



LAND AT PERSON WAY, PENRHIWTYN, NEATH, SA11 2EJ

TREE SURVEY (Addendum statement)

October 2025

INTRODUCTION

This tree survey addendum statement is prepared on behalf of Wellspring Homes in support of planning application Ref. P2025/0622 for the proposed conversion of partially constructed four-bedroom dwelling houses (Plots 2 and 3 approved under P2021/0780) into 6 No. one bedroom maisonettes, fenestration changes and associated works at land at Pearson Way, Penrhiwtyn, Neath.

BACKGROUND/ CONTEXT

As you will be aware, the proposed site is part of a larger strip of land that was granted planning permission for the erection of eight dwellings back in 2021 under LPA Ref P2021/0780, subject to conditions. Applications to discharge associated conditions were made under LPA Refs P2022/0418 and P2022/0927, which were subsequently granted. Furthermore, S96a applications were made to secure minor changes to the approved scheme under LPA Refs P2022/0413, P2023/0395 and P2025/0114. These were again approved following the usual appraisal process.

The approved scheme is accordingly in a very advanced stage of construction, with the buildings substantially complete. The applicant has been in discussion with Pobl Group, a Registered Social Landlord, about the sale of certain plots which would be procured as affordable housing, over and above the requirements of the original consent.

An invalidation letter received from the LPA, dated 17/09/2025 which detailed a number of additional documents/ supporting information required for validation purposes of the application, including a tree survey. Due to the nature of the application and the context/ planning history in which this application has arisen, it was agreed by the case officer via the meeting held on 25/09/2025 and subsequent emails that it was unnecessary for all of this information to be reproduced from the extant consent (given the stage of construction, and that these details have already been confirmed and implemented under the previous application). Rather, it was agreed that a covering statement would be prepared for each with updated site context and the original tree survey appended for ease of reference.

As such, please see the tree survey appended to this statement, which is considered sufficient and policy-complaint in order to process and validate the application.

APPENDIX 1: TREE SURVEY PREPARED FOR AND APPROVED UNDER PLANNING
CONSENT P2021/0780



Tree Survey

At

**Pearson Way
Neath**

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6th April, 2021

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Brief

I have been instructed by Mr. Hadleigh Hobbs of Wellspring to carry out a survey on trees at Pearson Way, Neath.

Scope of Report

This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current good arboricultural practice.

The survey entailed a visual inspection from ground level of all trees.

Each tree has been numbered and, where instructed, have been tagged using small durable metal or plastic tags.

Due to variations of existing ground levels through the site, height dimensions are estimated and are given in metres.

Trunk/stem diameters are measured at 1.5 metres above ground level, or immediately above the root flare for multi-stemmed trees.

Estimated branch spread is taken in metres from the centre of the trunk, at the four cardinal points of a compass, to achieve an accurate representation of crown shape.

An assessment of a tree's age classification is made in terms of its maturity within the site's landscape.

An assessment of a tree's physiological condition is made as good, fair, poor, dead.

Data on the structural condition of the tree has been entered, e.g., collapsing, leaning and the presence of any decay or physical defect has been noted.

Preliminary management recommendations include further investigation of suspected defects that require more detailed assessment or potential for wildlife habitat.

An assessment of a tree's future life expectancy is made as <10, 10-20, 20-40 or >40 etc.

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)		
<u>Category U</u> Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7		
	1 Mainly Arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation
<u>Category A</u> Those of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as Arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation; historical, commemorative or other value (e.g. veteran trees or wood-pasture)
<u>Category B</u> Those of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits
<u>Category C</u> Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

BRITISH STANDARD BS 5837:2012

Tree No.	Species	Height(m)	Single/Multi Stemmed	Stem Diameter(m)	Branch Spread(m)				Height of Crown(m)	Age	Physiological Condition	Structural Condition	Prel. Man. Recommendations	Est. Remaining Contribution	Category
					N	E	S	W							
T1	Sycamore (Acer pseudo-platanus)	17	Multi	0.4	2	3	4	4	4	Middle aged	Fair to poor	Twin stemmed off-site specimen thus preventing full inspection. Tree with low stem diameter to height ratio.	Monitor for stability	10-20	C
T2	Sycamore (Acer pseudo-platanus)	13	Single	0.18	1	1	2	2	3	Middle aged	Fair to poor	Tree of variable form that has lost leading shoot possibly in relation to squirrel damage at 8m, leading to development of dysfunctional growth in upper crown.	Monitor for safety	10-20	C
T3	Sycamore (Acer pseudo-platanus)	14	Single	0.21	1	1	3	3	2	Middle aged	Fair to poor	Tree of variable form with extensive deadwood in mid crown possibly associated with squirrel damage	Prune to remove unstable deadwood of diameter >50mm. Monitor for safety.	10-20	C
T4	Sycamore (Acer pseudo-platanus)	19	Single	0.4	3	4	5	6	3	Middle aged	Fair to poor	Tree of variable form. Main stem divides at 4m producing co-dominant stems in mid crown. Evidence of inclusion within this lower fork that could lead to failure as this specimen matures.	Monitor strength of fork in mid crown	10-20	C

Tree No.	Species	Height(m)	Single/Multi Stemmed	Stem Diameter(m)	Branch Spread(m)				Height of Crown(m)	Age	Physiological Condition	Structural Condition	Prel. Man. Recommendations	Est. Remaining Contribution	Category
					N	E	S	W							
T5	Sycamore (Acer pseudo-platanus)	17	Multi	0.35	2	2	3	3	4	Middle aged	Fair to poor	Twin stemmed specimen with evidence of basal inclusion which could lead to structural failure as this specimen matures. Some deadwood in lower and mid crown associated with squirrel damage.	Monitor strength of basal fork. Prune to remove unstable deadwood of diameter >50mm.	10-20	C
T6	Sycamore (Acer pseudo-platanus)	18	Single	0.35	4	6	3	3	3	Middle aged	Fair	Tree of reasonable form. Main stem divides at 5m producing co-dominant stems in mid crown. Historic pruning wounds on main stem have led to commencement of some internal decay.	Monitor for safety	10-20	C
T7	Sycamore (Acer pseudo-platanus)	18	Single	0.3	1	1	3	3	4	Middle aged	Fair to poor	Tree of variable form with evidence of thinning and die-back of foliage throughout crown possibly associated with squirrel damage.	Prune to remove squired damaged branches extending over adjacent highway. Monitor for safety.	10-20	C

Tree No.	Species	Height(m)	Single/Multi Stemmed	Stem Diameter(m)	Branch Spread(m)				Height of Crown(m)	Age	Physiological Condition	Structural Condition	Prel. Man. Recommendations	Est. Remaining Contribution	Category
					N	E	S	W							
T8	Sycamore (Acer pseudo-platanus)	15	Multi	0.65	5	4	4	5	1	Middle aged	Fair to poor	Multi stemmed specimen of variable form with evidence of squirrel damage throughout crown that has led to some branch failure and die-back. Some basal forks are included and may become at risk of failure as they mature.	Monitor for safety	10-20	C
T9	Oak (Quercus robur)	14	Single	0.18	0	0	8	1	6	Young	Poor	This specimen leans excessively to the south-west over adjacent highway and is at risk of failure	Remove	<10	U
T10	Sycamore (Acer pseudo-platanus)	18	Single	0.3	2	2	4	3	3	Middle aged	Fair	Tree of reasonable form with low stem diameter to height ratio. Some evidence of die-back within crown, possibly associated with squirrel damaged branches.	Remove squirrel damaged branches extending over adjacent highway. Monitor for stability.	10-20	C
T11	Oak (Quercus robur)	17	Single	0.35	5	2	5	5	3	Middle aged	Fair	Tree of variable form. Some deadwood in lower crown.	Prune to remove unstable deadwood of diameter >50mm. Monitor for safety.	20-40	B

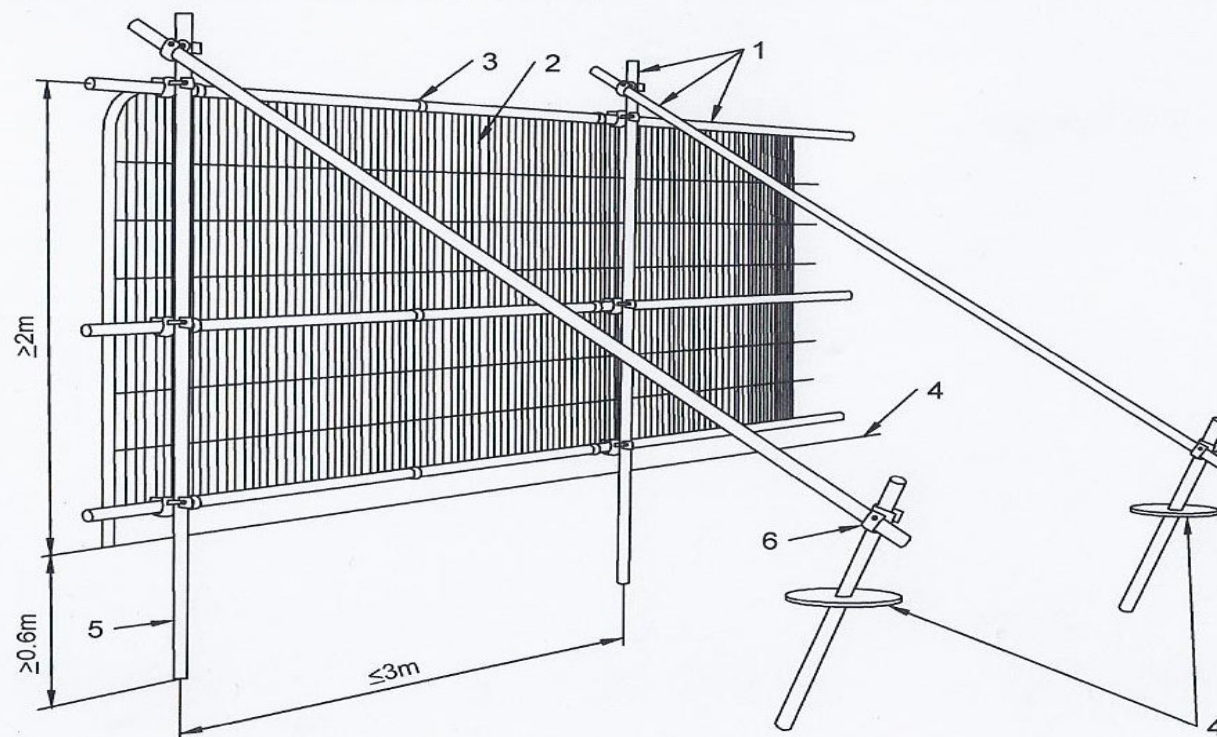
Tree No.	Species	Height(m)	Single/Multi Stemmed	Stem Diameter(m)	Branch Spread(m)				Height of Crown(m)	Age	Physiological Condition	Structural Condition	Prel. Man. Recommendations	Est. Remaining Contribution	Category
					N	E	S	W							
T12	Sycamore (Acer pseudo-platanus)	17	Single	0.31	1	1	3	3	3	Middle aged	Fair	Tree of variable form. Main stem divides at 2m and 4m producing multi stemmed mid crown. Forks in lower crown may become a point of weakness as this specimen matures.	Monitor for safety	10-20	C
T13	Sycamore (Acer pseudo-platanus)	18	Single	0.34	5	4	4	6	1	Middle aged	Fair	Tree of reasonable form. Some squirrel damage to lateral branches which may lead to branch failure in the future.	Monitor for safety	20-40	B
T14	Sycamore (Acer pseudo-platanus)	15	Single	0.32	5	5	2	3	3	Middle aged	Fair	Tree of variable form leaning slightly to the north-east. Crown developed on northern side only. Some evidence of squirrel damage within crown.	Monitor for safety	10-20	C
T15	Sycamore (Acer pseudo-platanus)	3	Multi	0.15	1	1	1	1	0	Young	Poor	Naturally regenerated specimen of poor form with weak basal forks	Remove	<10	U
T16	Sycamore (Acer pseudo-platanus)	9	Single	0.16	2	1	1	1	2	Young	Fair	Tree of variable form exhibiting some dysfunctional growth on main stem at 3m	Monitor for safety	10-20	C

Tree No.	Species	Height(m)	Single/Multi Stemmed	Stem Diameter(m)	Branch Spread(m)				Height of Crown(m)	Age	Physiological Condition	Structural Condition	Prel. Man. Recommendations	Est. Remaining Contribution	Category
					N	E	S	W							
T17	Birch (Betula pendula)	6	Single	0.1	1	1	1	1	1	Young	Fair	Newly planted tree of reasonable form and vigour	Monitor development of main stem in relation to staking system	20-40	C

Recommendations for Tree Protection during Development

Due to the high risk to established trees we would recommend the installation of protective fencing prior to commencement of **any** works on site in accordance with BS 5837:2012 “Trees in relation to Construction”. Trees should be protected using scaffold frame supporting weld mesh panel fencing sited on the edge of the Root Protection Area as defined in BS5837:2012. These fenced areas should not be used for the storage of any plant machinery or materials and personnel should be excluded at all times; these fences should remain in situ until after final landscaping has been carried out, removed by hand with great care to prevent compaction or root damage to established trees. The services of a suitably qualified arborist should be sought **prior** to the commencement of each stage.

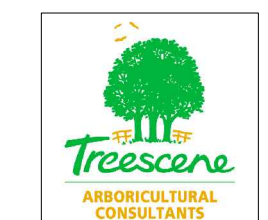
Figure 2 Default specification for protective barrier



Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6m)
- 6 Standard scaffold clamps

Tree Constraints Plan



Pearson Way, Neath

Tree Constraints Plan

T17

T16

T15

T13

T14

T9

T12

T11

T10

T7

T8

T6

T5

T1

T4

T3

T2

10m

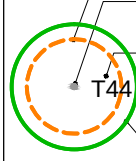
Tree Constraints Plan

Root Protection Area

Tree Category

Tree Number

Canopy Spread



Category A Trees

Category B Trees

Category C Trees

Category U Trees

Scale 1:200 @A3

04/2021

