherwise stated no checks for these areas were made during the preparation of this report.

- Consent must normally be obtained from the Local Authority for felling or tree surgery work on trees within TPOs / Conservation Areas
- Trees which are “dying, dead or dangerous” may be cut down or pruned without the Authority’s consent; however as above clients are advised to use this exemption with caution, and ideally take photographs of the tree before carrying out the work.

A.3.4 All birds, their nests and eggs are protected in law (Wildlife and Countryside Act 1981). It is an offence to intentionally damage or destroy the nest of any wild bird while it is in use or being built. Some birds (such as “Schedule 1” birds) have a higher level of protection, which extends to disturbance of the bird.

The bird nesting season typically runs from 1st March to the end of August. Where there is potential for nesting birds to be affected by works, the works should be implemented outside of the nesting season. If this is not possible, checks should be made by an appropriately qualified person before commencing works. Further advice should be sought from an ecologist in situations where birds may be affected.

A.3.5 European Protected Species: Some animal species have a higher level of protection under European Protected Species (EPS) regulations. These include otter, dormouse and all species of bat which are wild in the UK.

- It is an offence to harm, injure, kill or disturb these species, or damage or destroy their “resting places”, without a valid EPS licence.
- This means, for example, that damage to a bat roost (except under a valid EPS licence) is an offence, even if it is accidental / incidental, and even if no bats are present at the time.

A.3.6 Protected sites: Tree work and other related work such as track construction and timber extraction may be affected by conservation designations (e.g. Sites of Special Scientific Interest, Special Areas of Conservation, Special Protection Areas etc.). In some cases a Consent must be obtained from the

Competent Authority (usually Natural Resources Wales).

A.3.7 Contractual constraints: Work on trees and hedgerows may be constrained by contractual arrangements, including participation in agricultural, woodland and land stewardship grant schemes. If tree or hedgerow work contravenes scheme rules, individual contractual arrangements, or causes cross-compliance issues, it could cause the landowner to incur serious financial penalties and / or delayed payments. On land where grant is claimed, it is advisable to check with the landowner or their agent before undertaking tree work.

Private contracts (including terms of leaseholds and tenancy arrangements) should also be considered before carrying out tree work.

Appendix 4 - Local Planning Authority: policies and guidance

All Local Planning Authorities: hedgerow removal

The following guidance is taken from published guidance from Ceredigion County Council, but applies to all Local Authority areas:

It is against the law to remove most countryside hedges without permission. Doing so may result in an unlimited fine and an obligation to replace the hedgerow. Where development proposed to remove hedgerows, the Hedgerow Regulations are considered in the planning application process. More information can be found on the LPA website or the full Regulations can be found at <http://www.legislation.gov.uk/ukxi/1997/1160/contents/made.>}

Carmarthenshire planning policy: sources of information

The main website for Carmarthenshire Planning Policy can be found here:

<https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/>

Local planning policies are set out in the Local Development Plan (LDP). The current plan (2006-2021) and various explanatory and accompanying documents can be found at this site:

<https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/local-development-plan-2006-2021/>

As of 2018, Carmarthenshire is in the process of revising and updating its LDP. Documents pertaining to this revised plan are available here: <https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/>

Supplementary Planning Guidance provides further detail on particular policies and aspects of their implementation. This guidance is available here:

<https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/supplementary-planning-guidance-spg/>

The guidance document dealing specifically with trees and hedgerows is "Nature Conservation and Biodiversity"; note that at the time of writing this guidance is still in "draft" form, but may be treated as a material consideration (see the link above for further information).

<https://www.carmarthenshire.gov.wales/media/3723/nat-env-and-biodiversity-draft-spg.pdf>

Please note that Carmarthenshire CC has stated an intention to publish Supplementary Planning Guidance on "Trees, Landscaping and Development" within 15 months of adoption of the Local Development Plan (December 2015). At the time of writing this document does not appear to be available.

Carmarthenshire planning policy: relevant sections

The following text is taken from *Carmarthenshire Local Development Plan Draft Supplementary Planning Guidance - Nature Conservation and Biodiversity*. See above for links to source information. Added notes are italicised and in [square brackets].

Please be aware that these excerpts are intended to assist clients with understanding the Planning Authority's obligations and policy positions, specifically with regard to trees and hedgerows. They are not an exhaustive guide to issues which may affect applications for Planning Consent. Clients are urged to consult the LPA's website for up-to-date information, and if necessary obtain professional planning guidance and / or pre-application advice from the LPA.

Local Authority legal obligations:

2.13: Tree Preservation Orders: The legal framework for Tree Preservation Orders (TPO) is contained within the Town and Country Planning Act 1990, and the Town and Country Planning (Trees)

Regulations 1999. Under the provisions of the Act a number of TPO's have been made to protect specific trees, groups of trees and woodlands across the County. The purpose of a TPO is to protect trees which make a significant impact on their local surroundings. In general a TPO makes it an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a tree without the planning authority's permission. This is particularly important where trees are in immediate danger. Special provisions also apply to trees within conservation areas designated by local planning authorities.

2.14: It is recognised that trees are an important natural asset which contribute much to the quality of our urban and rural environment. In addition to their visual amenity, trees act to filter noise, light and dust and play an essential role in the ecological system.

2.15: Hedgerows Regulations 1997: These regulations came into force to protect important hedgerows in the countryside, in particular hedgerows which are more than 20 metres long or those which meet another hedgerow at either end. It should be noted that hedgerows which form the cartilage of a dwelling are exempt.

Carmarthenshire LDP policy:

GP1 Sustainability and High Quality Design

Development proposals will be permitted where they accord with the following:

- (...) (f) It retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity.

Environmental qualities - natural environment

(6.6.20): Regard will be had to national policy (PPW and TAN5) where a proposal for development would result in an adverse significant effect on a designated European and / or International site. Furthermore proposals which may potentially affect the identified natural heritage will be assessed against criteria set out in Chapter 5 of PPW: Edition 7 and TAN5. Specific reference should be made to the following:

- Common Land, Town and Village Greens;
- Protection of Trees and Woodlands;
- Areas and Sites with Statutory Nature Conservation Designation (SSSIs, Ramsar Sites, SPAs, SACs);
- Protected Species;
- Allotments;
- Coastal Developments;
- National Parks.

Policy EQ5 Corridors, Networks and Features of Distinctiveness

Proposals for development which would not adversely affect those features which contribute local distinctiveness/qualities of the County, and to the management and/or development of ecological networks (wildlife corridor networks), accessible green corridors and their continuity and integrity will be permitted.

Proposals which include provision for the retention and appropriate management of such features will be supported (provided they conform to the policies and proposals of this Plan).

(...)

6.6.32: Features which contribute include: hedgerows, ditches and banks, stone walls, streams, tree belts, woodlands, veteran trees, parklands, green lanes, river corridors, lakes, ponds, road verges, or habitat mosaics or networks of other locally important habitats including peat bogs, heath-land, wetlands, saltmarshes, sand dunes and species rich grass lands.

6.6.33: Such features make an important contribution to biodiversity, and as such any proposals will

be encouraged to support their retention, management and development. The retention and enhancement of such features recognises their importance as connectivity pathways for dispersal, migration and genetic exchange. In utilising this policy, reference should be made to relevant studies in respect of the Connectivity of the Marsh Fritillary Butterfly Habitats (in relation to the Caeau Mynydd Mawr SAC) and the Carmarthenshire Settlements Biodiversity Assessment (Submission Document – CSD99).

6.6.34: Woodlands, trees and hedgerows are an integral and ever changing part of the landscape and townscape character of the County. They provide valuable wildlife habitats, remove carbon dioxide from the air, reduce atmospheric pollution, and provide shelter, shade and informal recreational opportunities. Whilst some woodland, trees and hedgerows are protected by wildlife or conservation designations, Tree Preservation Orders or the Hedgerow Regulations, it is also important that those which are not, are retained, protected and wherever possible, added to. (Reference should also be made to Policy GP1 – Sustainability and High Quality Design, together with the provisions of PPW: Edition 7 - Chapter 5).

Carmarthenshire LDP guidance:

Section 9 Good Practice and General Guidelines

(...)

9.5. In creating new landscape features, landscaping should also reflect the requirements highlighted within any ecological survey or assessment of the site. Existing habitats, including trees, woodlands, hedgerows and watercourse buffer zones should in line with policy EP1 should be retained wherever possible and form the basis for additional landscape design. Planting schemes should where appropriate utilise native species, including wherever possible those of local provenance to provide additional benefits to local wildlife.

9.6 The presence of trees with a Tree Preservation Order should be checked with the Council's Arboriculture Officer and details submitted with the planning application. The submission should include details regarding their protection during both construction of the site and its occupation.

Section 11 Survey and Best Practice Guidelines

(...)

Bats and Trees: An assessment of any trees for their potential for bat use must be carried out and a full bat survey of any trees assessed to have bat potential must be conducted if these will be impacted upon.

Guidance on tree assessment is specifically available in Bat Surveys - Good Practice Guidelines, 2nd Edition published by the Bat Conservation (Hundt L 2012) – Section 8.2.5.

[Note: an assessment of bat potential (potential roost features) is made during the tree survey of all trees where tree work is envisaged, and this is recorded, and the implications explained, in Section 7 of this report (Tree protection plan). Where necessary this may specify further assessment by a licenced bat ecologist. See also Appendix 3 (Tree work and the law).]

Appendix 5 - British Standard 5837 barrier specification diagrams

Reproduced from the British Standard, with permission:

Figure 2 Default specification for protective barrier

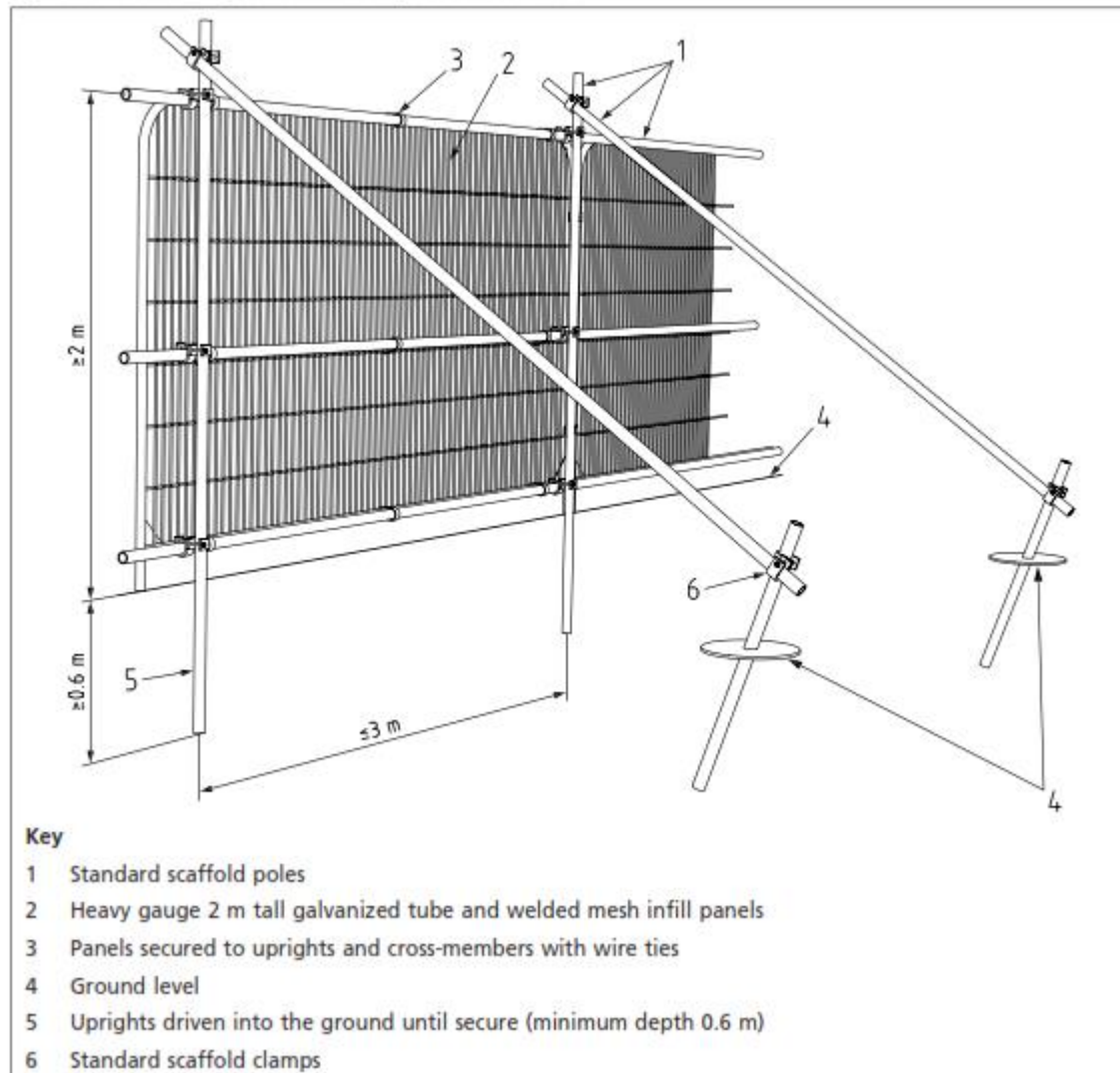
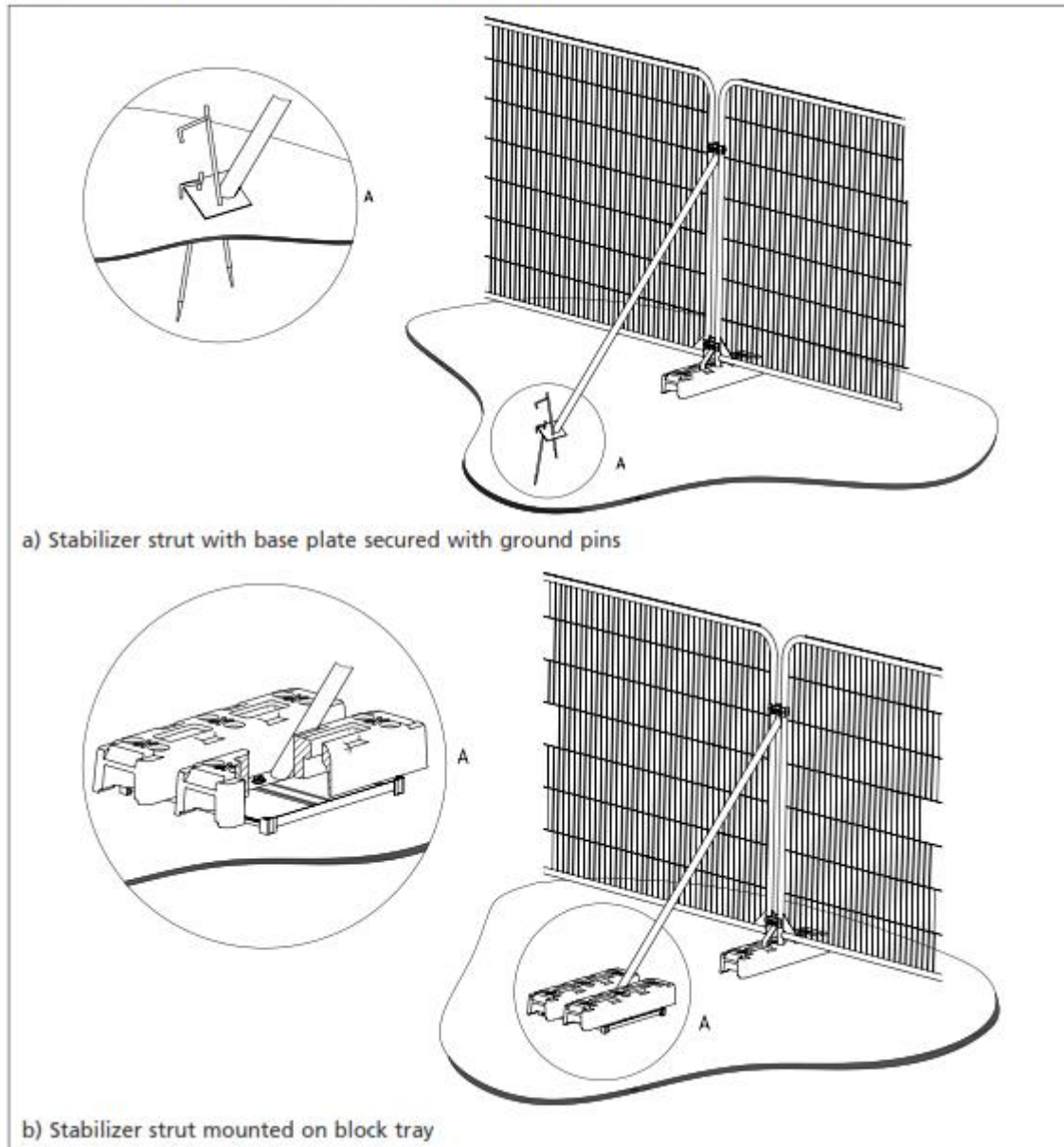


Figure 3 Examples of above-ground stabilizing systems



Appendix 6 - Guidance: Hedgerow translocation and replacement

A 6.1 The following information is based on Carmarthenshire County Council guidance "*Translocation of hedgerows: a basic guide*" (Feb 2001). It has been adapted to reflect new planting specifications of Glastir and Welsh Government guidance on tree establishment.

A 6.2 Translocation overview:

- When translocating a hedge, you are aiming to move and conserve the root stock from which the hedge will regenerate in its new position. The ability of this root stock to regrow far exceeds the growth of a young transplant in a new hedge bank.
- Translocation ***can only be carried out in winter months when the plants are dormant and before the bird nesting season starts*** – October to February/early March inclusive, depending on the year but avoiding frosty weather.
- Consider all potential hazards before starting works: e.g. banks, ditches, culverts, boggy ground, walls, power lines, traffic etc. You should ensure that a suitable risk assessment has been drawn up before starting works and who has responsibility for health and safety during works.
- Consider the type of machinery that will be required to complete the job: a track vehicle with a large toothed bucket is required for hedge translocations, to prepare the receptor site and to dig the hedges out. Other equipment will be needed e.g. to separate each stem and to separate entangled roots, and to fill air pockets around the roots as they are put in position.
- Trees due for removal will be taken down before works to translocate the hedge – trees will not be translocated.

A 6.3 Preparation:

- Prepare the hedge before works to remove it from its position: cut back or coppice the hedge to a height of 150-300mm from ground level prior to relocation.
- Prepare the site to which the hedge is being moved by creating suitably sized trenches, e.g. 1000mm wide x 900mm deep. Some additional excavation work may be required to ensure that the profile of the trench matches the size and shape of the root ball of the relocated hedge plants.

A 6.4 Moving the hedge:

- The removal of the hedge should be undertaken in sections approximately 1m in length. Avoid damaging the roots, particularly through bruising, as they will not recover. Plant roots must not be left exposed for any length of time, as they will dry out. Move each section carefully ensuring that in its new position, the vegetation is covered in soil as it was in the original hedge – no higher or lower – and that it is upright.
- The new bank should be profiled so as to be stable: a gradient as close as possible to the original is preferable and can be done with an excavator.

A 6.5 Gaps and watering:

- Plant up any large gaps with seedlings of appropriate mix of native species, using two staggered rows of plants 40-60cms in size, 30cm apart (approximately 7 plants per metre).
- Water the hedgerow before and after moving if working in early autumn during a dry period for greater success, but avoid washing away any soil.

A 6.6 Maintenance:

- Fence the new hedge to exclude stock if necessary, positioning the fence a pace away from the base of the bank. Protect any hedgerow trees with rabbit or vole guards, where appropriate.
- The new hedge should be inspected through the first spring/summer season following translocation/new tree planting: any failed plants should be replaced the next planting season. Further monitoring and replacement will continue in the same way for a minimum of 5 years. It may be necessary to clear bramble, grasses etc away from hedge transplants and new planting annually, to give them the best chance to establish.

Appendix 4

(Action Point 10/6)

Land opposite Llangadog School,
LLangadog, Carmarthenshire
Tree Survey & Tree Constraints Plan



For:



Carmarthenshire County Council

Based on an inspection
carried out

23rd October 2024

By

Wyn Davies CMLI, M.Arbor.A

Revision A



Mackley Davies Associates Ltd

Landscape Architecture . Environmental Planning . Tree Surveying

Pensaerniaeth Tirwedd . Cynllunio Amgylcheddol . Arolygu Coed



November 2024

Land opposite Llangadog School,
Llangadog, Carmarthenshire

Tree Survey & Tree Constraints Plan

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Section 2	Inspection & General Observations	page 1-2
Section 3	Tree Schedule	page 3-4

Appendices:

Appendix 1	Methodology
Appendix 2	Terms & Definitions used in the Tree Schedule

Plans:

Tree constraints plan – (drwg. no. 24/1065/01A)

1 Summary:

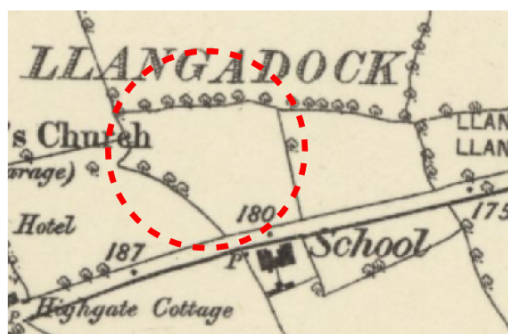
- 1.1 The following report was prepared on the instruction of Carmarthenshire County Council and concerns a plot of ground opposite Llangadog CP School, Llangadog SA19 9HP.
- 1.2 The report is based upon the findings of a survey carried out on 23rd October 2024 to assess the existing trees in terms of health, condition, form and overall significance within the local environment, the main objective being to assess the degree of constraint they represent with regard to the proposed redevelopment of the site. The methodology used is outlined in Appendix 1, while Appendix 2 sets out definitions of the terms used and codes used in the Tree Schedule.
- 1.3 Weather conditions were warm and sunny with adequate visibility for the purposes of this investigation. All inspections were made from ground level only: only those features apparent at the time of the inspection could be considered and no liability can be accepted regarding trees or their parts that were inaccessible or obscured in part or in whole.
- 1.4 It should be noted that, although the health and safety of the trees is part of the assessment methodology used, this report is intended for planning purposes only; it should not be construed as a tree risk assessment. Faults may be identified and recorded as part of this study but unless the trees in question represent a significant hazard under the existing site conditions, management recommendations will not normally be made. It remains the tree owner's responsibility to ensure the trees are managed appropriately: the assessor can accept no liability for damage or injury sustained as a result of the failure of any tree or its parts.
- 1.5 This report remains valid for a period of 3 years from the date the survey was carried out.

2 Inspection and General Observations:

- 2.1 The survey area is as indicated on the accompanying tree constraints plan, which is based upon the topographical survey data provided by Landscape Engineering Ltd. Please note that a number of trees (2, 3, 5, 10, 13, 18 & G1) included on the tree constraints plan were not plotted on the topographical survey plan and their position is approximate only.
- 2.2 The site consists of an area of former agricultural land opposite Ysgol Gynradd Llangadog. The southern end of the field has been developed as a new car park serving the school with formal vehicular access from the A4069.
- 2.3 The car park is enclosed from the remaining area of field (now ungrazed) by a low bank with a recently established native broadleaf hedgerow. The eastern boundary is enclosed by mature native hedgerow, while the tree lined western boundary backs onto the residential properties on Rhyd-y-Fro.
- 2.4 An open ditch with hedge-bank forms the northern boundary onto open agricultural fields which is lined with mature & late-mature oak trees.
- 2.5 The trees consist exclusively of common oak with the exception of two self-seeded goat willows in the north-eastern corner of the site. The largest late-mature oak (at the rear of no.54) has been classified as a retention category 'A' tree of high value, whereas the

remaining oaks are classified as category 'B' trees of moderate value with several category 'C' trees of low value. There is one stag-headed oak (14) which has been classified as a category 'U' tree due to its limited life expectancy.

- 2.6 The oaks on the northern boundary are separated from the site by an open ditch up to 800mm deep which will significantly limit root growth into the site itself meaning the 'nominal' root protection areas indicated on the tree constraints plan could be off-set to the north if required (as illustrated by the dashed lines on the tree constraints plan).
- 2.7 The tree lined site boundaries are present on the first edition 6" OS map (see below) indicating some of the oaks are likely to be at least 140 years old.



Ordnance Survey 6"/mile map (1886)

(Site indicated within area of red dashed line)

3 Existing tree schedule:

The table following overleaf provides details of the tree surveyed; notes on the terms and abbreviations used can be found at Appendix 2 following the tree schedule.

TREE SCHEDULE

ID	Species	Stem No.	Trunk Diam (mm)	Height (m.)	Crown Spread (metres)				Clearance (metres)		Life stage	Health & Vigour	Structural Condition	Remaining useful life	Observations	Retention CATEGORY	Protection Radius (m)	RPA (m ²)
					N	E	S	W	Mean	Lowest over site + Direction								
1	Oak	1	1,380	20	6	10	5	7	2	0.5-S	LM	Good	Good	40+	Located in adjacent garden, moderate diameter deadwood branches over site, ivy	Aiii	15.0	707
2	Oak	1	700	15	4	6	3	5	2	-	M	Good	Good	20-40	Located in adjacent garden, sparse canopy, minor deadwood	Bii	8.4	222
3	Oak	1	1,040	14	3.5	7	4	5	2	1.5-E	LM	Good	Good	20-40	Dense ivy	Bii	12.5	489
4	Oak	1	780#	15	4	5	3	4.5	3	-	M	Good	Good	20-40	Dense ivy	Bii	9.4	275
5	Oak	1	380	12	2.5	2.5	2.5	2.5	3.5	-	EM	Fair	Fair	10-20	Basal decay wound	Cii	4.6	65
6	Oak	1	620	14	3.5	4	7	6	3.5	-	M	Good	Good	20-40	Located on hedge-bank (1.0m high), significant lean to north	Bii	7.4	174
7	Oak	1	660	14	5	3	6.5	4	2.5	1.5-S	M	Good	Good	40+		Bii	7.9	197
8	Oak	2	920	10	5	5	6	4	2	-	M	Good	Good	20-40		Bii	11.0	383
9	Oak	1	540	10	4	4	5	3	2	-	M	Fair	Fair	10-20	Located in adjacent field, extensive decay column up to 4.0m, becoming stag headed, twisted stem	Bii	6.5	132
10	Oak	1	780	8	4.5	3	6	3	3	-	M	Good	Good	20-40		Bii	9.4	275
11	Oak	1	560	9	3.5	3	4	2	3.5	-	M	Fair	Fair	10-20		Cii	6.7	142
12	Oak	1	940	10	5	3	7	4	3	-	M	Good	Good	20-40		Bii	11.3	400
13	Oak	1	800	8	6	4	7.5	3	3	-	M	Fair	Fair	10-20	Minor basal decay cavities, lower branches pruned back, moderate diameter deadwood branches in upper canopy	Cii	9.6	290

ID	Species	Stem No.	Trunk Diam (mm)	Height (m.)	Crown Spread (metres)				Clearance (metres)		Life stage	Health & Vigour	Structural Condition	Remaining useful life	Observations	Retention CATEGORY	Protection Radius (m)	RPA (m ²)
					N	E	S	W	Mean	Lowest over site + Direction								
14	Oak	1	800#	5	3.5	3	4.5	2.5	3	-	M	Poor	Poor	<10	Large basal decay cavity, stag headed, lower epicormic growth, burred stem	U	9.6	290
15	Oak	1	1,060	10	4	2	5	2	3	-	LM	Good	Good	20-40		Bii	12.7	508
16	Oak	1	680	7	4.5	3	6	3	3	2.5-S	M	Fair	Fair	20-40		Cii	8.2	209
17	Oak	1	910	10	4	3	5.5	2.5	2.5	2-S	M	Fair	Fair	10-20	Rubble mound over rooting area	Cii	10.9	375
18	Oak	1	1,080	10	6	4	7	3	2	-	LM	Good	Good	40+	Rubble mound over rooting area, ivy	Bii	13.0	528
19	Goat willow	m/s	300#	8	5	5	5	5	1	-	M	Fair	Fair	10-20		Cii	3.6	-
G1	Oak	1	<320	10	1.5	5	1.5	3	2	1-E	EM	Good	Good	40+	Group of young self-seeded trees	Cii	3.8	-
H1	Hazel, blackthorn, goat willow, sycamore	m/s	<180	3	2.5m wide				0	-	EM	Good	Good	20-40	Trimmed hedgerow (recently planted) located on low bank (0.5m high), occasional ash	Cii	2.2	-
H2	Hazel, blackthorn, goat willow	m/s	<180	2.5	2.0m wide				0	-	M	Good	Good	20-40	Trimmed hedgerow, occasional dog rose	Cii	2.2	-

Estimated tree diameter

Details of the other Terms & Abbreviations used are provided in Appendix 2:

APPENDIX 1: Methodology

- The report has been framed as an 'Arboricultural Constraints Report', as defined in BS5837:2012 - *Trees in relation to design, demolition & construction-Recommendations*. Its purpose is to set out and to quantify the degree of constraint offered by existing tree cover with regard to any development or alteration in land-use that may be proposed and is intended to be used to inform feasibility studies and design options. As such it reflects the conditions *as they existed at the time of our inspections*: no account has been taken of any specific development proposals, although it has been assumed that certain unspecified alterations in site usage patterns are likely to occur, which are likely to result in an increase in site occupancy levels. Additional arboricultural input may be required at subsequent stages of design, planning and implementation in relation to the assessment & management of possible arboricultural impacts.
- The survey parameters are as set out in BS5837:2012 and based on the findings each tree or group is allocated to one of four 'Retention Categories' (see Appendix 2, p2). The factors taken into account in categorising the trees include their overall arboricultural quality, their general health and structural stability, their likely useful life-expectancy, their significance to the local landscape and general public amenity value, the degree to which they provide wildlife habitat and enhance local biodiversity and any other social or cultural values that they may embody.
- Also integral to the methodology of BS5837 is the calculation of **Root Protection Areas (RPAs)** for each of the trees in question. The RPA is defined as a "*layout design tool indicating 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.*"
- It should be noted that in most cases the plan accompanying this report will show the nominal RPAs of the trees, indicated as circles centred upon the tree of a radius such that they enclose an area equal to the relevant RPA. In practice the distribution of roots around a tree will frequently prove to be uneven due to the presence of a variety of constraining influences. These may be physical barriers such as existing foundations etc, or the existence of localised soil conditions inhospitable to root growth, such as waterlogging or soil compaction. Conversely, soil conditions may be particularly *conducive* to root development in one quarter and this might also lead to an asymmetric distribution of roots around the tree. However in most cases the nominal circular areas as indicated will provide a reasonable guide as to where special measures will be required to protect tree roots and preserve good soil condition.
- The RPAs of the trees will provide the basis for defining **Construction Exclusion Zones (CEZs)**, these being areas around all of those trees intended to be retained where access should be prevented throughout the entire process of site preparation and construction. In certain cases the CEZ will exceed the size of the RPA in order to accommodate the aerial parts of wide-spreading trees.
- Access within the CEZ should be prevented through the erection of barriers, constructed in accordance with BS5837:2012. Where access within an RPA is unavoidable, appropriate ground protection should be installed. Outline details of the design of suitable barriers and ground protection are given in Appendices A & B. These protection measures should be put in place prior to any site clearance or construction work commencing on the site and they should remain *in situ* until all works have been completed. Some activities within the CEZs may be acceptable but should not be put in hand until appropriate arboricultural advice has been sought.

APPENDIX 2: Terms & Definitions

(including codes & abbreviations used in Tree Schedule)

The **DIMENSIONS** Taken are:

- **STEM-No.** indicates the number of main stems (i.e. whether the trunk divides at or below 1.5m; (Used in the calculation of RPA.) “m-s” = Multi-stemmed.
- **DIAMETER** (in centimetres), obtained from the girth measured at approx.1.5m. For trees with 2 to 5 sub-stems, a notional figure is derived from the sum of their cross-sectional areas. For multi-stemmed trees the notional diameter may be estimated on the basis of the average stem size x the number of stems. (A notional diameter may be estimated where measurement is not possible.)
- **HEIGHT**, estimated and expressed in metres.
- The **CROWN SPREAD** is expressed in terms of the crown radii estimated at the four cardinal points (or as otherwise specified) and given in metres.
- **CLEARANCES** are indicated as an estimate of the *mean, overall* height of the canopy above ground level with an additional figure for the height above ground of the *lowest significant branch* within the site, together with the direction of its growth.

LIFE STAGE is defined as follows:

- P** recently Planted; sapling: A tree that is still establishing and which would be relatively easy to replace or even transplant. Likely to be vulnerable to damage from (e.g.) strimmers, mowing equipment, drought, vandals, etc. (Easily replaced thus a negligible constraint).
- Y** Young, establishing trees. Should be growing fast, usually primarily increasing in height more than spread, but as yet making limited impact upon the landscape.
- EM** Early-mature. Established young trees, normally of good vigour and still increasing in height, but beginning to spread laterally. Beginning to make an impact upon the local landscape & environment.
- M** Mature: Well-established trees, still growing with some vigour, but tending to fill out and increase spread. Bark may be beginning to crack & fissure. In the middle half of their safe, useful life-expectancies.
- LM** Late-Mature: In full maturity. Still retaining some vigour but growth slowing.
- O** Old: Fully mature with vigour declining. Likely to possess features that could be regarded as potential faults, such as large, ponderous branches, old wounds etc. etc., but also likely to be of high amenity value.
- A** Ancient: Old trees can survive for very many years with healthy growth continuing although the tree may be of low vigour. Crown size usually becomes reduced, either through natural branch-loss or through management (e.g. pollarding). Decay is usually present. Such trees may embody certain hazards but they are also likely to be of considerable conservation value (i.e. “Veteran” trees).

HEALTH & VIGOUR: Essentially a snapshot of the general health of the tree based upon its general appearance, its apparent vigour and the presence or absence of symptoms associated with poor health, physiological stress etc. (Fungal infections may be recorded here but *decay giving rise to structural weakness* would be recorded under ‘Structural Condition’ – see next parameter):

- Good** no significant health issues.
- Fair** indications of slight stress or minor disease (e.g. the presence of minor dieback/deadwood or of epicormic shoot growth)
- Poor** Significant stress or disease noted; larger areas of dieback than above
- Bad** Severe decline; widespread dieback and/or severe stress; life-threatening disease.
- Dead** (or Moribund)

STRUCTURAL CONDITION: Defects affecting the structural stability of the tree, including decay, significant dead wood, root-plate instability or significant damage to structural roots, weak forks (e.g. those where bark is included between the members) etc. etc. Classified as:

- Good** No obvious structural defects: basically sound
- Fair** Minor, potential or incipient defects
- Poor** Significant defect(s) likely to lead to actual failure in the medium to long-term
- Bad** Defects liable to cause significant failure in the short term, or to lead to a major or total collapse in the foreseeable future
- Severe** Tree that has already suffered or is at imminent risk of a major collapse.

APPENDIX 2: Terms & Definitions

(including codes & abbreviations used in Tree Schedule)

REMAINING USEFUL LIFE EXPECTANCY: An estimate of the length of time in years that a tree might be expected to continue to make a useful contribution to the locality at an acceptable level of risk (based on an assumption of continued routine maintenance)

<10 - less than 10 years	10-20 - 10+ years
20-40 - 20+ years	40+ - 40+ years

RETENTION CATEGORY: Trees are classed as category **U**, **A**, **B** or **C**, based on criteria given in BS5837:2012; summary definitions as follow (see BS5837 for further details). Categories A, B and C are further characterised by the use of sub-categories, which attempt to identify what aspect of the tree is the main source of its perceived value:

(i) **arboricultural** qualities (ii) **landscape** qualities and (iii) **cultural, historic or ecological/conservation** qualities. Examples of these qualities for each of the three categories are given below, although these are indicative only.

Note: This is NOT a health and safety classification; the classification does not take into account any requirement for remedial tree care or ongoing maintenance apart from that which may affect the trees' general suitability for retention.

U **UNSUITABLE** (red): Trees likely to prove to be unsuitable for retention for longer than 10 years should any significant increase in site usage arise as a result of development.

Dead or moribund trees; those at risk of collapse or in terminal decline;; trees that will be left unstable by other essential works such as the removal of nearby category U trees; trees infected by pathogens that could materially affect other trees; low quality trees that are suppressing better specimens

(Category U trees may have conservation values which it might be desirable to preserve. It may also include trees that should be removed irrespective of any development proposals.)

A **HIGH QUALITY** (green): Trees or groups whose retention should be given a particularly high priority within the design process. Normally with an expected useful life-expectancy of at least 40 years.

- (i) *Notably fine specimens; rare or unusual specimens; essential component trees within groups, semi-formal or formal plantings (e.g. dominant trees within an avenue etc.)*
- (ii) *Trees, groups or woodlands of particular visual importance as landscape features.*
- (iii) *Trees, groups or woodlands of particular significance by virtue of their conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture.)*

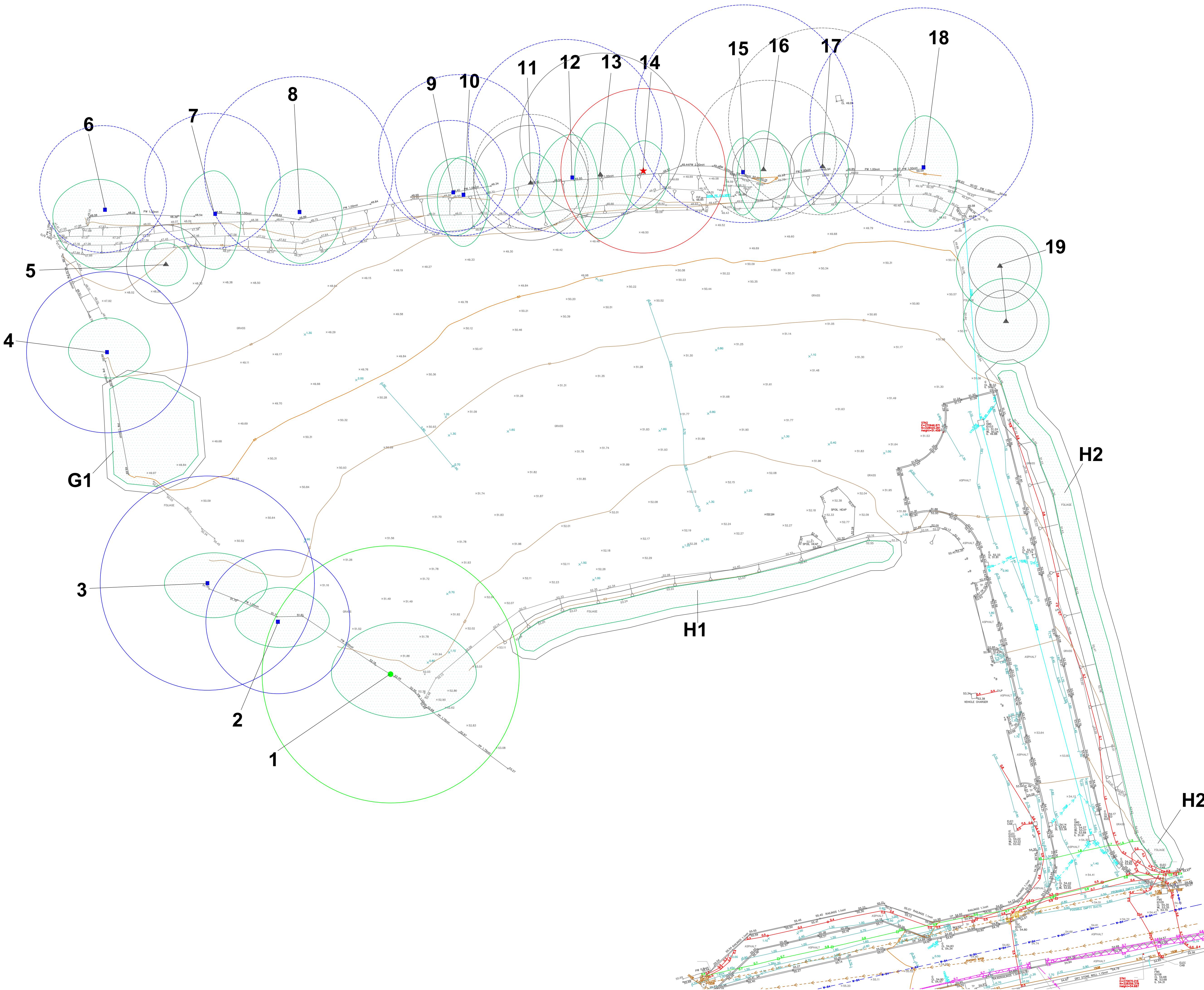
B **MODERATE QUALITY** (blue): Trees or groups of some importance with a likely useful life-expectancy in excess of 20 years. Their retention would be highly desirable; selective removal of certain individuals may be acceptable, but only after full consideration of all alternative courses of action.

- (i) *Fair quality but not exceptional; good specimens showing some impairment (e.g. remediable defects, minor storm damage or poor past management.)*
- (ii) *Acceptable trees situated such as to have little visual impact within the wider locality. Also numbers of trees, perhaps in groups or woodlands, whose value as landscape features is greater collectively than would warrant as individuals (such that the selective removal of an individual would not impact greatly upon the trees' overall, collective value).*
- (iii) *Trees, groups or woodlands with clearly identifiable conservation or other cultural benefits.*

C **MINOR VALUE** (grey): Trees or groups of rather low quality, although potentially capable of retention for at least approx. 10 years. Also small trees below 15cm diam. Potentially retainable, but not of sufficient value to be regarded as a significant planning constraint.

- (i) *Unremarkable trees of very limited merit or of significantly impaired condition.*
- (ii) *Trees offering only low or short-term landscape benefits; also secondary specimens within groups or woodlands whose loss would not significantly diminish their landscape value.*
- (iii) *Trees with extremely limited conservation or other cultural benefit.*

ROOT PROTECTION AREA (RPA): *This is the area in square metres formed by a circle of radius (the Protection Radius) twelve times the actual or notional stem diameter of the tree (see 'Diameter', above). The RPA represents the minimum area deemed to contain sufficient roots & soil to maintain the tree's viability. It is the basis whereby the layout of the Construction Exclusion Zone (CEZ) is determined, which should encompass an area equal to the RPA, although its form may be adapted in the light of arboricultural considerations and pre-existing physical constraints. The CEZ should be protected by sturdy temporary fencing (see BS5837:2012) throughout the entire process of site preparation and construction.*

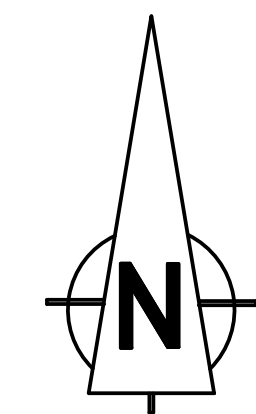


KEY

Trees are indicated by symbols below, colour coded to indicate their 'Retention Categories'.

- Category U (defective, negligible or redundant trees)
- Category A (high retention value)
- Category B (moderate retention value)
- Category C (low retention value)
- APPROXIMATE crown spread of individual trees

The nominal ROOT PROTECTION AREA (RPA) of each tree is indicated by a solid line using the colour coding above
The actual (off-set) ROOT PROTECTION AREA (RPA) of each tree is indicated by a dashed line using the colour coding above



All dimensions must be checked on site and not scaled from this drawing.

This drawing is for the purposes of PLANNING. Based on Ordnance Survey data as supplied. OS Licence 100043966

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SITE
Land Opposite Llangadog School,
Llangadog, Carmarthenshire

CLIENT
Carmarthenshire County Council

DRAWING TITLE

Tree Constraints Plan

SCALE	1:200 @ A1	Job No.	24/1065/01
DATE	November 2024	REVISION No.	A