

RMTTree Consultancy Ltd

36 Chetwode Place, Aldershot, Hants, GU12 4BS – Email: rmttreeconsultancy@gmail.com
Tel: 07921 313967



BS5837:2012 Arboricultural Survey & Arboricultural Impact Assessment

**Site Address:
Land adjacent to
Bull Lane and Sun Lane
Riseley**

Robert Toll
HND Urban Forestry - ND Forestry - MArborA
Ref: RMT1187AIA
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Prepared for 3 West Developments



PRO2239

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1 Instructions

- 1.1 On the 7th October 2025 I was instructed by 3 West Developments to undertake a survey of trees that are on or adjacent to the land adjacent to Bull Lane and Sun Lane, Riseley in accordance with *British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations*.

2 Introduction

Site Description

- 2.1 The site is predominantly an open meadow with central area of small trees and bushes, interspersed with mature trees in a north-east – north-west direction. The areas to the south-east and north-west of the central vegetative area is grassed, with distinct sections of hedge around the south-west and north-west perimeters. Within the southern corner of the site is a gated access which provides corridor adjacent to the Sun Lane.

Image 1 – Land adjacent to Bull Lane and Sun Lane, Riseley



Image courtesy of Google Map Data © 2025

Overview

- 2.2 This Arboricultural Impact Assessment (AIA) has been prepared in support of an outline planning application for the proposed development, in accordance with BS5837:2012 – Trees in relation to design, demolition and construction – Recommendations.
- 2.3 The purpose of this report is to identify and assess the potential arboricultural impacts arising from the proposed development and to establish whether the proposals are acceptable in principle, having regard to tree quality, retention value and Root Protection Areas (RPAs).

Limitations

- 2.4 I carried out the survey from ground level with the aid of a Bosch GLM 120 C Professional Laser Measure to measure distances, a Nikon Forestry Pro height measurer and diameter tape.
- 2.5 Prior to my visit I was supplied with a topographical survey showing the growing locations of surveyed trees and hedges.
- 2.6 Trees and groups T3, the southern tree of T4, T5, T9 T10, T12, G18, T20, T21, T23, G26 and T32 have been annotated onto the plans to the best of the arboriculturalist's ability.
- 2.7 Measurements taken to calculate root protection areas and canopy spreads have been measured where possible. Where it has not been possible to access certain areas, dimensions have been estimated.
- 2.8 Where possible diameter measurements have been measured using a diameter tape at a height of 1.5m. Where it has not been possible to access the stems at 1.5m above ground level due to such things as dense Ivy, trees are offsite or trees are inaccessible, then an estimated measurement has been taken. All estimated measurements include the word "estimated" or the abbreviation "est" in the tree survey schedule shown at **Appendix 2**.
- 2.9 In some instances the diameter measurement has been taken at a height other than 1.5m due to such things as low fork unions. Where this has occurred, I have detailed this in the tree survey schedule shown at **Appendix 2**.
- 2.10 This report does not constitute a safety survey of the trees included within it. It is advised that if there are concerns regarding the risk posed by trees to persons and property then a tree condition inspection should be commissioned.
- 2.11 This AIA has been prepared for outline planning purposes. As such, it addresses the principle of development and the nature and scale of arboricultural impacts, rather than providing detailed construction or engineering solutions.
- 2.12 Detailed mitigation measures, Arboricultural Method Statements (AMS) and Tree Protection Plans (TPP) will be provided at reserved matters stage, in accordance with BS5837:2012, where appropriate.

Legal Restrictions

- 2.13 I have not contacted the local planning authority (LPA) directly to ascertain whether the trees on or adjacent to the site are protected by Tree Preservation Orders (TPO) or if they are within a Conservation Order.
- 2.14 On the 3rd November 2025 I carried out a check on the Wokingham Borough Council and Hart District Council online protected tree maps it indicates that trees T34 and T36 are under the protection of respective TPOs. Tree T34 is protected by an individual TPO within the boundaries of Wokingham Borough Council and T36 is protected by what appears to an Area or Woodland TPO.

- 2.15** Trees protected by a TPO or Conservation Area benefit from statutory protection and no work can be carried out to them (including cutting roots, branches or felling) without the written consent of the LPA. In the event that planning permission is granted and trees are shown as removed or requiring works to facilitate development then this overrides the protection afforded by a TPO or Conservation Area. The removal of deadwood, the removal of dead trees or works to trees that are urgently necessary to remove an immediate risk of serious harm, can be carried out under exemption and without the submission of a formal application.
- 2.16** Trees protected by a TPO or Conservation Area does not inevitably necessitate that trees are worthy of being a material constraint as part of a planning application. Trees can be protected but due to any number of reasons, such as poor structural or physiological condition, have become unsuitable for retention. Additionally, a planning approval consequentially overrides these forms of statutory protection.
- 2.17** It is an offence under the Wildlife and Countryside Act 1981 and the Rights of Way Act 2000 to disturb nesting birds or roosting/breeding bats. When carrying out tree work care should be taken to avoid disturbance. If necessary, advice should be taken to avoid disturbance. If necessary, advice may need to be sought from a qualified Ecologist.
- 2.18** The respective woodlands to the north of Bull Lane (north of the proposal site) and to the south of Sun Lane are shown on the DEFRA Magic Map facilities as Ancient or Semi Ancient Woodland. Under the National Planning Policy Framework (NPPF) ancient and semi ancient woodland is a material planning consideration for LPAs. It is defined as any area that's been wooded continuously since at least 1600 AD. It includes:
- ancient semi-natural woodland mainly made up of trees and shrubs native to the site, usually arising from natural regeneration;
 - plantations on ancient woodland sites - replanted with conifer or broadleaved trees that retain ancient woodland features, such as undisturbed soil, ground flora and fungi;
- 2.19** Ancient woodland takes hundreds of years to establish and is defined as an irreplaceable habitat. It is a valuable natural asset important for:
- wildlife (which include rare and threatened species) - there is also standing advice for protected species soils;
 - carbon capture and storage;
 - contributing to the seed bank and genetic diversity;
 - recreation, health and wellbeing;
 - cultural, historical and landscape value;
- 2.20** The NPPF stipulates that an area designated as Ancient or Semi Ancient Woodland should include a 15m buffer around the around the designated area where

development should be avoided. Advice on this matter should be sought from a suitably qualified ecologist.

Tree survey

- 2.21** I visited the site on the 29th October 2025 and surveyed a total of thirty-three trees, nine groups and two hedges. The surveyed trees, groups and hedges have been categorised in accordance with British Standard 5837:2012 as shown at **Appendix 1** and the tree survey schedule can be seen at **Appendix 2**.
- 2.22** At the time of my survey one tree is considered to be category A and high value, seven trees and three groups are considered to be category B and moderate value. The remaining trees, groups and hedges are considered to be category C or U and low value, except for T24 which is dead.

Table 1 – Tree categorisations as BS5837:2012

Category A	Category B	Category C	Category U
T13	T2, T3, T5, G8, G16, T17, G22, T29, T34, T39	T1, G4, T6, T7, T9, T10, G11, T12, T14, G15, G18, T19, T20, T23, T25, G26, T27, T28, T30, G31, T33, T35, T36, T37, T38, G40. T41, T42, H43, H44	T21, T32

- 2.23** It was noted that there are other trees that are located on or adjacent to the land adjacent to Bull Lane and Sun Lane, Riseley but they have not been included within this report. This is because it is deemed that they are:
- far enough from the area proposed for development that they will not be affected;
 - they will be adequately protected by the tree protection measures afforded to the surveyed trees;
 - they are specimens of limited significance;

Canopy spreads

- 2.24** The canopy spreads have annotated on the tree constraints plan and tree protection plan at **Appendices 3 - 8**.

Root protection area (RPA) definition

- 2.25** The RPA is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability and where the protection of the roots and soil structure are treated as a priority.

(British Standard 5837:2012 – Trees in relation to design, demolition and construction – Recommendations – The British Standard Institute 2012).

4 Arboricultural Impact Assessment

Arboricultural Impact Assessment overview

- 4.1** The arboricultural impact assessment assesses the direct and indirect effects of the proposed design on trees that are growing or adjacent to the site. Where appropriate mitigation will be recommended to prevent or minimise harm and details mitigation as appropriate. Consideration will be given to the practicality of the design and the viability of tree retention.

Tree Retention and Removal

- 4.2** The proposed development layout has been designed to respond positively to the existing tree stock.
- 4.3** No Category A or B trees are proposed for removal as part of the outline proposals.
- 4.4** Tree T12 and sections of Group G11 are proposed for removal. Both are categorised as Category C trees in accordance with BS5837:2012.
- 4.5** Group G11 comprises scrub, small trees and immature specimens, including vegetation below the minimum stem diameter threshold for full assessment under BS5837:2012. As such, the group is of limited arboricultural and landscape value and its partial removal is considered acceptable in BS5837 terms.
- 4.6** The removal of T12 and sections of G11 will not result in a significant loss of arboricultural amenity and does not materially affect the integrity or sustainability of the retained tree stock.
- 4.7** Any Category C trees proposed for removal or significantly impacted are considered acceptable in BS5837 terms, due to their limited landscape value and/or poor physiological condition.

Relationship Between Retained Trees and Proposed Development

- 4.8** The proposed layout has been designed to maintain appropriate stand-off distances and clearances between retained trees and proposed residential properties, in accordance with the principles of BS5837:2012 and good arboricultural practice.
- 4.9** The spatial relationship between trees and built form ensures that:
- Retained trees are not positioned in close proximity to habitable rooms or private amenity spaces;
 - The potential for future pressure to undertake excessive pruning or removal is minimised;
 - The long-term retention of trees is compatible with residential use;

- 4.10** Due to the retained trees' position, orientation and separation distances, it is anticipated that there will be minimal adverse effects associated with:
- Loss of direct sunlight;
 - Overshadowing or excessive shading;
 - Seasonal leaf or debris fall;
 - Perceived nuisance associated with trees;
- 4.11** On this basis, the proposals are considered to achieve a sustainable and balanced relationship between retained trees and future occupants, reducing the risk of post-development conflict and supporting the long-term success of tree retention.
- Highway works adjacent to T29**
- 4.12** A new adoptable highway is proposed within the Root Protection Area (RPA) of T29 (Category B).
- 4.13** The proposed highway works require excavation and lowering of ground levels to match the existing lane. Due to local authority highway adoption requirements, no-dig construction techniques cannot be utilised, and excavation within the RPA is therefore unavoidable.
- 4.14** In BS5837 terms, this will result in:
- Direct disturbance and loss of roots within the affected portion of the RPA;
 - A reduction in functional rooting area within the excavation footprint;
 - A degree of residual arboricultural impact that cannot be fully mitigated through design;
- 4.15** It is noted, however, that:
- T29 is currently in good physiological condition, exhibiting active growth and no significant defects indicative of decline;
 - The northern and eastern extents of the RPA already lie beneath an existing public highway (lane), where historic construction and compaction will have constrained rooting for a prolonged period;
 - The southern and western sides of T29 retain a substantial and contiguous area of undisturbed growing medium, providing meaningful alternative rooting volume and physiological resilience;
- 4.16** When assessed in the context of BS5837:2012, the proposed works therefore represent a partial rather than total functional loss of RPA, with the retained rooting environment to the south and west of the tree expected to continue to support its long-term viability.

- 4.17** Notwithstanding this, the works will still give rise to a moderate adverse arboricultural impact, as they introduce new excavation within the RPA that cannot be avoided or fully mitigated. This impact constitutes a residual effect and carries an increased risk to the future health and retention of T29.
- 4.18** Even with careful working practices, arboricultural supervision and best-practice root management, the impact to T29 must be clearly acknowledged at outline stage as a material arboricultural constraint associated with the delivery of the adoptable highway.
- 4.19** The residual impact to T29 is moderated by the presence of significant retained growing medium to the south and west of the tree and by the fact that a proportion of the RPA already extends beneath an existing public highway.

Mitigation Principles (Outline Stage)

- 4.20** In accordance with BS5837:2012, detailed mitigation measures will be developed at reserved matters stage and are expected to include:
- Arboricultural supervision during excavation within RPAs;
 - Retained trees will be protected during construction by BS5837-compliant barriers and ground protection.
 - Temporary and permanent tree protection measures;
 - Controlled working practices within Root Protection Areas, undertaken in accordance with BS5837:2012 and under arboricultural supervision, to minimise damage to retained trees and their rooting environments;
 - Post-construction monitoring where appropriate, particularly in relation to T29;
- 4.21** At outline stage, it is sufficient to demonstrate that impacts have been identified, understood and minimised where practicable, rather than fully resolved.

Replacement and New Tree Planting

- 4.22** The proposals include opportunities for replacement and new tree planting within the site, to mitigate tree removals and to enhance overall tree cover and landscape structure.
- 4.23** Replacement planting will be provided for the removal of Category C tree T12 and sections of Group G11, with species selection, size, numbers and locations to be determined at reserved matters stage.
- 4.24** New tree planting will be designed to:
- Complement the retained tree stock;
 - Strengthen landscape character and visual amenity;

- Contribute positively to Biodiversity Net Gain (BNG) requirements;
- Ensure appropriate spatial relationships with buildings, highways and infrastructure.

4.25 The final planting proposals will be informed by site constraints, soil conditions and long-term management considerations and will be secured through a detailed Landscape Scheme submitted at reserved matters stage.

Services and Underground Constraints

4.26 The final alignment and specification of underground and above-ground services required to serve the proposed development have not yet been fully defined at outline stage.

4.27 At reserved matters stage, the routing and installation of services will be carefully coordinated with retained trees and their RPAs, in accordance with the principles of BS5837:2012, to minimise arboricultural impacts.

4.28 Where services are required within or adjacent to RPAs, appropriate construction techniques and controlled working practices will be employed, supported by arboricultural input, to avoid unnecessary damage to retained trees.

4.29 This coordinated approach will ensure that tree retention, new planting and infrastructure provision are delivered in a compatible and sustainable manner.

Overall Arboricultural Impact and Conclusion

4.30 The proposed development has been assessed in accordance with BS5837:2012 and with reference to the submitted Tree Constraints and Tree Impact Plans.

4.31 The proposals:

- Demonstrate a high level of retention of Category A and B trees;
- Largely avoid RPAs or limit incursions to areas already subject to existing land use impacts;
- Result in generally low arboricultural impact across the site;

4.32 The principal arboricultural impact arises from the construction of a new adoptable highway within the RPA of T29.

4.33 Subject to acceptance of this residual impact and the implementation of BS5837-compliant mitigation measures at reserved matters stage, the proposals are considered arboriculturally acceptable in principle for outline planning consent.

Appendix 1 – British Standard 5837:2012 tree categorisation chart

TREES UNSUITABLE FOR RETENTION				
CATEGORY AND DEFINITIONS	CRITERIA			IDENTIFICATION ON PLAN
Category 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 category U trees (e.g. 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. <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5 of BS5837:2012</i>			RED  RGB 127.000.000
TREES TO BE CONSIDERED FOR RETENTION				
CATEGORY AND DEFINITIONS	CRITERIA - SUBCATEGORIES			IDENTIFICATION ON PLAN
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Trees 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 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 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)	LIGHT GREEN  RGB 000.255.000
Category B Trees 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 value	MID BLUE  RGB 000.000.255
Category C Trees of low quality 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 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.	GREY  RGB 091.091.091

Appendix 2 - Tree survey schedule

agl:above ground level – c:circa – gl:ground level

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T1	Common Ash (<i>Fraxinus excelsior</i>)	17m	350mm est	NE3m SE4m SW3m NW1m	3m	Early mature	Good	Fair	Off-site tree. Co-dominance to crown due to proximity of the adjacent woodland. Medium sized deadwood 25mm to 100mm.	10+	C	4.2m	55.4m ²
T2	Common Ash (<i>Fraxinus excelsior</i>)	17m	350mm 350mm est	NE4m SE6m SW4m NW3m	3m	Early mature	Good	Good	Off-site tree. Twin-stemmed from 500mm.	20+	B	5.9m	110.8m ²
T3	Common Oak (<i>Quercus robur</i>)	12m	400mm est	NE6m SE6m SW5m NW6m	6m	Early mature	Good	Good	Off-site tree.	20+	B	4.8m	72.4m ²
G4	Group of Common Ash (x1) Field Maple (x3)	15m	Max 500mm est	N6m E6m S6m W6m	2m	Mature	Good	Fair	Unremarkable group. Field Maples appear to remnants of an old hedgerow planting. Various wounds, openings and decay on stems.	10+	C	6.0m	113.1m ²
T5	Common Ash (<i>Fraxinus excelsior</i>)	22m	600mm 600mm est	NE8m SE9m SW8m NW8m	12m	Mature	Good	Good	Off-site tree.	20+	B	10.2m	325.7m ²
T6	Common Ash (<i>Fraxinus excelsior</i>)	15m	388mm	NE5m SE5m SW2m NW1m	5m	Semi mature	Good	Fair	Unremarkable tree. Co-dominant form with adjacent trees. Medium sized deadwood 25mm to 100mm.	10+	C	4.7m	68.1m ²

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T7	Common Ash (<i>Fraxinus excelsior</i>)	15m	424mm 288mm	N3m NE1m SE6m S6m SW1m NW1m	2m	Early mature	Fair	Fair	Fair vitality demonstrated by reduced bud and twig development. Medium sized deadwood 25mm to 100mm. Woodpecker hole visible on the north-western side of the north-western limb at 6m.	10+	C	6.2m	118.9m ²
G8	Group of Common Ash (x2)	18m	Max 428mm	NE5m SE4m SW5m NW6m	1.5m	Early mature	Good	Good	Cohesive group. Medium sized deadwood 25mm to 100mm.	20+	B	5.1m	82.9m ²
T9	Blackthorn (<i>Prunus spinosa</i>)	7m	150mm est	NE2m SE2m SW2m NW0.5m	2m	Young	Good	Good	Vegetation impedes survey. Unremarkable tree.	10+	C	1.8m	10.2m ²
T10	Common Ash (<i>Fraxinus excelsior</i>)	16m	300mm 300mm est	NE4m SE7m SW5.5m NW0m	2m	Early mature	Good	Fair	Off-site tree. Co-dominant form with adjacent tree. Medium sized deadwood 25mm to 100mm.	10+	C	5.1m	81.4m ²
G11	Group of Field Maple Common Hazel Common Hawthorn Blackthorn	7m	Max 250mm est	NE3m SE3m SW3m NW3m	0m	Semi mature	Good	Good	Area of vegetation consisting of small trees, Hazel coppice and bushes.	10+	C	3.0m	28.3m ²
T12	Field Maple (<i>Acer campestre</i>)	13m	345mm	NE3.5m SE3.5m SW3.5m NW3.5m	2m	Early mature	Good	Good	Unremarkable tree.	10+	C	4.1m	53.8m ²

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T13	Common Oak (<i>Quercus robur</i>)	18m	792mm	NE8m SE8m SW8m NW8m	1.5m	Mature	Good	Good		40+	A	9.5m	283.8m ²
T14	Field Maple (<i>Acer campestre</i>)	9m	500mm est	NE3.5m SE7m SW1.5m NW7m	2m	Over mature	Good	Good	Medium sized deadwood 25mm to 100mm. Significant burr formations on main stem to 1.8m with areas minor and moderate decay.	10+	C	6.0m	113.1m ²
G15	Group of Field Maple (x3)	9m	Max 400mm est	NE6m SE1m SW5m NW2m	2m	Over mature	Fair	Good	Unremarkable group. Fair vitality demonstrated by less than normal foliage density. Medium sized deadwood 25mm to 100mm.	10+	C	4.8m	72.4m ²
T16	Common Oak (<i>Quercus robur</i>)	19m	946mm	NE6.5m SE10m SW10m NW8m	2m	Mature	Good	Good	Medium sized deadwood 25mm to 100mm.	20+	B	11.4m	404.9m ²
T17	Field Maple (<i>Acer campestre</i>)	11m	375mm 400mm est	NE6m SE6.5m SW6.5m NW5.5m	2m	Mature	Good	Good	Vegetation impedes survey.	20+	B	6.6m	136.0m ²
G18	Group of Lawson Cypress Norway Spruce	15m	Max 350mm est	NE4m SE4m SW4m NW4m	2m	Early mature	Good	Good	Off-site group. Unremarkable group. Vegetation impedes survey.	10+	C	4.2m	55.4m ²
T19	Common Hazel (<i>Corylus avellana</i>)	5m	400mm @250mm est	NE4m SE4m SW4m NW4m	2m	Mature	Good	Fair	Off-site tree. Multi-stemmed coppice.	10+	C	4.8m	72.4m ²

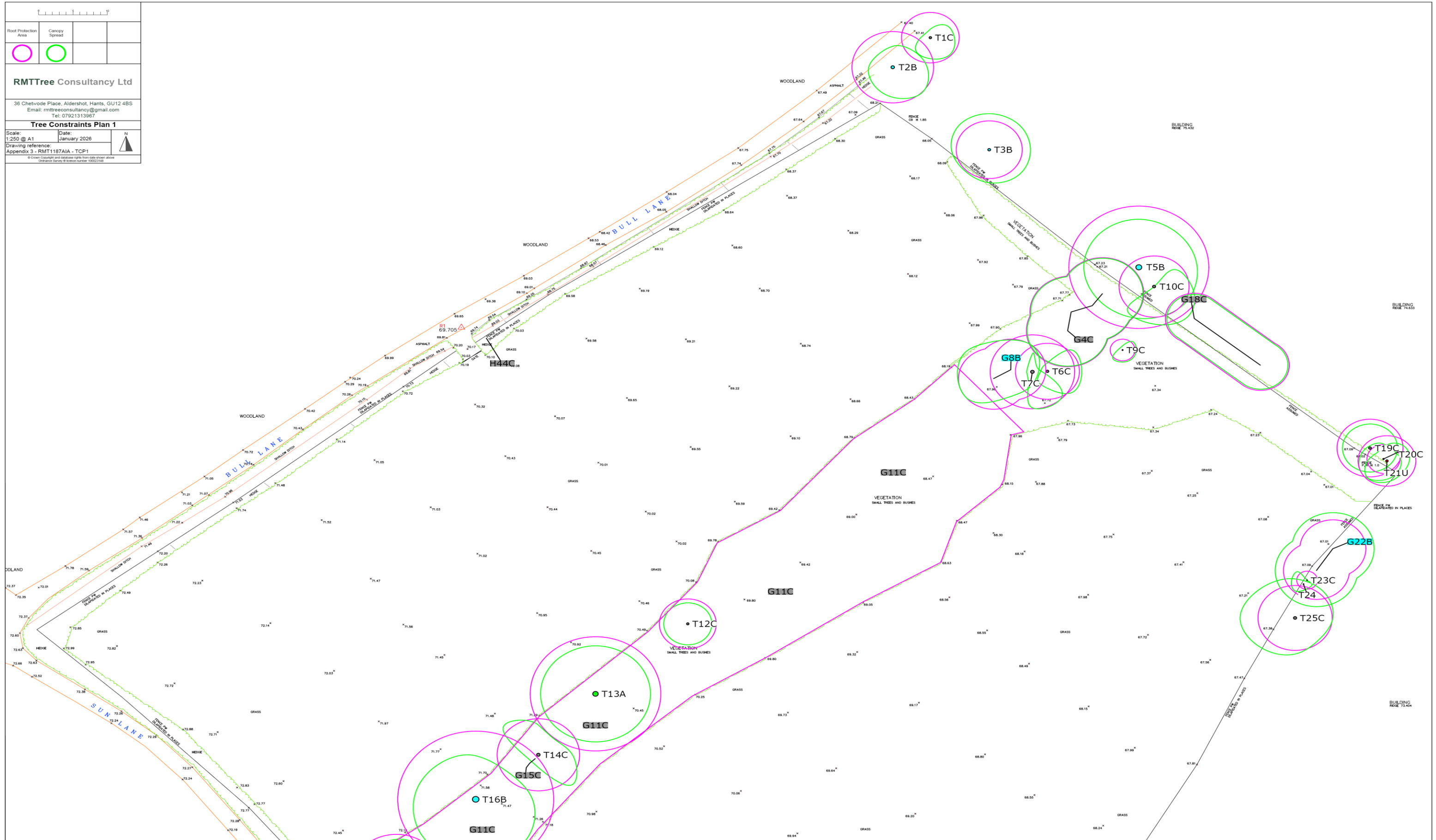
Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T20	Common Hazel (<i>Corylus avellana</i>)	7m	200mm est	NE2m SE3m SW4m NW3m	2m	Semi mature	Good	Good	Off-site tree. Unremarkable tree.	10+	C	2.4m	18.1m ²
T21	Common Hawthorn (<i>Crataegus monogyna</i>)	6m	350mm est	NE3.5m SE3m SW4m NW2m	2m	Mature	Poor	Good	Off-site tree. Heavily ivy covered.	<10	U	4.2m	55.4m ²
G22	Group of Common Oak (x2)	14m	Max 400mm est	NE6m SE6m SW6m NW6m	2m	Early mature	Good	Good	Off-site group. Cohesive group.	20+	B	4.8m	72.4m ²
T23	Common Ash (<i>Fraxinus excelsior</i>)	13m	125mm est	NE0m SE1m SW2.5m NW2m	7m	Young	Good	Good	Off-site tree. Unremarkable tree.	10+	C	1.5m	7.1m ²
T24	English Elm (<i>Ulmus procera</i>)	-	-	-	-	-	Dead	-	Off-site tree Dead tree.	-	-	1.5m	7.1m ²
T25	Common Oak (<i>Quercus robur</i>)	10m	450mm est	NE6m SE5m SW7m W8m NW7m	2m	Early mature	Fair	Good	Off-site tree. Unremarkable tree. Fair vitality demonstrated by less than normal foliage density.	10+	C	5.4m	91.6m ²
G26	Group of Common Ash Blackthorn	12m	Max 125mm est	NE3m SE3m SW3m NW3m	0m	Semi mature	Good	Fair	Some blackthorns have poor vitality and collapsing structures.	10+	C	1.5m	7.1m ²
T27	Plum (<i>Prunus Domestica</i>)	7m	400mm est	NE3.5m SE3m SW2m NW4m	2.5m	Mature	Good	Good	Off-site tree. Unremarkable tree.	10+	C	4.8m	72.4m ²
T28	Apple (<i>Malus sp.</i>)	7m	250mm est	NE3m SE2.5m SW3m NW4m	2.5m	Early mature	Good	Good	Off-site tree. Ivy within central crown. Unremarkable tree.	10+	C	3.0m	28.3m ²

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T29	Common Oak (<i>Quercus robur</i>)	16m	500mm est	NE7m SE7m SW4m NW7m	7m	Mature	Good	Good	Off-site tree. Medium sized deadwood 25mm to 100mm.	20+	B	6.0m	113.1m ²
T30	Common Ash (<i>Fraxinus excelsior</i>)	12m	150mm est	N2.5m E1m S2m W2.5m	2.5m	Young	Good	Good	Vegetation impedes survey. Unremarkable tree.	10+	C	1.8m	10.2m ²
G31	Group of Common Ash Horse Chestnut	15m	Min 400mm est	NE5m SE5m SW5m NW5m	4m	Young	Good	Good	Unremarkable group. Off-site group. Crowns have been previously topped 250mm and 2m.	10+	C	4.8m	72.4m ²
T32	Common Ash (<i>Fraxinus excelsior</i>)	12m	125mm est	NE3m SE3m SW3m NW3m	5m	Young	Fair	Good	Off-site tree. Dieback within crown consistent with Ash Dieback (<i>Hymenoscyphus fraxineus</i>).	<10	U	1.5m	7.1m ²
T33	Plum (<i>Prunus Domestica</i>)	10m	224mm	NE1m SE4m SW2.5m NW2m	3m	Early mature	Good	Fair	Off-site tree. Unremarkable tree. Minor tear-out wound on trunk between 1.6m and 2m.	10+	C	2.7m	22.7m ²
T34	Common Oak (<i>Quercus robur</i>)	15m	500mm est	NE7m SE7m SW7m NW8m	6m	Mature	Good	Good	Off-site tree.	20+	B	6.0m	113.1m ²
T35	Common Ash (<i>Fraxinus excelsior</i>)	16m	250mm est	NE4m SE2m SW3m NW4m	5m	Semi mature	Good	Good	Off-site tree, Ivy impedes survey.	10+	C	3.0m	28.3m ²
T36	Common Oak (<i>Quercus robur</i>)	12m	350mm @250mm est	NE2m SE3m SW5m NW3.5m	3m	Semi mature	Good	Good	Off-site tree.	10+	C	4.2m	55.4m ²

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T37	Common Oak (<i>Quercus robur</i>)	10m	275mm est	N4m E4m S2m W2m NW5m	6m	Semi mature	Fair	Good	Off-site tree. Fair vitality demonstrated by less than normal foliage density. Medium sized deadwood 25mm to 100mm.	10+	C	3.3m	34.2m ²
T38	Common Ash (<i>Fraxinus excelsior</i>)	12m	350mm est	N5m E5m S5m W5m	5m	Early mature	Fair	Good	Off-site tree. Fair vitality demonstrated by reduced bud and twig development.	10+	C	4.2m	55.4m ²
T39	Common Oak (<i>Quercus robur</i>)	13m	600mm est	N7m E7m S7m W7m	4m	Mature	Good	Good	Off-site tree. Medium sized deadwood 25mm to 100mm.	20+	B	7.2m	162.9m ²
G40	Group of Common Oak (x2)	9m	Max 225mm est	N2m E5m S4m W2m	5m	Young	Good	Good	Off-site group. Unremarkable group.	10+	C	2.7m	22.9m ²
T41	Common Ash (<i>Fraxinus excelsior</i>)	14m	300mm est	N4m E4m S4m W2m	6m	Semi mature	Good	Fair	Off-site tree. Co-dominant form with adjacent trees.	10+	C	3.6m	40.7m ²
T42	Common Oak (<i>Quercus robur</i>)	11m	250mm est	N3m E6m S3m W2m	5m	Semi mature	Good	Fair	Off-site tree. Co-dominant form with adjacent trees.	10+	C	3.0m	28.3m ²
H43	Predominantly Blackthorn	1.5m	-	-	-	Mature	Good	Good	Hedge	10+	C	-	-
H44	Predominantly Blackthorn	1.5m	-	-	-	Mature	Good	Good	Hedge	10+	C	-	-

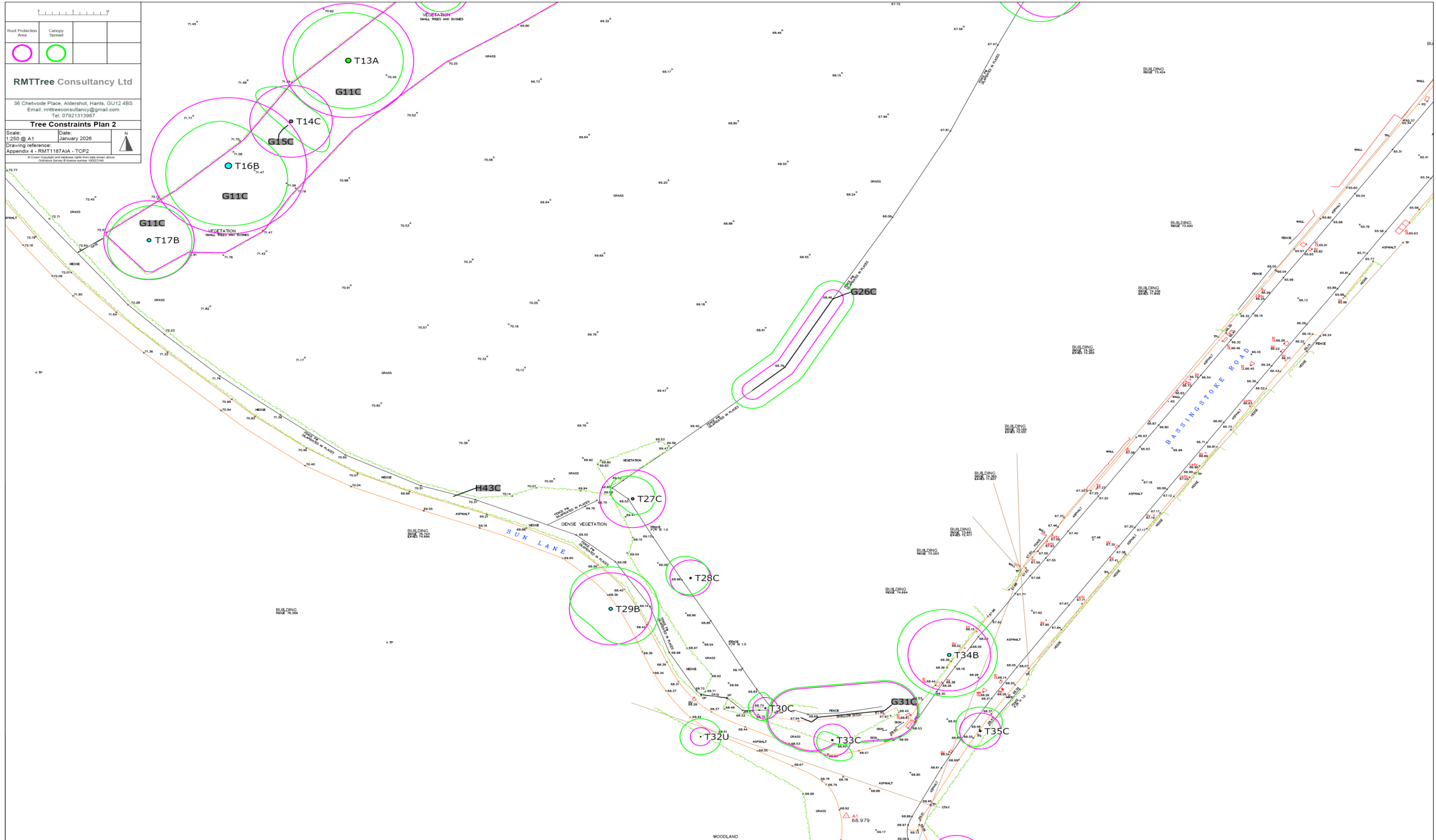
Appendix 3 – Tree Constraints Plan 1 – RMT1187AIA – TCP1

Tree constraints plan (TCP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The plan has been provided separately as a PDF at a scale of 1: 250 @ A1.



Appendix 4 – Tree Constraints Plan 2 – RMT1187AIA – TCP2

Tree constraints plan (TCP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The plan has been provided separately as a PDF at a scale of 1: 250 @ A1.



Tree constraints plan (TCP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The plan has been provided separately as a PDF at a scale of 1: 250 @ A1.

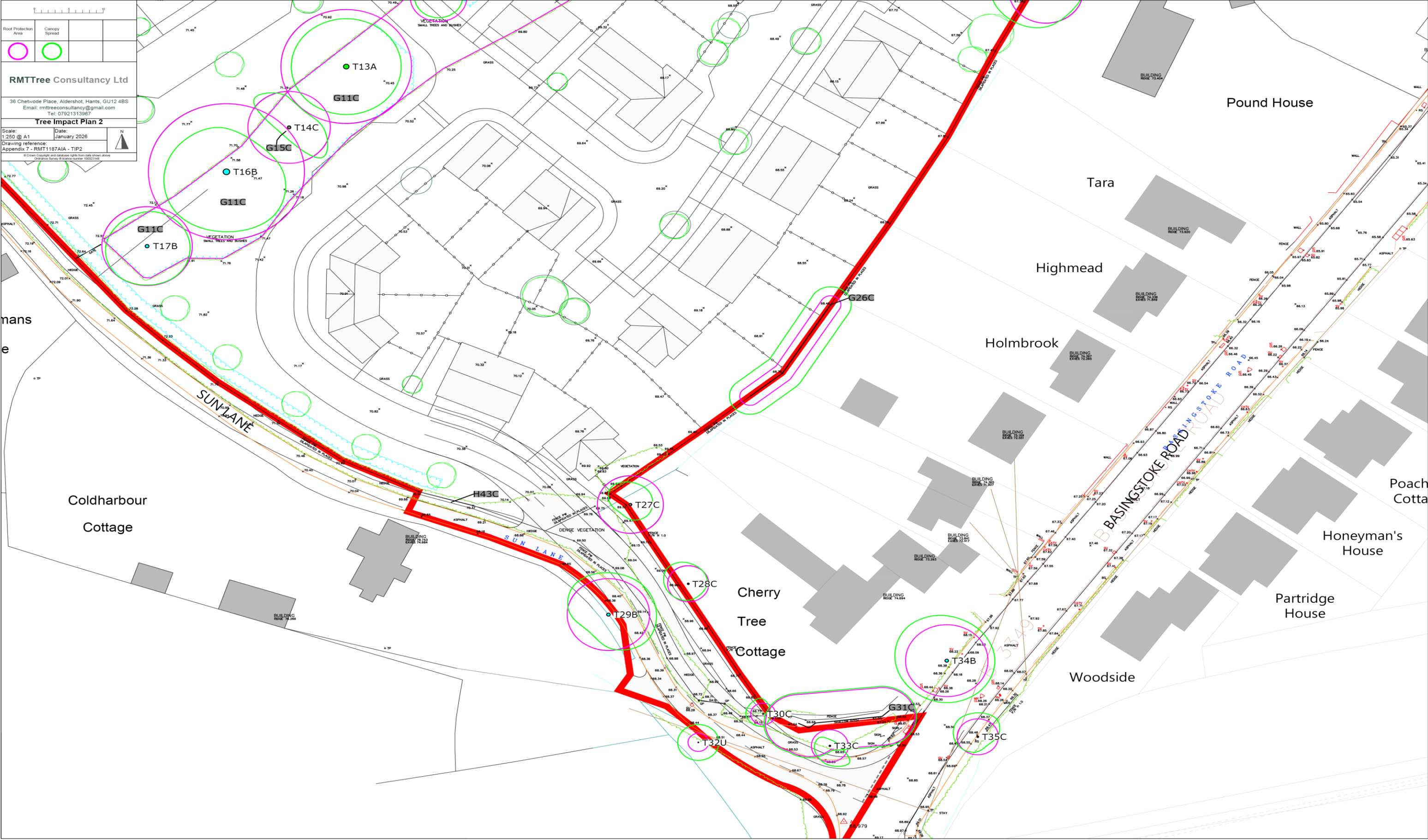


Tree constraints plan (TCP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The plan has been provided separately as a PDF at a scale of 1: 250 @ A1.



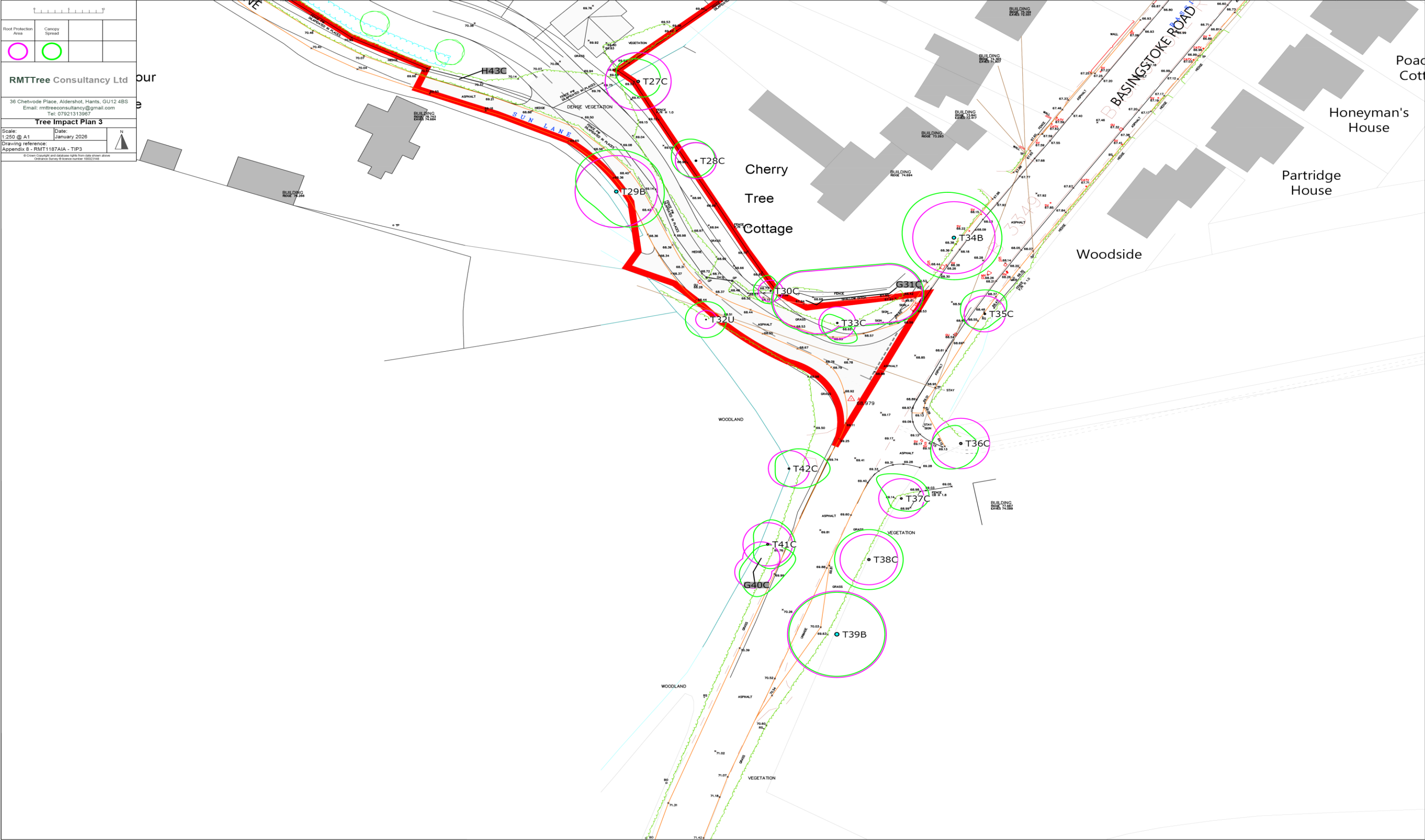
Appendix 7 – Tree Impact Plan 2 – RMT1187AIA – TIP2

Tree constraints plan (TCP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The plan has been provided separately as a PDF at a scale of 1: 250 @ A1.



Appendix 8 – Tree Impact Plan 3 – RMT1187AIA – TIP3

Tree constraints plan (TCP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The plan has been provided separately as a PDF at a scale of 1: 250 @ A1.



Appendix 9 – Qualifications and experience

Robert Toll has been working with trees since 2004 when he completed his studies.

In 2000 he began his studies at Riseholme College, Lincoln where achieved a pass with merit in Forestry at National Diploma level. In 2002 he attended Moulton College in Northampton where he gained a Level Five Higher National Diploma in Urban Forestry with merit.

In 2004 Robert began work as a temporary tree inspector at Northampton Borough Council, undertaking inspections of trees in response to enquiries from the public. After 4 months Robert took up a permanent tree inspector role at Coventry City Council which predominantly involved undertaking safety inspections of trees on school sites.

In 2006 Robert moved to Warwick District Council to take up a temporary post of Tree Protection Officer which involved reviewing old area tree preservation orders and identifying those trees which were considered worthy of protection under new specific orders. He also streamlined the council procedure for making new tree preservation orders, cutting the time from making to serving from up to 2 weeks to within 2 hours.

In 2008 Robert moved to Hart District Council, Hampshire to take up the role of Tree Officer within the planning department. This role included determining works trees applications, commenting on planning proposals, liaising with the public and providing arboricultural advice to other departments within the Council.

Between 2014 and 2016 Robert took up the role of Tree Officer at Elmbridge Borough Council, Surrey, once again carrying out tasks such as determining works trees applications, commenting on planning proposals and liaising with the public. While at Elmbridge Borough Council he passed the Arboricultural Association's Professional Tree Inspection course.

Robert is a professional member of the Arboricultural Association.