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Arboricultural Technical Note-
Land South of Monmouth Road, Raglan.

Section 1 : Introduction

Section 2 : Desk Study

Section 3 : Arboricultural Assessment

Plans

Plan 1: Tree Constraints Plan (11094_P03b)

Plan 2: Tree Retention & Removal Plan (11094_P16b)

Appendices

Appendix 1: Tree Survey Schedule (11094_TSS01a)

Appendix 2: Illustrative Parameter Plan (Ref: 237_SK01)

Appendix 3: MCC's TPO Map.

Section 1: Introduction

Scope and Background

1.1. This report has been prepared by Tyler Grange Group Limited on behalf of Richborough to provide a technical assessment of trees to consider the potential impacts of a revised residential development proposal at Land adjacent to Monmouth Road, Raglan, Monmouthshire, hereinafter referred to as 'the site'.

1.2. This report provides technical information to promote the residential allocation of the site. As it stands, the proposal comprises 55no. dwellings across a site area of 4.5ha.

1.3. The Woodland Trust provided a consultation response for a previous outline planning application (Ref: DM/2018/01050) relating to the site. The response noted the need to consider potential impacts on veteran trees as part of any development. Therefore, the development layout has been re-configured to completely avoid Root Protection Area (RPA) encroachment from the proposed residential infrastructure.

1.4. This report has been informed by a walkover tree survey in accordance with BS5837: 2012 (completed in December 2023) to verify the submitted baseline information (11094_TSS01 & 11094_P03a), along with an assessment of potential impacts from the revised illustrative parameter plan, prepared by Edge Urban Design (see Appendix 2). The baseline updates are appended to this report.

Site Context and Description

1.5. The site area is demarcated by the red line boundary as illustrated on the Tree Retention & Removal Plan (TRRP) (11094/P16b), located to the rear of this report.

1.6. The site covers over half of a single field parcel comprising semi-improved grassland bound by hedgerows to the north and west. A mature tree line defines the site's southern boundary and mature trees, which are considered to be of veteran status, are scattered internally within the site.

Section 2: Desk Study

Planning Policy Context

2.1. Under the Town and Country Planning Act 1990 (as amended) the requirement to consider trees as part of development is a material planning consideration and will be taken into account in the determination of planning applications. Applicable arboricultural planning policy that relates to the site is set out below at a National and Local level.

National (Welsh) Planning Policy

2.1. The Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It translates the Government's commitment to sustainable development into the planning system.

2.2. *PPW Edition 12 (Adopted February 2024), paragraph 6.2.1: "Green infrastructure is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales and some components, such as trees and woodland, are often universally present and function at all levels. At the landscape scale green infrastructure can comprise entire ecosystems such as wetlands, waterways, peatlands and mountain ranges or be connected networks of mosaic habitats, including grasslands. At a local scale, it might comprise parks, fields, ponds, natural green spaces, public rights of way, allotments, cemeteries and gardens or may be designed or managed features such as sustainable drainage systems. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks".*

2.3. *PPW Edition 12, paragraph 6.4.39: "Planning authorities must protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial green infrastructure function. Planning authorities should consider the importance of trees and woodland, particularly native woodland and valued trees, and should have regard to local authority tree strategies or SPG and the Green Infrastructure Assessment".*

2.4. *PPW Edition 12, paragraph 6.4.40: "Where trees, woodland and hedgerows are present, their retention, protection and integration should be identified within planning applications. Where surveys identify trees, hedgerows, groups of trees and areas of woodland capable of making a significant contribution to the area, these trees should be retained and protected. The provision of services and utilities infrastructure to the application site should also avoid the loss of trees, woodlands or hedges and must be considered as part of the development proposal; where such trees are lost, they will be subject to the replacement planting ratios set out below".*

2.5. *PPW Edition 12, paragraph 6.4.42: "Permanent removal of trees, woodland and hedgerows will only be permitted where it would achieve significant and clearly defined public benefits. Where*

individual or groups of trees and hedgerows are removed as part of a proposed scheme, planning authorities must first follow the step-wise approach as set out in paragraph 6.4.15. Where loss is unavoidable developers will be required to provide compensatory planting (which is proportionate to the proposed loss as identified through an assessment of green infrastructure 139 Further advice in relation to ancient woodland is available on NRW's website. value including biodiversity, landscape value and carbon capture). Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost. Where a woodland or a shelterbelt area is lost as part of a proposed scheme, the compensation planting must be at a scale, design and species mix reflective of that area lost. In such circumstances, the planting rate must be at a minimum of 1600 trees per hectare for broadleaves, and 2500 trees per hectare for conifers. The planting position for each replacement tree shall be fit to support its establishment and health, and ensure its unconstrained long-term growth to optimise the environmental and ecological benefits it affords.

2.6. *PPW Edition 12, paragraph 6.4.43: "*Ancient woodland, semi-natural woodlands, individual ancient, veteran and heritage trees and ancient hedgerows are irreplaceable natural resources, and have significant landscape, biodiversity and cultural value. Such trees, woodlands and hedgerows are to be afforded protection from development which would result in their loss or deterioration unless very exceptionally there are significant and clearly defined public benefits; this protection must prevent potentially damaging operations and their unnecessary loss. In the case of a site recorded on the Ancient Woodland Inventory, authorities should consider the advice of NRW. Planning authorities should also have regard to the Ancient Tree Inventory, work to improve its completeness and use it to ensure the protection of trees and woodland and identify opportunities for more planting as part of the Green Infrastructure Assessment, particularly in terms of canopy cover".

Local Planning Policy

2.7. Monmouthshire County Council (MCC) is currently preparing a Replacement Local Development Plan 2018-2033 (RLDP). However, the existing Adopted Local Development Plan 2011- 2021 remains extant at this point in time.

Policy S13 -Landscape, Green Infrastructure and the Natural Environment

2.8. This policy states that:

"Development proposals must:

1. *Maintain the character and quality of the landscape by:*

(i) identifying, protecting and, where appropriate, enhancing the distinctive landscape and historical, cultural, ecological and geological heritage, including natural and man-made elements associated with existing landscape character;

(ii) protecting areas subject to international and national landscape designations;

(iii) preserving local distinctiveness, sense of place and setting;

(iv) respecting and conserving specific landscape features, such as hedges, trees and ponds;

(v) protecting existing key landscape views and vistas.

2. Maintain, protect and enhance the integrity and connectivity of Monmouthshire's green infrastructure network.

3. Protect, positively manage and enhance biodiversity and geological interests, including designated and non-designated sites, and habitats and species of importance and the ecological connectivity between them".

Statutory Designations

2.9. MCC have provided a Tree Preservation Order (TPO) map (See Appendix 3) which confirms that T2, T3 and multiple trees within group G1 are subject to a TPO.

2.10. This site is not located within a Conservation Area nor are there any other relevant statutory designations (including Ancient Woodlands) in close vicinity to the site.

Section 3: Arboricultural Assessment

3.1. Owing to the considerately designed illustrative parameters plan (Appendix 2), the proposed development has the capacity to retain all existing trees located internally and at the site boundaries.

3.2. The TRRP illustrates how all individual trees, including the 3no. highest value, Category A veteran trees, can be suitably retained with no canopy or RPA incursions. In accordance with PPW, these trees possess irreplaceable habitat characteristics and must be afforded adequate protection from development. This has been demonstrated by the parameters plan layout via suitable development buffers in combination with the proposed open green spaces, ensuring the proposals remains outside all RPAs.

3.3. Similarly, all lower quality and value trees and groups can be retained in the context of the proposed development. It is anticipated the development would require approximately 27m of linear hedgerow to be removed for site access purposes (~15m along the northern boundary and ~12m along the western perimeter). The anticipated impacts of this loss are considered negligible from an arboricultural standpoint due to the extent of retained linear hedgerow at the site's perimeter. Furthermore, the proposal demonstrates that there is adequate space for compensatory planting.

Further Work

3.4. It is considered at this early stage that the existing mature tree cover and green infrastructure assets, including the veteran trees, can be used to inform the future detailed development designs. In addition, further work will be necessary to develop detailed soft landscaping proposals to complement and enhance the existing green infrastructure network through the creation of new hedgerow connections and supplementary tree planting.

Conclusion

3.5. Based on the illustrative parameters plan and updated baseline overlay, the allocation of the site for 55 residential dwellings is considered appropriate from an arboricultural standpoint. This has been achieved due to suitable development buffers from veteran trees and the retention of all TPO trees. Further work for the completion of a detailed Arboricultural Impact Assessment and Arboricultural Method Statement will be required once fixed development details have been attained.

Plans

Plan 1: Tree Constraints Plan (11094_P03b)

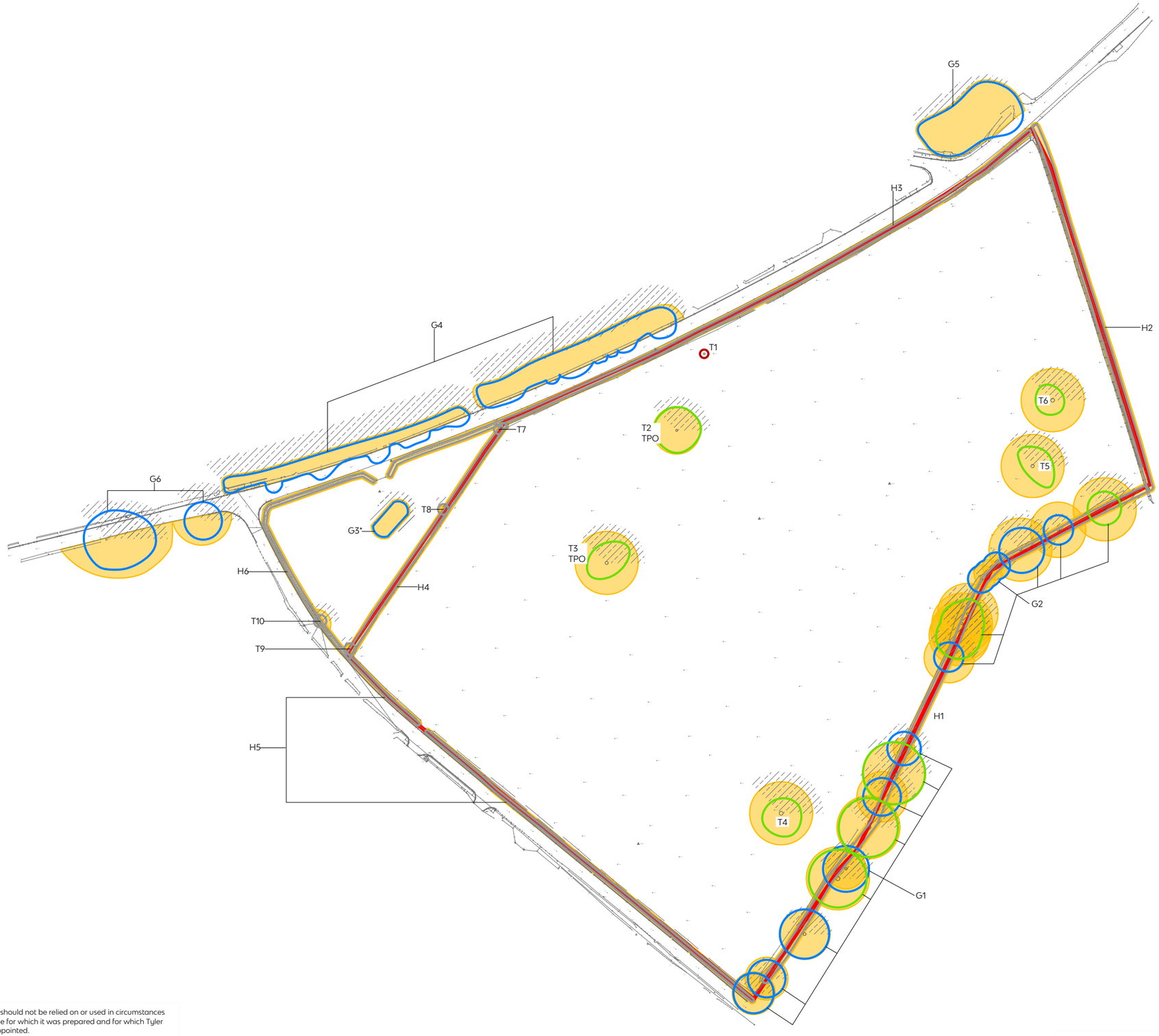
Plan 2: Tree Retention & Removal Plan (11094_P16b)

Appendices

Appendix 1: Tree Survey Schedule (11094_TSS01a)

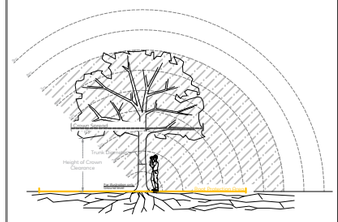
Appendix 2: Illustrative Parameter Plan (Ref: 237_SK01)

Appendix 3: MCC's TPO Map.



- Survey Boundary
- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Category U - Trees of Poor Arboricultural Quality and Value
- Root Protection Areas
- Tree Shading Constraints

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*



Rev	Description	Date
B	Verification Walkover Survey	Jan 2024

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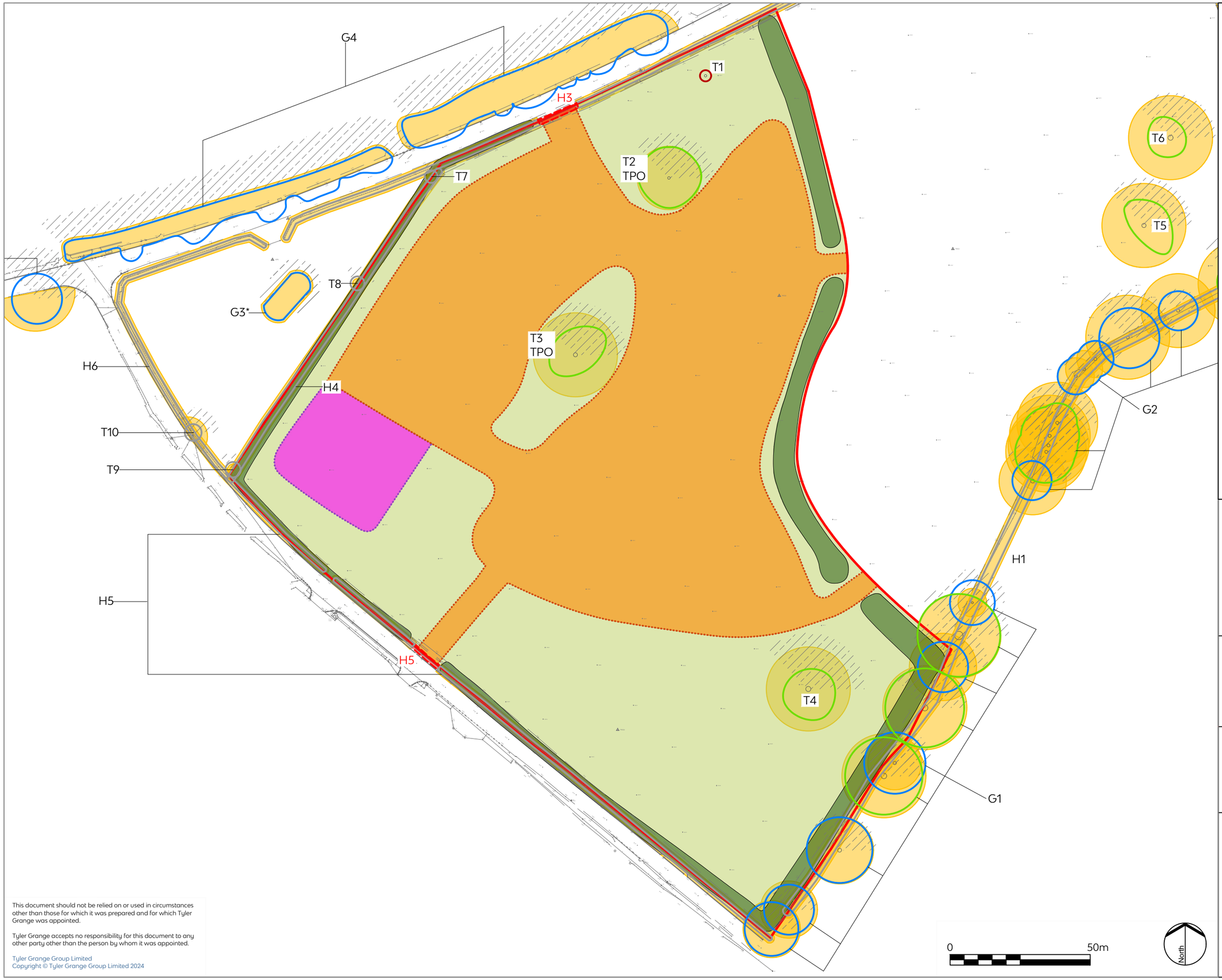
Project title
Land South of Monmouth Road, Raglan

Drawing title
Tree Constraints Plan

Scale 1:2000 @ A3
Date 08.02.2024
Drawn BV
Checked JP

Drawing number
11094_P03

Revision
B



- Site Boundary (4.5ha)
- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Category U - Trees of Poor Arboricultural Quality and Value
- Root Protection Areas
- Tree Shading Constraints
- Extent of Proposed Residential Development Area (2ha)
- Extent of Proposed Community Facilities Area (0.17ha)
- Proposed Landscaped Edge
- Extent of Proposed Green Space
- Anticipated Hedgerow Loss to Facilitate the Proposed Development Masterplan

Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.

Rev	Description	Date
B	Site Allocation Promotion- Reduced Site Area (4.5ha)	11.01.2024

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Project title
Land South of Monmouth Road, Raglan

Drawing title
Tree Retention & Removal Plan

Scale 1:1250 @ A3
Date 11.01.2024
Drawn BV
Checked JP

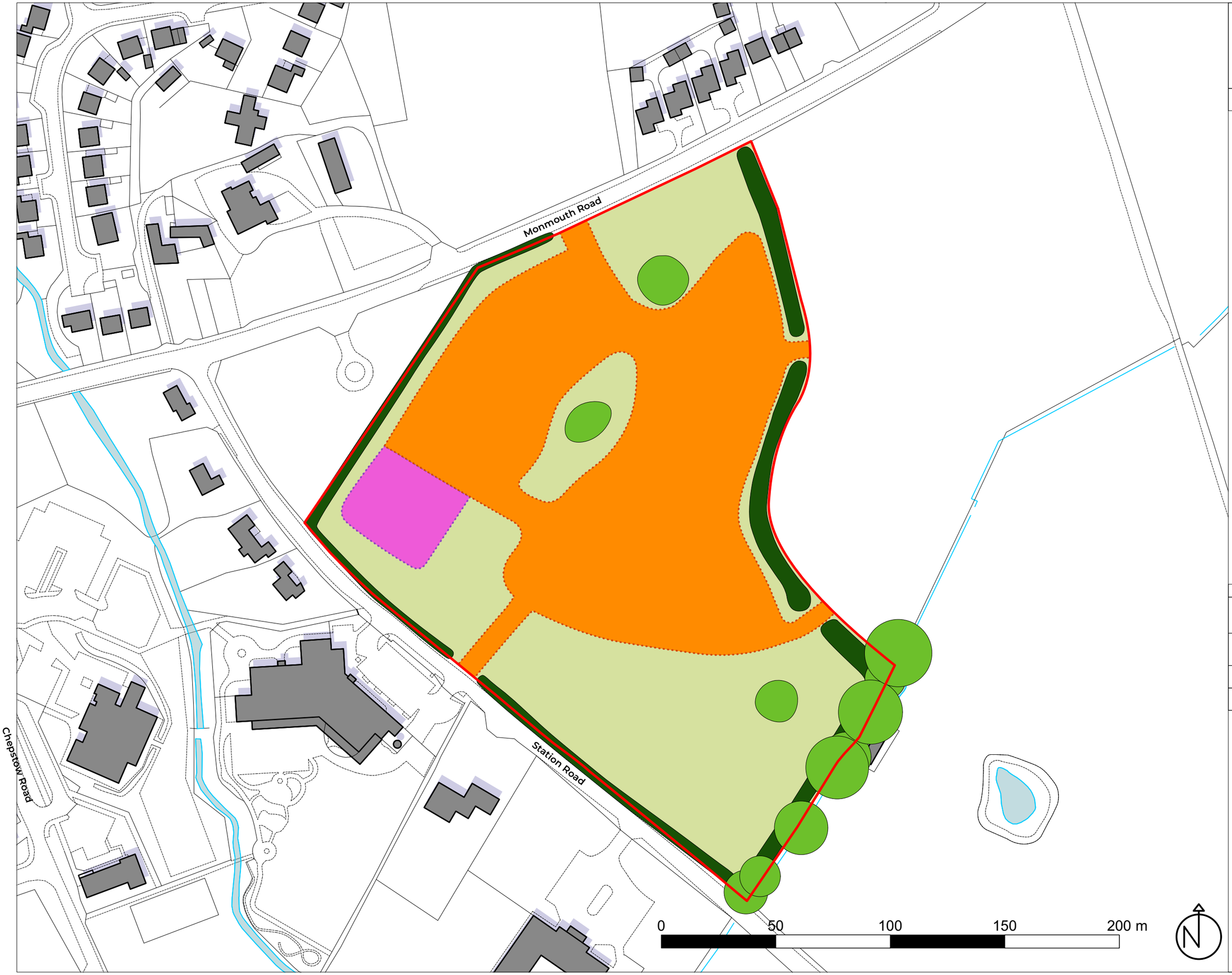
Drawing number
11094_P16

Revision
B

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T1	Ash	7m	875	2.00	2.00	2.00	2.00	7.00(branch and tips)	Over Mature	Poor	Poor	U	Could not access stem due to blackthorn and bramble at base. Ivy on stem. Predominantly standing deadwood, minimal live crown remaining, Tree has partially collapsed leaving a 7metre standing stem. Poor arboricultural value. Offers ecological habitat potential.	10.5	346
T2	English Oak	16m	940	11.00	10.50	10.75	10.00	4.00(limb)2.00(tips)	Mature	Good	Good	A1.2	Well distributed crown with age related deadwood. Average foliage density. Slightly sparse upper crown, typical of the species. Previous ground disturbance within the RPA.	11.3	400
T3	English Oak	18m	1480	8.75	12.75	6.75	10.00	3.75(tips)	Veteran	Good	Good	A1.2.3	Principal tree onsite, located internally. Exhibits veteran characteristics. Age related deadwood, including large limb sections. Previous ground disturbance within the RPA.	15.0	707
T4	English Oak	20m	1800	7.00	9.00	11.50	9.75	4.00 (average to tips)	Veteran	Good	Good	A1.2.3	Principal tree onsite, located internally. Exhibits veteran characteristics. Hollowing stem from basal cavity to the south. Signs of crown retrenchment. Age related deadwood, including significant damage from lightening strike from southern side. Dead limb splitting to west side. Maintaining good crown structure and crown density. Excellent example of the species. Previous ground disturbance within the RPA	15.0	707
T5	English Oak	17m	1535	9.75	8.25	12.50	4.00	1.75(average to tips)	Veteran	Good	Good	A1.2.3	Lean in main bole to south west with correction at the co-dominant stem fork. Loss of companion shelter results in one sided crown distribution. Internally established veteran tree. Previous ground disturbance within the RPA	15.0	707
T6	English Oak	16m	1800	8.50	5.50	6.50	8.00	1.00	Veteran	Good	Good	A1.2.3	Principal tree onsite, located internally. Age related deadwood within the crown, good crown distribution and foliage density. Previous ground disturbance within the RPA	15.0	707
T7	Field Maple	6m	100x2	2.25	2.25	2.25	2.25	2.00	Semi Mature	Good	Good	C1.2	Within cemetery, possible sentimental value	1.5	7
T8	Field Maple	6m	140	2.50	2.50	2.50	2.50	2.00	Semi Mature	Good	Good	C1.2	Within cemetery, possible sentimental value	1.7	9
T9	Field Maple	6m	170	2.75	2.75	2.75	2.75	2.00	Semi Mature	Good	Good	C1.2	Within cemetery, possible sentimental value	2.0	13

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T10	Sycamore	9m	220x3	3.00	3.00	3.00	3.00	2.50	Semi Mature	Good	Good	C1.2	Understory plum within hedge line. Sycamore growing against BT pole and has been cut back historically.	4.6	66
G1	English Oak, Ash, Crack Willow	up to 18m	1500+ max	10.25 N into site				4.00 (average to tips)	Mature to Veteran	Poor to Good	Poor to Good	B1.2-A1.2.3	Line of mature trees established north and south of the field boundary ditch. Structure is typical for the species. Large central oak displays major branch failures suspended within lower canopy and partially overhanging site. Will require removal if area beneath canopy becomes more frequently visited.	15.0	N/A
G2	English Oak, Goat Willow, Hazel, Sycamore,	up to 18m	1250+ max	10.40N into site				4.00 (average to tips)	Early Mature to Veteran	Fair to Good	Poor to Good	B1.2-A1.2.3	Line of trees established on the field boundary. Structure is typical for the species.	15.0	N/A
G3	Himalayan Birch x3, Yew x1, Beech x1	7m	190 max	4.25 average				1.00	Semi Mature	Good	Good	B2	Ornamental plantings, stems at 2m from kerb. Established as a group within raised planting feature.	2.3	N/A
G4	Oak, Sycamore, Douglas Fir, Scots Pine	15m av.	550 max	see plan				5.00	Early Mature	Fair to Good	Fair to Good	B1.2	Offsite tree cover comprising of ornamental planted trees and hedgerows.	6.0	N/A
G5	False Acacia	10m av.	500	5.75				4.00	Mature	Fair	Fair	B1.2	Offsite ornamentals within residential garden.	6.0	N/A
G6	Sycamore, Lime, Elm	18m av.	500 max	As drawn				5.00	Mature	Good	Good	B1.2	Offsite tree cover comprising of ornamental planted trees and hedgerows.	6.0	N/A
H1	Blackthorn, Field Maple, Hawthorn, Elder	2m	75 average	0.25				0.00	Mature	Good	Fair	C2	Field boundary hedgerow, previously flailed.	.9	N/A
H2	Blackthorn, Field Maple, Hawthorn, Elder, Hazel	2m	75 average	0.25				0.00	Mature	Good	Fair	C2	Field boundary hedgerow, previously flailed.	.9	N/A
H3	Blackthorn, Field Maple, Hawthorn, Elder, Ash, Dogwood, Oak, Goat Willow, Sycamore	2m	100 average	0.25				0.00	Mature	Good	Fair	C2	Field boundary hedgerow, previously flailed.	1.2	N/A

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
H4	Blackthorn, Field Maple, Hawthorn, Elder, Ash, Dogwood, Oak, Goat Willow, Sycamore	2m	100 average		0.25			0.00	Mature	Good	Fair	C2	Field boundary hedgerow, previously flailed.	1.2	N/A
H5	Blackthorn, Field Maple, Hawthorn, Elder, Ash, Oak, Goat Willow, Sycamore	2m	75 average		0.25			0.00	Mature	Good	Fair	C2	Field boundary hedgerow, previously flailed.	.9	N/A
H6	Blackthorn, Field Maple, Hawthorn, Elder, Ash, Sycamore, Willow, Norway Maple	2m	75 average		0.25			0.00	Mature	Good	Fair	C3	Field boundary hedgerow, previously flailed.	.9	N/A



PRELIMINARY

- Site boundary
- Residential development
- Community facilities
- Green space
- Landscaped edge
- Existing trees

Richborough

Rev.	Date	Description

Land south of Monmouth Rd
RAGLAN

Illustrative Parameter Plan

Job ref:	Drawing number:	Revision:
237	SK01	-

Scale:	Date:
1:1,500 @ A3	December 2023

EDGE URBAN DESIGN

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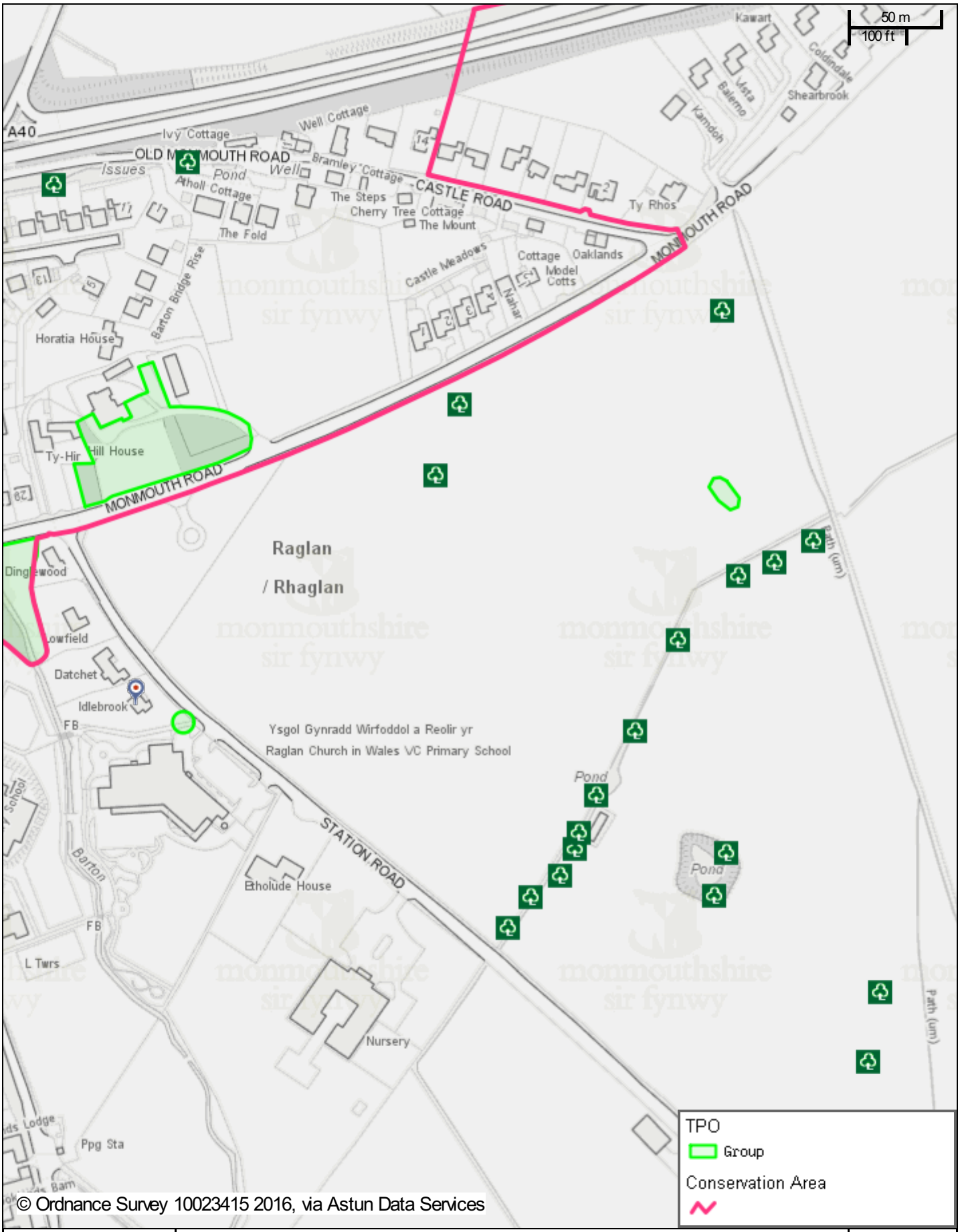

Print title

Print description

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