

# NICHOLSONS

## Arboricultural Impact Assessment

### OSU Group

Land off Church Lane, Shinfield

**Version:** V2

**Date:** October 2025

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## REVISION HISTORY

| Rev | Description of change | Date       | Initials |
|-----|-----------------------|------------|----------|
| 2   | Original report       | 17/10/2025 | SC       |
|     | Quality review        | 17/10/2025 | LT       |
|     | Finalised for issue   | 31/10/2025 | SC       |

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## DISCLAIMER

While all reasonable efforts have been made to identify Abnormalities in the subject trees, the statements made in this report do not take into account the effects of extreme weather events, vandalism or accidents, or changes to the site that may affect trees that have taken place since the date of the survey. Nicholsons does not accept any responsibility in connection with these factors. The comments and observations made within this report will cease to be valid either within two years of the date of the survey (unless specifically stated elsewhere within the report), or when site conditions change or any works to trees take place that have not been specified within this report, whichever is the sooner.

## **EXECUTIVE SUMMARY**

Nicholsons have been instructed to provide an arboricultural survey, Arboricultural Impact Assessment and associated plans for a development proposal of a storage compound at Church Lane, Shinfield.

A tree survey was undertaken at the site in accordance with the guidelines provided in BS5837 (2012) Trees in relation to design, demolition and construction – Recommendations on 8<sup>th</sup> October 2025. This survey identified a total of 15 trees, and five groups. These have been categorised as follows:

- One of high arboricultural quality (Category A);
- Eight of moderate arboricultural quality (Category B); and
- 11 of low arboricultural quality (Category C).

There are no trees to be removed to facilitate the design.

There are no required pruning's to facilitate the design

All retained trees within, or directly adjacent to the site, will be protected through a combination of tree protective measures. This will predominantly consist of tree protective fencing which is already in place, but temporary ground protection will be required. These measures will ensure that retained trees remain free from significant harm throughout the development phases.

No ancient or veteran trees are present on or adjacent to the site so there is no conflict with National Planning Policy Guidance. Furthermore, those trees of important landscape, historic, cultural, green infrastructure and ecological benefit will be retained and protected in accordance with BS5837:2012 recommendations. Therefore, the scheme also complies with Local Planning Policy.

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## ATTACHMENTS

| Description                | Reference                                       | Version |
|----------------------------|-------------------------------------------------|---------|
| Tree Schedule              | Church Lane - 5837 Sch - V1 - NAC -<br>20251017 | 1       |
| Tree Constraints Plan      | TBD                                             | 1       |
| Arboricultural Impact Plan | TBD                                             | 1       |
| Draft Tree Protection Plan | TBD                                             | 1       |

## PURPOSE OF DOCUMENT

This report has been commissioned to provide an assessment of the trees at in accordance with the guidelines provided by BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.

It consists of:

- **A Tree Survey** that records all relevant information about the trees on or adjacent to the site that may be impacted by the proposals. This includes a **Tree Constraints Plan** that shows the location of the trees on the site irrespective of any development considerations.
- **An Arboricultural Impact Assessment** to consider the impact that the development proposal may have on the trees. It provides details of how any adverse impact will be mitigated (including indicative protection measures) and includes an **Arboricultural Impact Plan**. This shows the location of the trees in relation to the proposed development and the above and below ground constraints posed by the trees. It will also show an illustration of the recommended tree protection measures on a **Draft Tree Protection Plan**.

The purpose of this report is to demonstrate how the tree constraints have been considered in the design and layout of the site. It also provides the Local Planning Authority (Wokingham Borough Council) with the necessary information to assess the tree issues associated with the planning application.

## **1. INTRODUCTION**

### **Instruction**

- 1.1 Written instruction was received from Dalcour Maclaren on 26<sup>th</sup> September 2025 to undertake a tree survey and to prepare an Arboricultural Impact Assessment to supplement a planning application for a proposed continuation of a storage compound development at Church Lane, Shinfield for a further 5 years.

### **Site Description**

- 1.2 The site is located in the village of Shinfield in as part of the borough of Wokingham ins the south of England. The Site is centred at SU 72365 68441. The site is in current use as a storage compound for the OSU Group. To the north of the site is grass field land and the M4. To the east and west of the site is grass farmland. To the south of the sites is Church Lane. The site is topographically flat with no major changes in elevation.
- 1.3 The general treescape is predominantly made of native broadleaf species. The most common singular entity species on the site are oaks however the hawthorns and blackthorns in the hedges and groups around the perimeter are more numerous. The largest tee on the site is an oak tree in the north west corner. The trees are mostly mature with sporadic early mature ash in the groups. The general condition of the trees is fair but some of the oaks are in decline.

### **Caveats and Limitations**

- 1.4 While all reasonable efforts have been made to identify abnormalities in the subject trees, the statements made in this report do not take into account the effects of extreme weather events, vandalism or accidents, or changes to the site that may affect trees that have taken place since the date of the survey.
- 1.5 While the author warranties that the survey has been undertaken in accordance with industry best practice recommendations and guidance, no warranty is provided in relation to changes to the site that occur after the date of the survey that may have an impact on the tree stock present at the time of the survey.
- 1.6 The survey has not been undertaken with the benefit of a topographical survey. Where trees were not plotted on the topographical survey plan these were plotted using a GPS enabled tablet and noted within the Tree Schedule attached to this report.
- 1.7 This survey has been limited to identifying arboricultural features within the site. It therefore does not include any ecological assessment or landscape appraisal of trees, groups, woodlands or hedges beyond the scope of BS5837.
- 1.8 This AIA has a validity period of 24 months from the date provided.

## 2. TREE SURVEY AND CONSTRAINTS

### Scope

- 2.1 The survey has been carried out in accordance with the recommendations laid down by BS5837:2012 *Trees in relation to design, demolition and construction - Recommendations*.
- 2.2 The information collected during the survey has been used to assist in the preparation of a report to accompany a planning application. This report includes:
- A Tree Schedule (SCH) to include basis data and condition assessment;
  - A Tree Constraints Plan (TCP) that provides illustrative information on the constraints posed by trees to any development proposal; and
  - An appraisal of the impact that the proposed development may have on the trees and the resulting impact this may have on the local amenity.
- 2.3 The purpose of the tree survey has been to provide guidance to the developer on the existing tree stock and to inform the site design and layout. The results of the survey allow the opportunity to balance the retention of significant trees against the opportunity to enhance the existing tree stock through proactive management.

### Tree Survey

- 2.4 A tree survey was undertaken on 8<sup>th</sup> October 2025 by Steve Calderbank.
- 2.5 A copy of the recorded data can be seen in the SCH attached to this report.
- 2.6 The tree survey considered all trees that have the potential to be impacted by any development proposals. This included trees that are outside the application boundary, but within influencing distance. The extent of the tree survey has been marked on the TCP.
- 2.7 The tree survey has been undertaken without influence of the proposed site layout and prior to any works being undertaken on the site.

### Tree Constraints

- 2.8 The above ground constraints posed by canopy spread are plotted as a continuous line around the tree, shown in the corresponding BS5837 retention category colour.
- 2.9 The below ground constraints posed by the Root Protection Area (RPA) have been plotted as a magenta line with the text RPA inscribed.
- 2.10 A summary of the assessment of the quality of trees, groups of trees, hedges and woodlands that have been identified on the site is summarised in **Table 1**.

**Table 1: An overview of the quality of trees on the site**

|               | Category A | Category B | Category C | Total     |
|---------------|------------|------------|------------|-----------|
| <b>Trees</b>  | 1          | 3          | 11         | <b>15</b> |
| <b>Groups</b> | 0          | 5          | 0          | <b>5</b>  |
| <b>Total</b>  | <b>1</b>   | <b>8</b>   | <b>11</b>  | <b>20</b> |

- 2.11 Full details of the assessment criteria for the tree survey can be found in **Appendix 1**.

## Soils

2.12 An online search has been undertaken with the British Geological Survey Geology Viewer<sup>1</sup> to provide a summary of the geological materials that underlie the site. This shows:

- Bedrock: London Clay Formation - Clay, silt and sand. Sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period.

## Statutory Considerations

2.13 A search has been undertaken on the Local Planning Authority (LPA) website<sup>2</sup> to determine the presence or otherwise of Tree Preservation Orders or Conservation Areas.

2.14 The online search revealed that there are seven Tree Preservation Orders within/adjacent to the Site. See the below **Table 2** for details.

| Tree ref | Cat | Order         | Status    | Entity | Year | Tree type                        |
|----------|-----|---------------|-----------|--------|------|----------------------------------|
| T016     | C2  | TPO-1577-2017 | Confirmed | Single | 2017 | 1x English oak (Quercus robur)   |
| T015     | C2  | TPO-1577-2017 | Confirmed | Single | 2017 | 1x English oak (Quercus robur)   |
| T014     | C2  | TPO-1577-2017 | Confirmed | Single | 2017 | 1x English oak (Quercus robur)   |
| T013     | C2  | TPO-1577-2017 | Confirmed | Single | 2017 | 1x English oak (Quercus robur)   |
| T011     | B2  | TPO-1577-2017 | Confirmed | Single | 2017 | 1x English oak (Quercus robur)   |
| T012     | C2  | TPO-1577-2017 | Confirmed | Single | 2017 | 1x Hawthorn (Crataegus monogyna) |
| T002     | A2  | TPO-1577-2017 | Confirmed | Single | 2017 | 1x English oak (Quercus robur)   |

**Table 2: TPO information from Wokingham Borough Council**

2.15 A review of the Council's online services confirms that the site is not situated in or adjacent to any conservation areas.

2.16 No direct communication has been made by Nicholsons with the LPA to confirm the details above.

<sup>1</sup> <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>

<sup>2</sup> [https://experience.arcgis.com/experience/c0ad4ce95f8e46cfb28bb8cb126eac0#data\\_s=id%3AdataSource\\_1-190ca921dfb-layer-9%3A6331](https://experience.arcgis.com/experience/c0ad4ce95f8e46cfb28bb8cb126eac0#data_s=id%3AdataSource_1-190ca921dfb-layer-9%3A6331) – Wokingham Borough Council TPO and Conservation area map

## **National and Local Planning Policies**

### ***National Planning Policy Framework 2024***

- 2.17 National Planning Policy is currently defined by the National Planning Policy Framework (NPPF). This provides the most current and up to date planning guidance.
- 2.18 At the heart of the NPPF is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.
- 2.19 Section 15 of the NPPF recognises the importance of conserving and enhancing the natural environment, and specifically acknowledges the role of trees and woodland in the provision of natural capital and ecosystem services, stating that:

*“Planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland” (paragraph 187, b).*

- 2.20 It further acknowledges the importance of ancient woodlands and veteran trees for habitats and biodiversity and requires that planning consent should be refused where development schemes require the removal of such features unless there are wholly exceptional reasons, stating that:

*“development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.” (Paragraph 193, c).*

- 2.21 A search has been undertaken on the MAGIC interactive mapping website<sup>3</sup> to determine the presence or otherwise of ancient woodland within or adjacent to the Site.
- 2.22 The online search revealed that there are no ancient woodlands within or adjacent to the Site
- 2.23 A search has been undertaken on the Ancient Tree Inventory website<sup>4</sup> to determine the presence or otherwise of ancient, veteran or notable trees within or adjacent to the Site.
- 2.24 The online search revealed that there are no ancient, veteran or notable trees recorded within or adjacent to the Site.

### ***Local Planning Policy***

- 2.25 The Site is located within the boundary of the Wokingham Borough Council LPA. The LPA has a statutory obligation to ensure that provision is made for the preservation of trees through section 197 of the Town and Country Planning Act (1990). The LPA has prepared a specific development plans which includes trees and the natural environment.

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<sup>3</sup> <https://magic.defra.gov.uk/MagicMap.aspx>

<sup>4</sup> <https://ati.woodlandtrust.org.uk/>

2.26 A review of these plans has been undertaken to assist design and layout of the site. This has ensured that the existing trees on site have been considered in the context of planning policy and have influenced the design proposals submitted as part of this application.

***Wokingham Borough Council***

2.27 The relevant policies to this development proposal with regard to trees are as follows:

- Core Strategy – adopted 29<sup>th</sup> January 2010
- Managing Development Delivery (MDD) – adopted 21<sup>st</sup> February 2014
- Local plan. Shinfield Neighbourhood Plan – adopted 26<sup>th</sup> January 20217

2.28 Full details of these policies are contained within **Appendix 2**.

### 3. ARBORICULTURAL IMPACT ASSESSMENT

#### Design Principles

- 3.1 The development proposal submitted as part of this application has been directly and indirectly influenced by the existing tree cover on site.

#### Development Proposal

- 3.2 The development and storage compound is in use but has been found to be in violation of planning policy. As such Nicholsons was tasked to undertake a further arboricultural impact assessment and reassess the needs for tree protection to ensure long term sustainability.
- 3.3 This report has relied upon the following drawings and documents that have been prepared as part of this planning application:

**Table 2: Drawings and Documents relied upon for this Report**

| Provider         | Reference             | Title            | Date Provided                |
|------------------|-----------------------|------------------|------------------------------|
| Dalcour Maclaren | 24002549_PLNLOC_3.1_a | Location Plan    | 9 <sup>th</sup> October 2025 |
| Dalcour Maclaren | 24002549_PLN_SI_4.1   | Site layout plan | 9 <sup>th</sup> October 2025 |

#### Arboricultural Impacts

- 3.4 The Arboricultural Impacts from this development proposal are represented graphically in the Arboricultural Impact Plan (AIP) that is attached to this report.
- 3.5 The AIP helps to identify:
- Trees that have the potential to be impacted by the design proposal;
  - Trees that are to be removed; and
  - Trees that require facilitation pruning.

#### *Tree Removals*

- 3.6 No trees are proposed to be removed to facilitate the proposed compound.

#### *Tree pruning or other remedial works*

- 3.7 No trees are proposed to be pruned to accommodate the proposed compound.

#### *Trees to be retained*

- 3.8 The scheme will result in the retention of approximately 100% of trees recorded during the baseline survey.

#### *The Impact of Buildings*

- 3.9 Currently there are containers, and storage is within root protection areas which are contributing to the decline of the trees surrounding the perimeter of the compound. To mitigate this they are to be removed, then a weightbearing matting is put in place to enable the continuous use of the areas

### **Principles of Protection of Retained Trees**

- 3.10 The successful retention of those trees that will remain on the site will be dependent upon the quality and maintenance of any protection system that is put in place.
- 3.11 Indicative tree protection measures have been considered within this report and are represented graphically in the Draft Tree Protection Plan (DTTP).
- 3.1 In order to protect 5 trees (T011, T012, T014, T015 and T016) temporary ground protection measures in the form of Cellweb and vertical mulching will be implemented in order to provide sufficient space to allow for the continuation of the storage areas. The area of temporary ground protection can be identified by the bright green hatching on the attached TPP.
- 3.2 The current implemented tree protection around the site is currently fit for purpose with no changes required. It is recommended that this should be revisited in 2 years' time to ensure this is still relevant.
- 3.3 The Arboricultural Method Statement provides detail of how the necessary tree protection can be implemented.
- 3.4 The processes of construction are highly unlikely to have a detrimental effect upon the health of the retained trees assuming tree protection recommendations made in this report are adhered to at all times by the contractors.

#### 4. REFERENCES & BIBLIOGRAPHY

British Geological Survey. (2024) *Map Viewers*. (s.l.), British Geological Survey (Accessed on 17<sup>th</sup> October 2025).

British Standards Institution. (2010) *BS3998: Tree Works – recommendations*. London: BSI.

British Standards Institution. (2012) *BS5837: Trees in relation to design, demolition and construction – recommendations*. London: BSI.

Defra. (2024) *MAGICMap*. (s.l.), Defra <https://magic.defra.gov.uk/MagicMap.aspx> (Accessed on 17<sup>th</sup> October 2025).

Ministry of Housing, Communities and Local Government. (2024) *The National Planning Policy Framework*. London: HMSO.

Woodland Trust. (2024) *Ancient Tree Inventory*. (s.l.), Woodland Trust <https://ati.woodlandtrust.org.uk/tree-search/?v=2879869&ml=map&z=13&nwLat=53.417768286849764&nwLng=-1.633615493775494&seLat=53.34455653746818&seLng=-1.3066005706801604> (Accessed on 17<sup>th</sup> October 2025).

#### **TPO/CA search**

Wokingham Borough Council.

(<https://experience.arcgis.com/experience/c0ad4ce95f8e46cfb28bb8cb126eac0>) *Interactive TPO and conservation area map* (Accessed on 17<sup>th</sup> October 2025).

#### **Local Plans**

Core Strategy – adopted 29<sup>th</sup> January 2010 -

<https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Final%20adopted%20Core%20Strategy%20inc.%20cover.pdf> (Accessed on 17<sup>th</sup> October 2025)

Managing Development Delivery (MDD) – adopted 21<sup>st</sup> February 2014

<https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Adopted%20MDD.pdf> (Accessed on 17<sup>th</sup> October 2025)

Local plan. Shinfield Neighbourhood Plan – adopted 26<sup>th</sup> January 2021

<https://www.wokingham.gov.uk/sites/wokingham/files/2023-07/Shinfield%20Neighbourhood%20Plan.pdf> (Accessed on 17<sup>th</sup> October 2025)

## 5. APPENDICES

## Appendix 1: Tree Survey Criteria (BS5837:2012)

- 5.1 The assessment of the trees has been carried out in accordance with the guidance provided in paragraph 4.4.2.6 of BS5837 which recommends that:

**4.4.2.6** The measurement conventions should be as follows.

- a) height, crown spread and crown clearance should be recorded to the nearest half metre (crown spread should be rounded up) for dimensions up to 10 m and the nearest whole metre for dimensions over 10 m;
- b) stem diameter should be recorded in millimetres, rounded to the nearest 10 mm (0.01 m);
- c) estimated dimensions (e.g. for off-site or otherwise inaccessible trees where accurate data cannot be recovered) should be clearly identified as such (e.g. suffixed with a "#").

Plate 1 - Source: BS5837 (2012) p.7

- 5.2 All observations were made from ground level, without detailed investigation with regard to the general condition of the tree.
- 5.3 Trees that are located outside of the application boundary (red line) to a distance of 15m have been considered as part of this survey and have been annotated on the accompanying plan as such.
- 5.4 The trees are categorised in an order defined in **Table 1** of BS5837, a copy of which can be seen below in **Figure 1**, but which can be summarised as:
- **A Category** Trees of high quality and value in such a condition as to be able to make a substantial contribution for a minimum of 40 years.
  - **B Category** Trees of moderate quality and value in such a condition as to make a significant contribution for a minimum 20 years.
  - **C Category** Trees of low quality and value currently in adequate condition able to remain until new planting can be established. These trees are expected to remain for a minimum of 10 years. It also includes young trees with a stem diameter less than 150mm measured at 1.5 metres above ground level.
  - **U Category** Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural or forestry management.
- 5.5 Additionally, BS5837 (2012) provides subcategories 1-3 within the category system outlined above which indicate the area(s) in which a tree or group retention value lies. Details of those subcategories is provided in Table 1 of BS5837, and a copy of this table is reproduced below:

Table 1 Cascade chart for tree quality assessment

| Category and definition                                                                                                                                                                                                                                                              | Criteria (including subcategories where appropriate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Identification on plan                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <b>Trees unsuitable for retention (see Note)</b>                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                       |
| <b>Category U</b><br>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                                                                                                            | <ul style="list-style-type: none"> <li>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 category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>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</li> </ul> <p><i>NOTE</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p> | See Table 2                                                                                                                           |
| <b>Trees to be considered for retention</b>                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                       |
| <b>1 Mainly arboricultural qualities</b>                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                       |
| <b>Category A</b><br><b>Trees of high quality</b> 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 those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture) |
| <b>Category B</b><br><b>Trees of moderate quality</b> 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 with material conservation or other cultural value                                                                              |
| <b>Category C</b><br><b>Trees of low quality</b> with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm                                                                                                                  | Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Trees with no material conservation or other cultural value                                                                           |
| <b>2 Mainly landscape qualities</b>                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                       |
| <b>3 Mainly cultural values, including conservation</b>                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                       |
| <b>Trees present in groups or woodlands, 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</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                       |
| <b>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</b>                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                       |