



Project title

Land at Brynhyfryd, Chwillog: Arboricultural Planning Assessment (BS5837:2012)

Project number: WAL_25_009__P01

| | |
|---------------------|--|
| Client | Penny Lofts Williams Homes (Bala) Ltd Units 18-19 Enterprise Park Bala Gwynedd LL23 7NL |
| Date of instruction | 15.09.2024 |
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| Date submitted | 28.07.2025 |

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Project no.: WAL_25_009_1P
Date: 28.07.2025

Land at Brynhyfryd, Chwilog: Arboricultural Planning Assessment (BS5837:2012)

1. Executive Summary

I would offer the following the land at Brynhyfryd, Chwilog:

- The proposed development at Brynhyfryd has been devised to have a minimal impact on the trees on site.
- 1 C-category tree group/hedgrow (G1) will need to be removed in order to access the site from the B4354.
- 1 C-category tree group obstructs the western salient of the development and will need to be removed,
- The remaining 8 individual trees and 5 tree groups will be protected during the construction phase and beyond.
- Protection of the RPAs during construction will involve the use of reinforced heras fencing, as per the specification in section 7.3.
- A robust program of tree replacement post-construction will be implemented as per the proposed landscape layout.

2. Scope

2.1 Description of Project Scope

I have been engaged by Penny Lofts, acquisitions manager at Williams Homes (Bala) Ltd to undertake an assessment of trees . My assessment seeks to consider the trees within or adjoining the development red line, to identify any potential impacts posed by the development to those trees, and to propose mitigation for such impacts, where they occur.

2.2 Methodology

I attended the site on the 18th of February 2025 to capture the tree and site data, and assessed the trees from ground level only. The tree data was captured using a handheld computer, following West Coast Arboriculture & Land Planning Ltd's *Development Site Tree Assessment Glossary* format, as described in Appendix 2 of this report.

No specialised measuring equipment was employed. The trees on site have been assessed such as to comply with the requirements of BS 5837:2012 "Trees in relation to design, demolition and construction-Recommendations."

2.3 Drawings

This report is accompanied by a set of three plans in total. These comprise a Preliminary Tree Assessment sheet, an Arboricultural Impact Assessment sheet and a Tree Protection Plan, which show all of the trees on the site's details, applied to scale plans of the existing and proposed site conditions.

3. The Site

3.1 Site Location

The site is essentially an agricultural field surrounded by residential development and farm buildings within the settlement of Chwilog (see figure 1.).

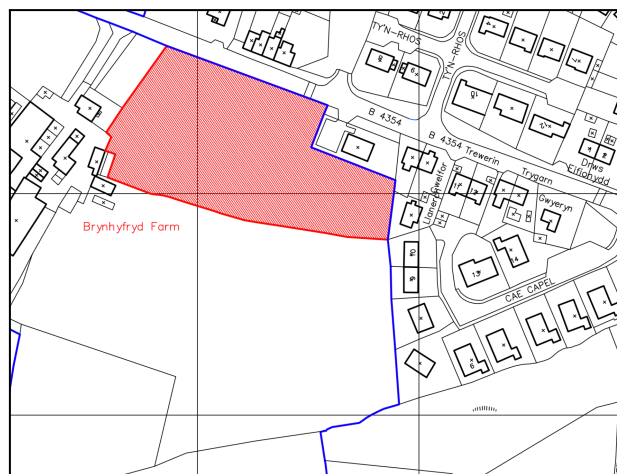


Figure 1: Site location

4. Trees

4.1 Arboricultural Data Tables

The details of the 8 individual trees and 7 tree groups at the site can be found in the Arboricultural Data Tables in Appendix 3 of this report.

4.2 Trees- Overview

The site is encircled by intermittent hedgerows with occasional large trees. The hedges have been trimmed and managed as agricultural boundaries

4.3 Northern Boundary

The northern boundary of the site is edged with a dense hawthorn hedge which initially adjoins the B4354 road (G1), then staggers back to the rear of an adjoining property in the northeastern corner of the site. There are two hawthorn standard trees at the corner of this extent, providing some additional structure to the elevation. Additionally, there is an off-site cherry tree, approximately 9 metres tall which should provide some seasonal interest.

4.4 Eastern Boundary

The eastern boundary of the site comprises a short extent of hawthorn hedging. While less diverse than some of the other hedgerows, it provides valuable screening to the adjoining building.

4.5 Southern Boundary

The southern boundary features a continuous 120 metre-long mixed hedge with 5 mature trees within it. The mature trees, 3 oaks and 2 ash provide a prominent backdrop to the site. While the oaks (T4-T6) are in good condition, the two ash trees (T7 and T8) are both suffering from ash dieback .

4.6 Western Boundary

The western boundary contains a mixture of native hedgerow and cypress/conifers. The new development is set to project into this area, so these sub-optimal trees will likely not be retained.

5. Development Proposals

5.1 General Development Proposals

The proposals for the site are for the construction of 25 residential units in a variety of configurations, along with associated access and parking. There is a substantial area at the eastern end of the site, which has been allocated as public open space.

6. Arboricultural Impacts Summary

6.1 Tree Management Recommendations

The following table summarises the likely arboricultural impacts of the proposed development, and proposes solutions or mitigation for each in turn.

6.2 Arboricultural Solutions Matrix

| Arboricultural Solutions Matrix | | |
|---------------------------------|---|--|
| Ref. | Issue | Solution |
| 1 | The hedgerow G1 runs along the road frontage of the site, obstructing potential site entry | The majority of the hedge will need to be removed in order to allow for vehicle entry. |
| 2 | The trees T1 and T2 slightly overlap the proposed parking bay | The initial excavation should be undertaken with hand tools and/or under arboricultural supervision |
| 3 | The RPAs of T3-T6 overlap the proposed open space. | When landscaping the open space, ensure that no excavation occurs in the rooting zones. |
| 4 | The RPA of T7 slightly overlaps the drying areas of the adjoining unit. | The initial excavation should be undertaken with hand tools and/or under arboricultural supervision |
| 5 | The linear feature G7 interferes with the proposed layout | Remove to enable the development. |
| site-wide | Retained trees are to be the subject of tree pruning, dead-wooding, and/or shaping works to enable the development. | All pruning works have been specified in the arboricultural data tables enclosed within the arboricultural submission report. All work should be undertaken by a suitably qualified and experienced contractor, strictly in accordance with the guidance set out in BS 3998:2010 "Tree Work. Recommendations". |

| | | |
|-----------|--|---|
| site-wide | Potential damage to overhanging branches from construction. | Ensure all crown-lifting, dead-wooding and other arboricultural operations proposed are undertaken prior to work on site commencing, and prior to protective fencing being erected. |
| site-wide | The interests of general site enhancement and net arboricultural gain. | A generous number of trees will be planted and maintained on site in accordance with BS 8545:2014 " <i>Trees: From Nursery to Independence in the Landscape- Recommendations</i> " |

Table.1 Arboricultural Solutions Matrix

7. Tree Protection

7.1 Tree Protection Recommendations

The following table summarises the proposed protection measures for the trees on the development, and outlines specific solutions or mitigation for a number of areas of concern. Overall, the proposals as outlined, pose very little threat to the individual health or collective integrity of the tree population at Brynhyfryd.

7.2 Tree Protection Matrix

| Tree Protection Matrix | | |
|------------------------|---|---|
| Ref. | Issue | Solution |
| 1 | RPAs of T3-T6 overlap the open space area | Ensure that the detailed design for this area respects these RPAs |
| 2 | Minor overlap of the RPA of T7 with the edge of the proposed building | Excavation out to the edge of the RPA should be undertaken under arboricultural supervision. Once the initial cut is undertaken, the protective fencing should be installed prior to construction commencing. |
| site-wide | Protective fencing for all trees must be maintained. | Ensure that the fencing remains in-situ for the entire build. Site operatives are to be briefed on the importance and purpose of the fencing prior to coming on site. The fencing should be periodically inspected by the project arboriculturist. |
| site-wide | Potential root damage caused by construction activities straying into RPAs of retained trees. | Prior to any work, including demolition, commencing, the project arboriculturist will provide a briefing to site workers on the importance of tree protection on site. Thereafter, regular toolbox talks will be held to reinforce this position. Regular inspections of the site fencing will be undertaken by the project arboriculturist to ensure that fencing remains intact, as per the tree protection plan. |
| site-wide | Access and space for storage of materials, site cabins etc will need to be allocated prior to construction commencing. | All construction activity will be undertaken outside of the tree protection fencing. |
| site-wide | Potential root damage to retained trees caused by the installation of new below-ground services, whether by contractors or statutory undertakers. | Ensure that an M&E drawing is available to the designers to allow them to check whether root incursions are proposed, and allow them the opportunity to re-route, or devise appropriate working methods to avoid root damage. |

Table.2 Tree Protection Matrix

7.3 Tree Protection Specification

The following specification should be adopted for the tree protection fencing:

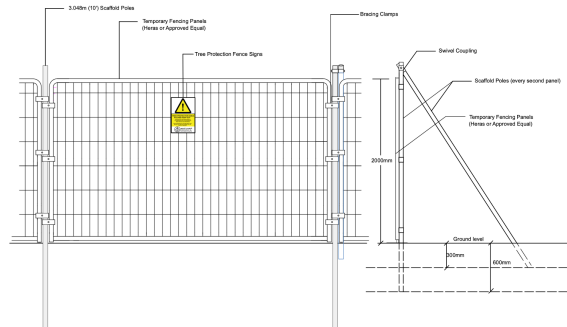


Fig 2 Protective fencing specification

8. Recommendations

8.1 General Advice & Recommendations

- The proposed development at Brynhyfryd has been devised to have a minimal impact on the trees on site.
- 1 C-category tree group/hedgrow (G1) will need to be removed in order to access the site from the B4354.
- 1 C-category tree group obstructs the western salient of the development and will need to be removed,
- The remaining 8 individual trees and 5 tree groups will be protected during the construction phase and beyond.
- Protection of the RPAs during construction will involve the use of reinforced heras fencing, as per the specification in section 7.3.
- A robust program of tree replacement post-construction will be implemented as per the proposed landscape layout.

Should any clarification of the matters described in this report be required, please contact us at any time.

Scott Fairley

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project name: Land at Brynhyfryd, Chwillog AIA BS5837 Planning Assessment
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Qualifications and Experience

As well as having over 25 years of practical arboricultural and forestry experience, I hold Masters degrees in both landscape architecture and environmental forestry, having studied at Bangor University and the Manchester School of Architecture, both in the UK. I am a professional member of the UK Arboricultural Association, an Associate member of the Institute of Chartered Foresters, an associate member of the UK Landscape Institute, and an ISA Certified Arborist. I have worked in the fields of urban forestry, forest management, landscape management, landscape design and land restoration. Within the arboricultural realm, I provide arboricultural impact assessments, tree risk assessments, and management plans. In addition, I provide expert, on-site support on live construction sites; monitoring, managing and mitigating the potential impacts of such activities. I have worked on infrastructure, planning and development projects at all scales, for a range of public and private stakeholders in five countries, to date.

Appendix 1- Limitations

It is the policy of West Coast Arboriculture & Land Planning Ltd to attach the following clauses regarding limitations. We do this to ensure that developers, owners, and approving officers are clearly aware of what is technically and professionally realistic in retaining trees.

The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These include a visual examination of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the current or planned proximity of property and people. Except where specifically noted in the report, none of the trees examined were dissected, cored, probed, or climbed, and detailed root crown examinations involving excavation were not undertaken.

Notwithstanding the recommendations and conclusions made in this report, it must be realised that trees are living organisms, and their health and vigour constantly changes over time. They are not immune to changes in site conditions, or seasonal variations in the weather.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree - or group of trees - , or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. In accordance with standard practice, the assessment presented in this report is valid at the time it was undertaken. It is not a guarantee of safety.

Notwithstanding the recommendations made in this report, West Coast Arboriculture & Land Planning Ltd accepts no responsibility for the implementation of all or any part of this plan, unless we have specifically been requested to examine said implementation activities. Approval and implementation of this plan in no way implies any inspection or supervisory role on the part of West Coast Arboriculture & Land Planning Ltd. In the event that inspection or supervision of all or part of the implementation of the plan is requested, said request shall be in writing and the details agreed to in writing by both parties. Any on site inspection or supervisory work undertaken by West Coast Arboriculture & Land Planning Ltd shall be recorded in written form and submitted to the client as a matter of record.

Although this Trees and Development submission has been prepared for Williams Homes (Bala) Ltd, accepting that it may be used by other parties or agencies, West Coast Arboriculture & Land Planning Ltd shall not be held responsible for the manner of use of the interpretations that other parties may attach to the report.

The report shall be considered a whole, no sections are severable, and the report shall be considered incomplete if any pages are missing.

This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. West Coast Arboriculture & Land Planning Ltd accepts no liability for misunderstandings due to a black and white copy of the report.

Appendix 2 Development Site Assessment Glossary BS 5837:2012

- **Tree number:** The unique identifier for each tree or group. This can relate to a simple number from the tree location plan, or can relate to a tag number where trees have been tagged;
- **Species:** The tree species, or list of species where groups are concerned
- **Age Class:** The age range of the tree is as follows: Young, Early-Mature, Semi-Mature, Mature, Late-Mature and Veteran
- **Height:** The overall height of the tree, in metres;
- **DBH:** (Diameter at Breast Height) the average diameter of the stem of the tree at 1.4m above nominal ground level.
- **RPA-R:** (Tree Protection Zone) the optimal radial distance, in metres, from the tree stem which should be, as far as is practicable, left undisturbed during construction (equates to 12x stem diameter in single-stemmed trees). This is the extent from which one can expect to encounter roots and mitigation should be explored.
- **RPA-A:** (Tree Protection Area) surface distance, in square metres, from the tree stem which should be, as far as is practicable, left undisturbed during construction. Note: this measure is most usefully employed where "nominal" (circular) root protection areas are constrained by roads, buildings, walls etc, but adequate rooting areas must still be allocated.
- **1st significant branch (FSB):** The height and direction of the first branch worthy of specific consideration in the context of the development.
- **Crown Spread:** The crown spread of the tree in metres, measured to the 4 cardinal compass points (N,E,S,W)
- **Comments:** General observations on the tree's situation, condition, defects, suitability and constraints to retention;
- **Recommendations:** Advice on whether the trees might be retained, removed, what corrective actions might be prescribed and how retained trees might be protected
- **SULE:** The Safe Useful Life Expectancy of the tree. This does not describe the likely "full" lifespan of the tree, but rather seeks to describe how many years the tree might be retained prior to its maintenance becoming burdensome.
- **Category:** The category awarded to each tree or group is a function of the following attributes:

| Category | 1: mainly arboricultural qualities | 2: mainly landscape qualities | 3: mainly cultural qualities, including conservation |
|----------|---|-------------------------------|--|
| A | tree of excellent quality with a SULE exceeding 40 years which will greatly enhance the proposed development and should be retained wherever possible | | |
| B | tree of good quality with a SULE exceeding 20 years, perhaps with some remediable defects which should be retained, if practicable | | |
| C | a tree with a SULE of approximately 10 years of indifferent quality which could be retained, but should not constrain the development | | |
| U | a tree with a SULE of less than 10 years, with irremediable defects. which should not be included in any future development | | |

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Appendix 3: Tree Tables

Brynhyfryd, Chwilog: Arboricultural Data Tables

| Tag | Name | Age | Height (m) | DBH (mm) | RPA-R (m) | RPA-A (m2) | FSB (m) | Crown Spread N-E-S-W (m) | Comments | Recommendations | SULE | Category |
|-----|-------------|-----|------------|----------|-----------|------------|---------|--------------------------|---|--|------|----------|
| T1 | Hawthorn | EM | 6 | 240 | 2.88 | 26.06 | 0 | 1-1-2-1 | Good vitality. Part of linear group. Tree next to road. Ivy on tree. Stem divides above 1.5m. Poor previous pruning. | Prune back for construction access. Hand dig south of RPA. | 10 | C1 |
| T2 | Hawthorn | SM | 3 | 260 | 3.12 | 30.59 | 0 | 1-1-1.5-1 | Moderate vitality. Poor shape & form. Tree next to road. Ivy on tree. Poor previous pruning. | Prune back for construction access. Hand dig south of RPA. | 10 | C1 |
| T3 | Wild Cherry | M | 9 | 490 | 5.88 | 108.63 | 0 | 5-6-7-6 | Good vitality. Tree not accessible. Minor dead wood in crown. | Crown lift to 4m to south. | 20 | B1 |
| T4 | Common Oak | M | 11 | 780 | 9.36 | 275.27 | 0 | 6-5-7-6 | Good vitality. Good form. Significant ecological value. Spreading habit. Stem divides above 1.5m. Minor dead wood in crown. | Crown lift to 4m to west | 20 | A1 |
| T5 | Common Oak | SM | 4 | 160 | 1.92 | 11.58 | 0 | 3-4-1-2 | Good vitality. Crown suppressed. Spreading habit. Minor dead wood in crown. | Crown lift to 4m to west | 20 | B1 |
| T6 | Common Oak | EM | 12 | 580 | 6.96 | 152.2 | 0 | 5-7-6-3 | Good vitality. Spreading habit. Tree close to wall. Unbalanced crown shape. | Crown lift to 4m to north | 20 | B1 |
| T7 | Ash | M | 14 | 970 | 11.64 | 425.71 | 0 | 5-7-6-2 | Poor shape & form. Ash dieback stage 2. Pollard. Tree close to wall. Epicormics on stem. Multiple stems below 1.5m. Minor dead wood in crown. | Crown lift to 4m to north. Hand-dig slight RPA overlap to north. | 10 | C1 |
| T8 | Ash | M | 15 | 830 | 9.96 | 311.69 | 0 | 5-2-4-6 | Low vitality. Ash dieback stage 2. Epicormics on stem. Multiple stems below 1.5m. Minor dead wood in crown. | Remove dead wood. Crown lift to 4m to north. Hand-dig slight RPA overlap to north. | 10 | C1 |

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Brynhyfryd, Chwilog: Arboricultural Data Tables

Group Tables

| no. | species | age class | max. height (m) | ave. DBH (mm) | RPR offset (m) | description | recommendations | SULE | Cat |
|-----|------------------------------------|-----------|-----------------|---------------|----------------|--|--|------|-----|
| G1 | Hawthorn | EM | 3 | 250 | 3 | Moderate vitality. Part of linear group. Linear group. Scrubby group. Group on boundary. | Remove extents required for driveway access. Prune back for pavement | 10 | C1 |
| G2 | Hawthorn | SM | 4 | 200 | 2.4 | Moderate vitality. Typical form for species. Linear group. Scrubby group. Group on boundary. | Trim to 1.5 height and bring in sides | 10 | C1 |
| G3 | Hawthorn | EM | 3 | 150 | 1.8 | Moderate vitality. Linear group. Scrubby group. Group on boundary. | Trim to 1.5 height and bring in sides | 10 | C1 |
| G4 | Hawthorn, Goat Willow, Holly | EM | 4 | 250 | 3 | Moderate vitality. Poor shape & form. Linear group. Scrubby group. Group on boundary. | Trim to 1.5 height and bring in sides | 10 | C1 |
| G5 | Hawthorn | EM | 5 | 230 | 2.76 | Moderate vitality. Poor shape & form. Spindly. Scrubby group. Group on boundary. | Trim to 1.5 height and bring in sides | 10 | C1 |
| G6 | Leyland Cyp | EM | 4 | 300 | 3.6 | Good vitality. Poor shape & form. Linear group. Screening group. Group on boundary. | Trim to 1.5 height and bring in sides | 10 | C1 |
| G7 | Bird Cherry, Hawthorn, Goat Willow | EM | 5 | 200 | 2.4 | Moderate vitality. Typical form for species. Linear group. Scrubby group. Group on boundary. | Remove to enable the development. | 10 | C1 |

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