



Arboricultural assessment & method statement

Land At Woodgate Nurseries, Lidsey Road, Woodgate

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21076-AA6-PB

Site location and report purpose

Site location



This aerial image is provided courtesy of Google. The yellow line indicates the approximate site boundary and is for illustrative use only and should not be measured or scaled.

Report purpose

This arboricultural assessment report provides sufficient information for the Local Planning Authority (LPA) to consider the effect of the proposed development on local character from a tree perspective. It is fully compliant with the BS 5837 advice relating to the planning application stage of the process and it meets national standard planning application validation requirements.

More specifically, the development proposal at land At Woodgate Nurseries, Lidsey Road, Woodgate is for outline planning application with all matters reserved except access for residential development of the site with up to 130 dwellings (Use Class C3), informal and formal public open space, landscaping, drainage, and other associated works.

This report includes:

- A **Tree protection plan** illustrating tree locations, categories, the location of the proposed development, and the proposed tree protection measures.
- An **Arboricultural assessment** (section 1 of the report) providing an analysis of the tree issues to assist the LPA in assessing the impact on local character.
- An **Arboricultural method statement** (section 2 of the report) describing how retained trees will be protected and managed during the development activity.
- **Appendices** (**Appendix 1** – Background administrative information, and data collection; **Appendix 2** – Tree schedule and explanatory notes; and, **Appendix 3** – QR Codes for SGNs).
- A companion document to supplement the main report titled ***Manual for managing trees on development sites (Version 3.0)***, which provides explanations of how retained trees will be managed on site in the form of Site Guidance Notes (SGNs) covering the relevant issues.

1: Arboricultural assessment

1.1 Table 1: Summary of trees affected and protected by the proposal

From my review of the constraints and the proposed layout, my assessment of the impact on trees, both during and after development, and those that need protection using special precautions, is summarised in Table 1:

	British Standard 5837 Category		
	A (High quality)	B (Moderate quality)	C (Low quality)
Remove	None	None	T1, G2, G7 (part), G12, G14, G24, G37, T38, T41, H47 (part), G103 (part)
Prune	None	None	None
Protect using special precautions See Notes below	T9, G10, G19, T39, T42, G118, T119	T23, G25, T45, T48	None
Post development considerations	None	None	None

G = Group; H = Hedge; T:=Tree

Note on types of protection: All retained trees will be protected during development by using robust temporary barriers and ground protection, and only those requiring special precautions to limit the impact of encroachment are listed in Table 1.

1.2 The impact of tree removals on local character

My assessment of the impact of tree removals on local character is as follows:

Tree T1 and groups G2, G12, G14 and part of G7

These are low quality trees with little scope for sustainable long-term retention. They have no significant prominence as landscape features and their proposed removal will have no adverse impact on visual amenity or landscape character.

Trees T38, T41 and groups G24, G37 and part of G103

These low-quality trees (on account of their small size and poor condition), are located well within the site and are obscured from public vantages. They have no prominence as visual amenity features, and their proposed removal will be unnoticeable in the overall context of landscape character.

Part of hedges H47

Limited sections of this hedgerow will be removed to enable the access pathway framework to be established across the site. The loss of these small sections of hedgerow will not significantly impact the overall structure or appearance of the overall hedgerow and it will still contribute to the context of existing landscape character.

1.3 The impact of tree pruning on local character

No trees will be pruned because of this development and so there will be no impact on local character for that reason.



1: Arboricultural assessment

1.4 The impact of works in precautionary areas

My assessment of the impact of encroachment into RPAs that will be managed by special precautions, is as follows:

Trees T45, T48, T119 and groups G19, G25 and G118

There will be encroachment into the radial RPA extents of these trees in the form of a new permeable footpaths. I have carefully reviewed and assessed the ground levels along the proposed route of this footpath, and it is my opinion that it would be feasible to install a custom designed no-dig specification surface without causing any significant disturbance to the RPAs. From my previous involvement in the installation of such surfaces (www.barrelltreecare.co.uk/case-studies/SurfacingNearTrees.pdf), I am confident that this can be implemented without any long term detrimental impact on tree health, with the full working detail to be supplied and agreed as part of a reasonably worded planning condition. This surfacing solution is within the advice set out in BS 5837 (8.6) and would be appropriate in this situation.

In summary, if the guidance set out in SGN 7 *Excavating in RPAs* and SGN 9 *Installing/upgrading surfacing in RPAs* is observed, then I believe that the proposed works can be implemented without any long-term detrimental impact on tree health, and therefore local character. Importantly these footpaths will be constructed during the soft landscaping phase of the redevelopment and the two areas in question will remain annexed within the defined construction exclusion zones until that time.

Tree T9, T23 and group G10

There will be minor encroachment into the radially calculated RPA extents of these trees in the form of a new permeable roadway sections and visitor parking bays. The levels within these proposed areas are level and consistent and it is my opinion that it would be feasible to install a custom designed no-dig specification surface roadway surface without risk of significant disturbance to the RPAs. This surfacing solution is within the advice set out in BS 5837 (8.6) and it would be appropriate for the full working detail to be supplied and agreed as part of a reasonably worded planning condition.

In summary, if the guidance set out in SGN 7 *Excavating in RPAs* and SGN 9 *Installing/upgrading surfacing in RPAs* is observed, then I believe that the proposed roadway can be implemented without any long-term detrimental impact on tree health, and therefore local character. Importantly these footpaths will be constructed during the soft landscaping phase of the redevelopment and the areas in question will remain annexed within the defined construction exclusion zones until that time.

Trees T39, T42 and group G10

This group may be affected by the removal of existing surfacing/structures and replacement with new permeable surfacing and soft landscaping. I have carefully reviewed the levels in these areas and it is my opinion that these works can be achieved without adverse impact and will potentially enhance the rooting resource available to this group. The working detail and timings of these works must be agreed at the pre-commencement meeting, carried out in accordance with the guidance described in the relevant SGNs (see section 2 of this report), and then subject to strict arboricultural supervision.

1: Arboricultural assessment

1.5 Unanticipated upgrading of existing services or installation of new services

Retained trees may be adversely affected by the installation of new services and / or the upgrading of existing services if that work encroaches into their RPAs. However, it is often difficult to know the detail of service locations until the construction is in progress, and sometimes encroachment into RPAs is unavoidable. Where possible, the default approach must be to use any existing service runs and keep all new services outside RPAs. Where existing services within RPAs require upgrading, or new services must be installed in RPAs, great care must be taken to minimise any disturbance. Trenchless installation will be the preferred option, but if that is not feasible, any excavation must be carried out by hand according to the guidelines in SGN 11 *Installing services in RPAs*.

1.6 Post development considerations

If trees are retained or planted too close to occupied buildings and/or garden amenity space, it is sometimes claimed that they can cause excessive shade or anxiety, which interferes with the normal use of the property. In extreme cases, this can result in pressure from future owners to fell or severely prune, thus reducing the long-term contribution of the trees to local character. However, in my experience, these problems are extremely rare and there is very little evidence that such pressures ever result in any significant harm to the wider setting. Indeed, there is an increasing body of evidence that the benefits from trees close to occupied areas significantly outweigh any disadvantages caused by shade or anxiety. Furthermore, important trees can be protected using tree preservation orders, which come with an overarching presumption to retain protected trees unless the normal use of the property is harmed to a significant extent. To my knowledge, there is no published evidence to support that trees are being lost to the detriment of local character for these reasons. I have considered these concerns in my analysis for this site and my conclusions take full account of those important issues.

1.7 Summary of impact on local character

This proposal will result in the loss of a limited number of low-quality trees and section of hedge that have been established as a linear internal feature of the existing site. They are of low quality due to their structural form and levels of observed vitality, and their proposed removal to enable the redevelopment will have not a detrimental impact on visual amenity or landscape character. All the sustainable boundary tree cover will remain intact and unchanged, and this will ensure that the appearance of the site continues to align to the character of the wider established landscape. The matter of adverse impacts on retained trees due to post-development pressures to fell or prune has been considered and I concluded that none of the retained trees will be affected. The construction activity may affect retained trees if appropriate protective measures are not taken. However, if adequate precautions to protect these retained trees are specified and implemented through the arboricultural method statement included in this report, then the development proposal will have no detrimental impact on tree health or the contribution of trees to character in the wider setting.

For these reasons, I conclude that the proposed development would not cause an unacceptable or adverse impact on the long-term vitality of the retained trees, and therefore the character and appearance of the area. Furthermore, it fully aligns with the broad guidance set out in the National Planning Policy Framework, and requirements of Local Plan Policies.

2: Arboricultural method statement

2.1 Site Guidance Notes (SGNs)

This section of the report identifies which trees on this site will be protected and managed, and by what means. This site-specific summary is supplemented by more detailed explanations and descriptions of specific operations set out in the accompanying *Manual for managing trees on development sites*. That document is a compilation of 12 individual SGNs addressing the following tree protection and management issues that regularly arise in the construction phase of development:

- SGN1 *Monitoring tree protection* (www.barrelltreecare.co.uk/technical-guidance/sgn01)
- SGN2 *Fencing protected trees* (www.barrelltreecare.co.uk/technical-guidance/sgn02)
- SGN3 *Ground protection* (www.barrelltreecare.co.uk/resources/technical-guidance/sgn03)
- SGN4 *Pollution control* (www.barrelltreecare.co.uk/resources/technical-guidance/sgn04)
- SGN5 *Site cranes & piling rigs* (www.barrelltreecare.co.uk/technical-guidance/sgn05)
- SGN6 *Height restrictions* (www.barrelltreecare.co.uk/resources/technical-guidance/sgn06)
- SGN7 *Excavating in RPAs* (www.barrelltreecare.co.uk/technical-guidance/sgn07)
- SGN8 *Removing surfacing and structures in RPAs* (www.barrelltreecare.co.uk/technical-guidance/sgn08)
- SGN9 *Installing/upgrading surfacing in RPAs* (www.barrelltreecare.co.uk/technical-guidance/sgn09)
- SGN10 *Installing structures in RPAs* (www.barrelltreecare.co.uk/technical-guidance/sgn10)
- SGN11 *Installing services in RPAs* (www.barrelltreecare.co.uk/technical-guidance/sgn11)
- SGN12 *Landscaping in RPAs* (www.barrelltreecare.co.uk/technical-guidance/sgn12)

NOTE: Each individual SGN can be downloaded by using the links above and the QR Code links in Appendix 3.

2.2 Identification of areas to be protected

The tree protection plan shows the areas where protective measures are necessary. The barrier locations are shown by the heavy black dashed lines, with the construction exclusion zone behind as the lighter black diagonal hatch. The precautionary areas specific to the proposed changes within radially expressed RPAs (new surfacing, reconditioning of existing surfacing and removal of structures), is indicated by yellow fill and the temporary ground measures adjacent to trees comprising group **G10** is shown by a blue fill.

2.3 Arboricultural supervision

An arboricultural consultant will be appointed to advise on the tree management for the site and to attend:

- a pre-commencement meeting before any work starts;
- regular supervision visits to oversee the agreed tree protection, as agreed at the pre-commencement meeting; and
- further supervision visits, as necessary, to oversee any unexpected works that could affect trees.

The detail of how the arboricultural supervision will be carried out is explained in SGN 1 *Monitoring tree protection* in the accompanying Manual.

2: Arboricultural method statement

2.4 Table 2: Summary of the site operations requiring arboricultural input

For this site, arboricultural input will be needed for the following operations:

Brief operation summary	Trees affected	Location of detailed explanations
Pre-commencement meeting: Meeting on site with all parties to agree protective measures, as described in SGN 1. <u>Will be carried out before any significant site works begin.</u>	All trees	SGN 1 <i>Monitoring tree protection</i>
Tree felling and pruning: Contractor will carry out agreed works as described in Appendix 2. <u>Will be completed before any significant site works begin.</u>	Fell trees T1, G2, G7 (part), G12, G14, G24, G37, T38, T41, H47 (part), G103 (part)	Appendix 2
Installing barriers and ground protection: Agreed tree protection measures will be installed and checked, as described in SGN 2 and SGN 3. <u>Will be completed before any significant site works begin.</u>	Barriers for all retained trees	Tree protection plan, SGN 2 <i>Fencing protected trees</i> , and SGN 3 <i>Ground protection</i>
Pollution control near retained trees: Any pollution control measures identified during risk assessment will be installed as described in SGN 4. <u>Will be completed before any potential pollutants arrive on site.</u>	All trees	SGN 4 <i>Pollution control</i>
Regular arboricultural supervision: Provision will be made to carry out and record agreed arboricultural supervision, as described in SGN 1.	All trees	SGN 1 <i>Monitoring tree protection</i>
Removing surfacing and structures in RPAs: These operations will be carried out as described in SGN 8.	G10, T42	SGN 8 <i>Removing surfacing and structures in RPAs</i>
Installing/upgrading surfacing in RPAs: These operations will be carried out as described in the SGN 9.	T9, G10, G19, T23, G25, T39, T42, T45, T48, G118, T119	SGN 9 <i>Installing/upgrading surfacing in RPAs</i>
Installing services in RPAs: These operations will be carried out with care, as described in SGN 11.	All trees	SGN 11 <i>Installing services in RPAs</i>
Landscaping in RPAs: These operations will be carried out with care, as described in SGN 12.	All trees	SGN 12 <i>Landscaping in RPAs</i>
Removing tree protection: <u>Protection can only be removed when there is no risk of damage to retained trees, as described in SGN 1.</u>	All trees	SGN 1 <i>Monitoring tree protection</i>

The operations summarised in this table, and supplemented by the more detailed explanations set out in the SGNs and the rest of this document, form the arboricultural method statement for this site. The Site Manager will ensure that its details and any agreed amendments are known and understood by all site personnel. Copies of the agreed documents will be available on site. All personnel who could have an impact on trees will be briefed on the specific tree protection requirements as part of the site induction procedures. This requirement will be written into the site management documentation.

If unanticipated issues arise on site not referenced in the above explanations, further guidance on how to manage them can be found in the accompanying Manual.

2: Arboricultural method statement

2.5 Construction method statement (heads of terms summary)

A construction method statement is a description of how operations that may affect trees will be carried out to minimise any adverse impact on them. The details of how the site will be managed are construction and contractual matters that can only be finalised once the post-consent detailed planning begins. For that reason, at this stage in the planning process, as explained in clause 5.5.6 of BS 5837, it is normally sufficient to list a heads of terms summary of the issues requiring more detailed consideration once consent is issued. On this site, those issues are likely to include:

1. Preparation of a written site management protocol for dealing with tree issues, to be incorporated into formal site management procedures, and to specifically include induction training for all operatives related to tree protection.
2. The order of work on site, including site clearance, the installation of protective measures, the phasing of successive work locations, the installation of new structures/surfacing, the removal of tree protection, and any necessary reinstatement.
3. Erection and maintenance of tree protection measures.
4. Who will be responsible for protecting the trees on site.
5. Detailed proposals for inspecting and supervising the tree protection.
6. How accidents and emergencies involving trees will be managed, including accidental damage to roots and their treatment.
7. Details of facilitation pruning and access into site. What size vehicles will be used under canopies and will large machinery be lifted over trees.
8. The parking arrangements for workers and visitors.
9. A schedule of emergency contact numbers relating to trees.
10. Areas for loading and unloading of materials and storage of materials and plant.
11. Where site facilities will be located and when will they be installed.
12. How machinery and equipment (such as excavators, concrete pumps and piling rigs) will enter, move on, work on, and leave the site.
13. Pollution control to specifically consider chemical storage and wheel washing facilities in relation to trees.
14. Recycling and storage of waste in relation to trees.
15. Details of earthworks, grading and mounding and removal of spoil, including any planned lowering or raising of ground levels.
16. Precise services locations, including the method of excavation when near trees.
17. Details of upgrading/removing/replacing existing surfacing and areas where this will happen, including detailed and precise cross-sections where no-dig surfacing is to be installed.
18. How and when any temporary surfacing will be laid and removed.

Appendix 1: Background administrative information and data collection

A1.1 Table 3: Background administrative information

	Background administrative information
Report date & reference	22 nd July 2024; 21076-AA6-PB
Tree protection plan reference	21076-6
Instructing client	Hanbury Properties
Instructions	Visit the site, assess the relevant trees, prepare a schedule of their details, describe the impact of the proposal on those trees and identify the tree protection issues in an arboricultural method statement with a tree protection plan.
Provided documents	• Topographical survey, drawing number '17681120/TS', received by email on 21st April 2021 • Drawing number 'DLA.2222.L01.P01. Block Plan.dwg', received by email on 15th July 2024
Report author and credentials	Phil Brophy has taken and passed the LANTRA Professional Tree Inspection course (https://www.lantra.co.uk/awards/product/professional-tree-inspection), is a Chartered Forester (www.charteredforesters.org), and a Registered Consultant of the Arboricultural Association (www.trees.org.uk), and is fully qualified to undertake the assessments in this report (https://www.barrelltreecare.co.uk/who-we-are/).
Report limitations	• A check of publicly accessible information on 22nd July 2024 confirmed that the following tree preservation orders are extant: • TPO/AL/2/22 • TPO/AL/3/24 As such if any tree works are proposed to be undertaken to trees included in these orders in advance of a planning consent, then the appropriate permissions must be obtained from the LPA before any commencement of work. • This report does not consider ecological or archaeological issues, or any other matter beyond the assessment of the trees. • This report does not constitute a tree hazard assessment. Where concerns for tree health and safety exist the necessary and appropriate tree inspections should be carried out.
Technical references	In preparing the analysis in this report, we considered the guidance and advice in the following technical references: • Climate Change Act (2008) www.legislation.gov.uk/ukpga/2008/27/contents • Town and Country Planning Act 1990 www.legislation.gov.uk/ukpga/1990/8/contents • National Planning Policy Framework, published by the MHCLG www.gov.uk/government/publications/national-planning-policy-framework--2 • BS 5837 (2012) <i>Trees in relation to design, demolition and construction – Recommendations</i>, https://shop.bsigroup.com/ProductDetail • BS 8545 (2014) <i>Trees: from nursery to independence in the landscape – Recommendations</i>, https://shop.bsigroup.com/ProductDetail • BS 3998 (2010) <i>Tree work – Recommendations</i>, BSI https://shop.bsigroup.com/ProductDetail • <i>Trees in the Townscape: A Guide for Decision Makers</i>, published by the Trees & Design Action Group http://www.tdag.org.uk/

Appendix 1: Background administrative information and data collection

	Background administrative information
	• <i>Trees in Hard Landscapes: A Guide for Delivery</i>, published by the Trees & Design Action Group www.tdag.org.uk/ • National Joint Utilities Group (2007) Volume 4, Issue 2: <i>Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees</i> http://streetworks.org.uk/resources/publications/
BS 5837 compliance	This report is BS 5837 compliant. <i>BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations</i> is 10 years old. Since its publication, there have been significant advancements in technology and thinking, informed by a decade of practical experience of putting principles into practice. In the document Foreword, it states: “Any user claiming compliance with this British Standard is expected to be able to justify any course of action that deviates from its recommendations”. This statement provides the opportunity for practitioners to claim compliance while moving best practice forward in the context of emerging technology, ideas, and experience. Although much of the BS 5837 content remains relevant and useful for managing trees in a planning context, there are now several aspects that are dated, and it is no longer appropriate to rigidly apply them to current planning submissions. Barrell Tree Consultancy (BTC) specialises in managing trees on development sites and retains a complete paper archive of every project it has carried out since starting business in 1980, with a digital data base listing those from 2004. In the decade since BS 5837 was published (April 2012), interrogation of the BTC archive confirms that we have been involved in a total of 3,884 projects, of which we estimate that about 3,845 were development related, and it is that depth of experience that informs the following statements on BS 5837 compliance. All BTC reports are prepared to be BS 5837 compliant and, although explanations are not explicitly required to claim compliance, the justifications for any deviations from its recommendations are set out below, referenced by the BS clause number: 1. 4.3 – soil assessment: All BTC consultants have basic training relating to soil assessment and regularly deal with soil issues during their daily work, but none are soil specialists and BTC has no specialist investigation equipment for carrying out the type of soil assessment listed in this BS clause. In a modern development context, it is not for arboricultural consultants to demand or carry out professional soil investigations, and BTC does not do that. However, we will review soil information provided from appropriate specialists, if available, and incorporate that into our assessments. 2. 4.4.2.1 – tagging trees: In some instances, it is not appropriate to tag trees, e.g., sensitive species, trees that are easily identified without a tag, inadequate access, project confidentiality, client instructions to the contrary, etc, and so although there will be a presumption to tag trees where feasible and appropriate, that may not be possible or necessary in every instance. 3. 4.4.2.5 e) – branch spread: BTC only work from provided topographical surveys and where the branch spreads are shown correctly on those surveys, there is not normally any practical need to regurgitate that information in a schedule. Additionally, in closely spaced groups or in

Appendix 1: Background administrative information and data collection

	Background administrative information
	treacherous terrain, it is sometimes not safe or realistically possible to collect this data for every tree. For these reasons, BTC normally only collects crown spread data to the four cardinal points where the provided topographical survey is assessed as unreliable, or where a full canopy cover assessment is requested, and it is both safe and practically feasible to do so. 4. 4.4.2.5 f) – branch and canopy height: In the absence of any definition of ‘canopy’ or ‘significant’ relating to branches in the <i>Terms and definitions</i> clause, and the lack of any practical guidance for reliably assessing these characteristics, BTC has adopted the following default position. We will only identify the height and orientation of branches where they have the potential to be damaged by vehicular access, i.e., below a height of 6 m, or where their removal would be beyond what the tree could tolerate during normal maintenance management, i.e., the branch removal would significantly adversely affect the health of the tree and potentially compromise its current safe useful life expectancy. 5. 4.4.2.5 g) – life stage: BS 5387 offers examples, but no definitions of what those examples mean. In the absence of a specific BS 5387 recommendation, BTC has reviewed the concept of maturity in a planning context, taking maturity to be a simplistic indication of a tree’s ability to cope with change and its potential for further growth. For the purposes of development site advice, BTC conceptualises useful life-stage descriptions as; young indicating a potential to significantly increase in size and a high ability to cope with change; maturing indicating some potential to increase in size and a medium ability to cope with change; and, mature indicating little potential to increase in size and low ability to cope with change. 6. 4.4.2.5 i) – estimated remaining contribution: BTC accepts the category recommendations in Table 1 on the remaining contribution in the context of category, i.e., greater than 40 years for A trees, greater than 20 years for B trees, at least 10 years for C trees, and less than 10 years for U trees, and so this is also not listed separately in the schedule. 7. 4.5.4 – subcategories: BTC adopts a presumption that all trees are subcategory 1 (Mainly arboricultural qualities) unless noted to the contrary, and so for conciseness and to avoid complication, the subcategory is not listed in the schedule unless it is 2 or 3. 8. Table 2 and 4.4.2 – colour coding: The colours included in this table take no account of the inability of some people to distinguish between red and green, which is not helpful to people suffering with this form of colour blindness. To address this discriminatory failing with the BS approach, BTC has adopted a more intuitively obvious regime of green and blue colours, which can be easily distinguished by colour-blind people, with the best category A and B trees (High and moderate quality) being green, and the lower category C and U trees (Low quality and unsuitable for retention) as blue. The differentiation between the two categories in each colour is provided by symbols rather than using

Appendix 1: Background administrative information and data collection

Background administrative information	
	different colours. This is clearly shown on the plan key, so there can be no doubt about what category a tree is, which is an intuitive approach to avoiding discrimination of colour-blind people. In any event, the tree category is now included next to each number, so there can be no question about the category and BS 5837 compliance. 9. 5.2.1 – RPAs: This clause recommends that the RPAs for category A, B, and C trees are shown as the existing constraints on the plans used in the “<i>concept and design</i>”, i.e., the tree constraints plan. However, the BS does not explicitly recommend that all those constraints are shown on the tree protection plan, which is logical because only category A (High quality), and category B (Moderate quality) trees can realistically be material constraints, with category C (Low quality) and category U (Unsuitable for retention) trees obviously unsuitable to be determinative of the final design. Although it is not a BS recommendation to include the RPAs of category C trees on the tree protection plan because they cannot be material constraints, it is sometimes helpful as an informative to be able to see them if category C are planned for retention to assess if that is feasible. For that reason, BTC tree protection plans show the RPAs of category C trees as a thin grey line rather than the thicker grey line denoting category A and B RPAs. 5.2.2 Notes 1 and 2 – shading: These notes offer general information on how shading can be assessed, which is presented in italics. The implications of the convention of using italics within the BS is set out in the Foreword as: “<i>Commentary, explanation and general informative material is presented in smaller italic type, and does not constitute a normative element.</i>” Our interpretation of that statement is that the application of Notes 1 and 2 is not part of the BS recommendations, and is not necessary for BS 5837 compliance. In our experience, the assessment of daylight issues is a specialist discipline and way beyond our expertise as arboriculturists, and so we would defer to an appropriate specialist, where any detailed guidance is required.

A1.2 Table 4: Data collection

Data collection	
Date of site visit	31 st January 2024
People present during site visit	Phillip Brophy
Weather & visibility	Dull, windy and damp with intermittent periods of rain, with average visibility
Limitations to observations	- The inspection of the trees for the purposes of assessing their condition and work requirements was made on the basis that they will be annually inspected in the future to identify any changes in condition and review the original recommendations. For these reasons, the tree assessment advice only remains valid for one year from the date that the trees were last inspected. - All observations were of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level.

Appendix 1: Background administrative information and data collection

	Data collection
	• Observations of trees outside the site boundaries are confined to what was visible from within the site. • All dimensions were estimated unless otherwise indicated.
Tree Preservation Orders (TPOs), Conservation Areas, and tree categorisation	TPOs cannot always be reliably interpreted from the documentation to identify which trees are protected, especially as time passes and site conditions change from when they were originally made. It is common for TPO plans to be inaccurate and schedules often become out of date as trees die or are removed. Frequently, trees deteriorate and, although they may be technically protected by the TPO, are in such poor condition or causing such unreasonable inconvenience that their suitability for retention becomes questionable. In a planning context, if poor trees are assessed as unsuitable for retention, then it would be inappropriate to show them as a material constraint in development planning. For these reasons, although TPOs do need to be considered, they do not form the primary basis for tree categorisation. Specifically in respect to this site as of 22nd July 2024 it is confirmed that the following tree preservation orders are extant: • TPO/AL/2/22 • TPO/AL/3/24
Tree location and numbering	Each tree, hedge, and group, was inspected, and the numbering scheme is shown on the tree protection plan.
Crown spreads	We used the crown spreads shown on the provided land survey.
Recording of tree data	For each identified tree, hedge, and group, the information collected was recorded on the tree schedule in Appendix 2 and the tree protection plan.
Calculation of RPAs	Following the recommendations in Table D1 of BS 5837, the diameter of each tree was rounded up to the next 2.5 cm increment, with the radius of a nominal circle and the resultant RPA taken directly from that table. This information is listed for each tree in the tree schedule in Appendix 2.



Appendix 2: Tree schedule and explanatory notes

NOTE: Colour annotation is A & B trees with green background; C & U trees with blue background; trees to be removed in red text.

Tree No	Species	Height (m)	Diameter (cm) @ 1.5m	Maturity	Low Branches	Category	Notes	Tree Works	RPA radius (m)	RPA area (m2)
All retained trees & hedges								Carry out safety check and lift over site to 3-4m as necessary.		
T1	Ash	8	35	Young	-	C	Multistem at ground level	Fell	4.2	55
G2	Ash, hazel	6	30	Maturing	-	C	Coppice feature form	Fell	3.6	41
T3	Field maple	8	85	Over-mature	-	C	Failure into field, declining vitality and poor structural form	-	10.2	327
T4	Maple	15	42.5	Maturing	-	C	Historic natural lean and at edge of existing ditch	-	5.1	82
T5	Oak	14	65	Mature	-	B	Edge of existing ditch	-	7.8	191
G6	Ash	17	40	Mature	-	U	Dead and declining individual within	-	4.8	72
G7	Hawthorn, blackthorn	6	27.5	Maturing	-	C	-	Fell selected part	3.3	34
T8	Oak	15	120	Over-mature	-	B	Significant past reduction, some vehicular wounding on trunk, twin stem nature, will likely need formative canopy reduction	-	14.4	651
T9	Oak	18	105	Mature	-	A	Located on ditch bank	-	12.6	499
G10	Oak	20	125	Mature	-	A	No access to base of tree	-	15.0	707
G11	Apple	4	25	Mature	-	C	-	Fell	3.0	28
G12	Monterey cypress	16	40	Maturing	-	C	Boundary screen, historic reduction at 6-7m	Fell	4.8	72
T13	Ash	16	70	Mature	-	B	Twin stemmed at base	-	8.4	222



Appendix 2: Tree schedule and explanatory notes

Tree No	Species	Height (m)	Diameter (cm) @ 1.5m	Maturity	Low Branches	Category	Notes	Tree Works	RPA radius (m)	RPA area (m ²)
G14	Oak	12	30	Young	-	C	Boundary feature	Fell	3.6	41
G15	Poplar	17	45	Maturing	-	U	Located on adjacent land, poor condition and structural form	-	5.4	92
T16	Oak	20	102.5	Mature	-	A	-	-	12.3	475
T17	Field maple	11	70	Mature	-	C	Suppressed by T17, twin stemmed at ground level	-	8.4	222
G18	Ash, birch	9	27.5	Young	-	C	Small individuals located on boundary	-	3.3	34
G19	Oak	19	100	Mature	-	A	Some signs of over maturity	-	12.0	452
T20	Oak	19	120	Over-mature	-	A	Historic stem failures, long established cavity at base	-	14.4	651
T21	Oak	19	102.5	Mature	-	A	Ivy clad	-	12.3	475
T22	Oak	19	110	Mature	-	B	Ivy clad and areas of noted past wounding, marginal B category tree	-	13.2	547
T23	Oak	19	102.5	Mature	-	B	Asymmetric canopy form due to proximity to T22	-	12.3	475
G24	Eucalyptus	20	80	Mature	-	C	-	Fell	9.6	290
G25	Oak	20	85	Mature	-	B	Defined landscape boundary group, some twin stem features across individual trees and some noted historic storm damage	-	10.2	327
G26	Hawthorn	12	30	Mature	-	C	Ivy clad	-	3.6	41
T27	Oak	21	85	Mature	-	A	Minor deadwood	-	10.2	327
T28	Oak	22	122.5	Mature	-	A	-	-	14.7	679
T29	Oak	17	72.5	Mature	-	B	-	-	8.7	238
T30	Oak	18	72.5	Mature	-	B	-	-	8.7	238



Appendix 2: Tree schedule and explanatory notes

Tree No	Species	Height (m)	Diameter (cm) @ 1.5m	Maturity	Low Branches	Category	Notes	Tree Works	RPA radius (m)	RPA area (m2)
T31	Oak	18	72.5	Mature	-	B	-	-	8.7	238
G32	Oak	19	57.5	Mature	-	B	Lateral branch reduction on southern side of canopy	-	6.9	150
T33	Ash	18	85	Mature	-	B	Past hedge/boundary context, marginal due to species vitality	-	10.2	327
T34	Ash	18	67.5	Maturing	-	C	-	-	8.1	206
T35	Oak	20	80	Mature	-	B	-	-	9.6	290
T36	Hawthorn	8	45	Mature	-	C	Hedgerow context	-	5.4	92
G37	Apple	5	25	Mature	-	C	Small fruit trees within garden area	Fell	3.0	28
T38	Apple	7	35	Mature	-	C	Twin stem at base	Fell	4.2	55
T39	Oak	18	110	Mature	-	A	Located in ditch	-	13.2	547
T40	Eucalyptus	12	52.5	Maturing	-	C	Poor form	-	6.3	125
T41	Hawthorn	6	40	Mature	-	C	Multi stem	Fell	4.8	72
T42	Oak	20	150	Mature	-	A	-	-	15.0	707
G43	Oak	17	95	Mature	-	A	Located on adjacent land, two individual trees	-	11.4	408
T44	Oak	15	75	Mature	-	B	Located on adjacent land	-	9.0	254
T45	Oak	20	87.5	Mature	-	B	Marginal moderate quality tree due to large stem fracture noted on track side of tree, but can be addressed by reduction pruning	-	10.5	346
T46	Oak	19	100	Mature	-	B	Asymmetric form due to historic secondary stem removal	-	12.0	452
H47	Hawthorn, oak, field maple	9	45	Mature	-	C	Hedgerow context	Fell selected part	5.4	92



Appendix 2: Tree schedule and explanatory notes

Tree No	Species	Height (m)	Diameter (cm) @ 1.5m	Maturity	Low Branches	Category	Notes	Tree Works	RPA radius (m)	RPA area (m2)
T48	Oak	20	97.5	Mature	-	B	Deadwood throughout canopy	-	11.7	430
T49	Oak	14	70	Mature	-	B	Suppressed by tree T45	-	8.4	222
T50	Oak	12	72.5	Mature	-	B	Squat canopy form and deadwood noted throughout canopy	-	8.7	238
T51	Oak	15	67.5	Mature	-	B	-	-	8.1	206
T52	Hawthorn	6	30	Mature	-	C	-	-	3.6	41
T53	Oak	14	65	Mature	-	B	Twin stem	-	7.8	191
T54	Ash	20	70	Mature	-	C	Decline and deadwood noted	-	8.4	222
T55	Oak	19	90	Mature	-	B	Ivy clad	-	10.8	366
G56	Oak, elm	11	50	Young/Mature	-	B	-	-	6.0	113
G57	Field maple, willow	10	45	Maturing	-	C	Self sown	-	5.4	92
G103	Hawthorn, willow	5	31	Mature	-	C	-	Fell selected part	3.7	43
G118	Oak	15	90	Mature	-	A	Combined canopy form	-	10.8	366
T119	Oak	16	110	Mature	-	A	-	-	13.2	547
G120	Cypress	11	35	Maturing	-	C	Screen value only	-	4.2	55

Appendix 2: Tree schedule and explanatory notes

Explanatory Notes

- **Abbreviations:**

G: Group
H: Hedge
T: Tree

- **Botanical tree names:**

Apple	: <i>Malus</i> sp
Ash	: <i>Fraxinus excelsior</i>
Birch	: <i>Betula pendula</i>
Blackthorn	: <i>Prunus spinosa</i>
Cypress	: <i>Cupressus</i> sp
Elm	: <i>Ulmus</i> sp
Eucalyptus	: <i>Eucalyptus</i> sp
Fastigate beech	: <i>Fagus sylvatica</i> 'Fastigiata'
Field maple	: <i>Acer campestre</i>
Hawthorn	: <i>Crataegus monogyna</i>
Hazel	: <i>Corylus avellana</i>
Maple	: <i>Acer</i> sp
Monterey cypress	: <i>Cupressus macrocarpa</i>
Oak	: <i>Quercus robur</i>
Poplar	: <i>Populus</i> sp
Willow	: <i>Salix</i> sp

- **BS 5837 (2012) compliance:** All data has been collected based on the recommendations set out in subsection 4.4 of BS 5837.
- **Tree inspections and site limitations:** Each tree was subjected to a quick visual check level of inspection. Where there is restricted access to the base of a tree, its attributes are assessed from the nearest point of access. Climbing inspections are not carried out during this level of inspection and, if heavy ivy is present, tree condition is assessed from what can be seen from the ground. A separate note is recorded if further investigation may be required to clarify its status.
- **Crown spreads:** Crown spread dimensions are not listed in the tree schedule because they are illustrated on the land survey base to all the plans in this document. Where crown spreads of significant trees on site are found to deviate from those shown on the provided land survey, we have noted it in the text of the report and annotated it on our plans.
- **Dimensions:** All dimensions are estimated unless otherwise indicated with an asterisk (*) after the figure.
- **Species:** Species identification is based on visual observations. Where there is some doubt over tree identity, sp is noted after the genus name to indicate that the species cannot be reliably identified at the time of the survey. Where there is more than one species in a group, only the most frequent are noted and not all the species present may be listed.
- **Height:** Height is estimated to provide a broad indication of the size of the tree.
- **Trunk diameter:** Trunk diameter is estimated or measured (with a diameter tape), at the discretion of the consultant, and recorded in 2.5cm increments as advised in BS 5837 Table D1. Estimates may be made where access is restricted, direct measurement is prevented because of ivy on the trunk, or the tree is assessed as low quality. The point of measurement and the adjustments for stem variations are as advised in Figure C1 of BS 5837.
- **Maturity:** In planning context, maturity provides a simplistic indication of a tree's ability to cope with change and its potential for further growth. For the purposes of this report, young indicates a potential to significantly increase in size and a high ability to cope with change, maturing indicates some potential to increase in size and a medium ability to cope with change, and mature indicates little potential to increase in size and limited ability to cope with change.
- **Low branches:** Any low branches that would not be feasible for removal during normal management and should be considered as a design constraint are noted here and explained in the notes.
- **Category:** Our assessment automatically considered tree physiological/structural condition (BS 5837, 4.4.2.5h), and so these are not listed separately in the schedule. Additionally, the category accounts for the remaining contribution (BS 5837, 4.4.2.5i) as greater than 40 years for A trees, greater than 20 years for B trees, at least 10

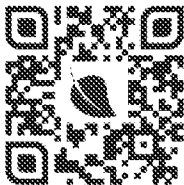
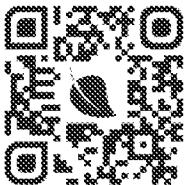
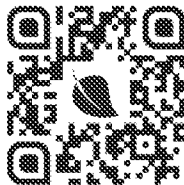
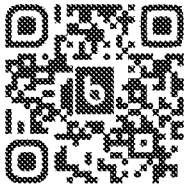
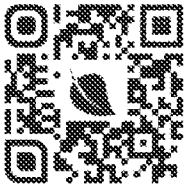
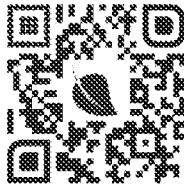
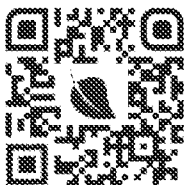
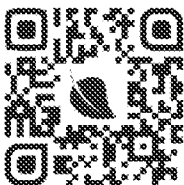
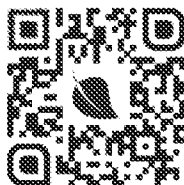
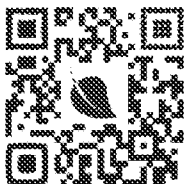
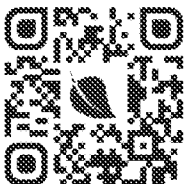
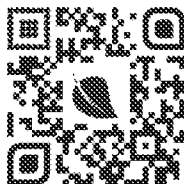


Appendix 2: Tree schedule and explanatory notes

years for C trees and less than 10 years for U trees, so this is also not listed separately in the schedule. Category A, B and C trees are automatically listed as sub-category 1 unless otherwise stated.

- **Notes:** Only relevant features relating to physiological or structural condition and low branches that may help clarify the categorisation are recorded. If there are no notes, then the presumption should be that no relevant features were observed.
- **Tree works:** The recommended tree works are based on the quick visual check level of inspection and only intended to address significant hazards identified during that inspection. The following points should also be considered before carrying out any works:
 1. **Reporting during work operations:** In the context of the preliminary nature of the tree inspection, any defects that may affect tree safety discovered by the contractor when carrying out the work recommendations should be reported to the supervising officer. Modification to the schedule of works may be required because of these reports. The contractor should be specifically instructed on this point.
 2. **Implementation of works:** All tree works should be carried out to BS 3998 *Recommendations for Tree Work* as modified by more recent research. It is advisable to select a contractor from the local authority list and preferably one approved by the Arboricultural Association. Their Register of Contractors is available free from The Malthouse, Stroud Green, Standish, Stonehouse, Gloucestershire GL10 3DL; phone 01242 522152; website www.trees.org.uk.
 3. **Statutory wildlife obligations:** The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.
 4. **Stumps:** Stumps to be removed within the RPAs of retained trees should be ground out with a stump grinder to minimise any disturbance unless otherwise authorised by the supervising officer.
- **Future tree safety inspections:** Due to the time that may elapse between the original survey and the start of development, all trees should be re-inspected as part of the standard risk management process before any works start on site. Our assessment of the trees was carried out on the basis that a re-inspection would be carried out within a year of the assessment visit and our advice on tree condition must be reviewed annually from the date of that visit.

Appendix 3: QR Codes for SGNs (Scan with reader to download)

		
<i>SGN 1 Monitoring tree protection</i>	<i>SGN 2 Fencing protected trees</i>	<i>SGN 3 Ground protection</i>
		
<i>SGN 4 Pollution control</i>	<i>SGN 5 Site cranes & piling rigs</i>	<i>SGN 6 Height restrictions</i>
		
<i>SGN 7 Excavating in RPAs</i>	<i>SGN 8 Removing surfacing and structures in RPAs</i>	<i>SGN 9 Installing/upgrading surfacing in RPAs</i>
		
<i>SGN 10 Installing structures in RPAs</i>	<i>SGN 11 Installing services in RPAs</i>	<i>SGN 12 Landscaping in RPAs</i>



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