

Preliminary Arboricultural Impact Assessment



Land east of Lodge Road, Hurst
2nd July 2024

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16452	R01a	2nd July 2024	A

Author

Jamie Pratt BSc (Hons) MA ArborA

The survey and assessment have been completed by Jamie Pratt who is a Technical Director of Tyler Grange and lead of the Arboricultural division of the business. Jamie is a fully qualified Arboricultural Consultant who holds Professional Membership with the Arboricultural Association and a BSc (Hons) degree in Arboriculture. Jamie has been working with trees for over 15 years, and has specialised in trees in relation to development for the last 10 years.

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Summary

- S.1. This Preliminary Arboricultural Impact Assessment (AIA) has been prepared by Tyler Grange Group Ltd on behalf of Mactaggart and Mickel Strategic Land (Mac Mic) to accompany an outline planning application for new residential development at land to the east of Lodge Road, Hurst.
- S.2. A tree survey of the site has been completed in accordance with the British Standard 5837 (2012) 'Trees in relation to design, demolition and construction – recommendations' to accord with industry best practice.
- S.3. Existing trees are largely contained to the site boundaries. Primary tree constraints include several veteran trees among other high value arboricultural features.
- S.4. An assessment of the development parameters has been completed in order to determine what the likely impacts are as a result of the development at this outline planning stage. There are no tree removal required. The proposed access from Lodge Road and an emergency access to Tape Lane requires the removal of hedgerow and scrub which is classified as low arboricultural value.
- S.5. The proposed development parameters have been suitably designed to avoid the constraints of trees, including plotted Root Protection Areas and buffers from veteran trees. The development will include areas for new Green Infrastructure and the extent of this suggests that a net gain in tree cover can be achieved via new tree planting.
- S.6. The proposal is considered consistent with local planning policy as it relates to trees given that no tree loss is required and retained trees will be protected from development. The veteran trees identified will be suitably buffered from new development in accordance with the National Planning Policy Framework.
- S.7. On the basis of the above, the proposed development is considered supportable from an arboricultural perspective at this outline stage. Should consent be granted, it is recommended that an Arboricultural Method Statement and Tree Protection Plan is secured by a suitably worded planning condition. Arboricultural inputs will be required during the preparation of future detailed designs. This will provide a definitive assessment of impacts based on technical designs, together with protective measures for retained trees during the construction stage. This is to ensure that trees are duly considered in the final development layout and engineering designs.

Section 1: Introduction

Purpose

- 1.1. This Preliminary Arboricultural Impact Assessment (AIA) has been prepared by Tyler Grange Group Ltd on behalf of Mactaggart and Mickel Strategic Land (Mac Mic) to accompany a planning application at Land off Lodge Road, Hurst.
- 1.2. The planning application is in outline for up to 99 new homes, green infrastructure, open space, pedestrian and cycle links, recreational facilities and other associated infrastructure including off-site highways works and access points on Lodge Road and Tape Lane with required improvements (all matters reserved except access). The proposed development Parameter Plan is included at Appendix 1 to the rear of this report.
- 1.3. This report provides the findings of a field-based tree survey and the associated tree constraints towards new development and addresses the potential arboricultural impacts of the proposed development based in the context of local and national planning policy. The application is to be submitted to Wokingham Borough Council (WBC). Local planning policy and national planning policy pertinent to trees and the new development is set out at Appendix 2.
- 1.4. The tree survey and assessment has been guided by the recommendations set out within the British Standard 5837 (2012) 'Trees in relation to design, demolition and construction – recommendations' (hereafter 'BS5837') to accord with industry best practice.

Site Description

- 1.5. The planning application boundary as shown edged red on the Parameter Plan and is centred on national grid reference SU 79447 73680. It comprises a single grassland field parcel to the east of Lodge Road and west of Tape Lane. It is bound by hedgerows and trees, and there are only a few trees located internally within the field (See Figure 1 below).



Figure 1. Site Location with Approximate Boundary. © Google Earth



Section 2: Arboricultural Baseline

- 2.1. The tree survey field work was completed 22nd January 2024. The survey was completed in accordance with BS5837 and the methodology as detailed at Appendix 3. A measured topographical survey (supplied by others) was used to inform the location of trees and their surrounding context.
- 2.2. The distribution of the trees surveyed is illustrated on the Tree Constraints Plan (TCP) (See Plan 1) together details of their constraints to new development in accordance with BS5837, including, tree quality gradings¹, Root Protection Areas (RPAs)², tree canopy spreads³ and tree shading⁴. The TCP also shows buffers plotted Veteran Trees located on / adjacent to the site in accordance with Standing Advice relating to these features⁵.
- 2.3. Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 5). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry. Site Photos are included at Appendix 6.

Tree Survey Summary

- 2.4. A total of 62no. individual trees, 17no. groups of trees, 5no. hedgerows and 1no. woodland were identified during the tree survey. There is a mix of low, moderate and high value arboricultural features present. The predominant tree species is English oak. These feature regularly across the site boundaries with many being classified as high arboricultural value and / or as veteran trees.
- 2.5. Tree cover along the boundaries in the north of the site is very much established and typical of the pastoral field context. There is more limited tree cover along the southern boundaries. This features two of the veteran oak trees amongst low level hedgerow vegetation which includes weaker sections of dead elm. The very southern boundary is bound by residential gardens where trees are present of an ornamental nature.

Veteran Trees

- 2.6. 6no. English oak trees are considered to meet the criteria of a Veteran tree. These are trees T14, T32, T33, T44, T47 and T52. Tree T70 also has veteran features however the diameter of the stem marginally falls below the size threshold for veteran status. Given the marginal shortfall in stem size and subjective nature of determining veteran tree classification, a precautionary veteran tree buffer has also been applied to the tree due to the sensitivities associated with new development and irreplaceable habitats defined within the NPPF. Two other large oak trees (T71 and T72) were identified to be of a size to be classified as Veteran trees however these lacked primary and secondary veteran features to meet the criteria.

¹ The arboricultural value of surveyed features under the criteria shown at Appendix 1. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

² 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 is treated as a priority.

³ Dimensions of the trees crown spread and clearance from ground level.

⁴ Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development.

⁵ A buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter ('Ancient woodland, ancient trees and veteran trees: protecting them from development', Forestry Commission and Natural England as updated November 2018).



Tree Grading Summary

- 2.7. The trees surveyed have been categorised using the 'cascade chart for tree quality assessment' (See Appendix 4) recommended by the BS5837. The grading system allows informed decisions to be made concerning the design and impact of the development in relation to the arboricultural value of the trees surveyed.
- 2.8. The category gradings for each survey is detailed in the table below.

Table 1. Tree Categorisation

	Category U	Category A	Category B	Category C
Individual Trees	T6, T19, T22, T85	T8, T10, T11, T13, T14, T15, T21, T32, T33, T44, T47, T52, T54, T63, T65, T70, T71, T72, T74, T76, T77, T80	T3, T7, T9, T26, T28, T30, T40, T41, T42, T43, T45, T46, T48, T49, T51, T53, T55, T59, T64, T68, T69, T78, T83	T4, T5, T12, T18, T23, T25, T36, T60, T61, T62, T67, T79, T84
Groups of Trees	G35, G37	G56	G16, G20, G24, G27, G50, G57, G58, G66, G73, G82	G29, G38, G39, G75
Hedgerows	None	None	None	H1, H2, H17, H31, H34,
Woodlands	None	W81	None	None

Tree Preservation Orders

- 2.9. There are several Tree Preservation Orders (TPOs) administered to trees on / within proximity to the site. An extract of WBC's online mapping of TPO for the site is provided at Figure 2 overleaf. The TPO map has been superimposed on the TCP (See Plan 1) in order to help identify which trees are subject to the TPO. WBC TPO references are listed below:
- TPO Number: 525/1990 Tree Reference: T1
 - TPO Number: 525/1990 Tree Reference: T2
 - TPO Number: 1730/2020 Tree Reference: A1
 - TPO Number: 1781/2021 Tree Reference: A1
 - TPO Number: 1869/2022 Tree Reference: T1
 - TPO Number: 1869/2022 Tree Reference: T2
 - TPO Number: 1869/2022 Tree Reference: T3
 - TPO Number: 1869/2022 Tree Reference: G1
 - TPO Number: 1869/2022 Tree Reference: W1
- 2.10. It is also noted that TPO Numbers 1730/2020 and 1781/2021 are Areas TPOs and therefore only cover the trees present at the time the order was made. Further clarification from WBC may be required to confirm the extent of Area TPO 1781/2021 along the site's southern boundary adjoining the existing dwellings, allotments and along Tape Lane. The TPO appears to be plotted some way into the site/field opposite the boundary, where there are no trees present. The Area order also extends along Tape Lane where the which comprises a boundary of low level scrub, hedgerows



and sections of dead elm trees of low value. It is advised that WBC seek to refine the Area TPOs in order to distinguish more clearly the features that warrant a TPO and those that do not, and to adjust the boundaries of the TPO to align correctly with the location of features on the site.

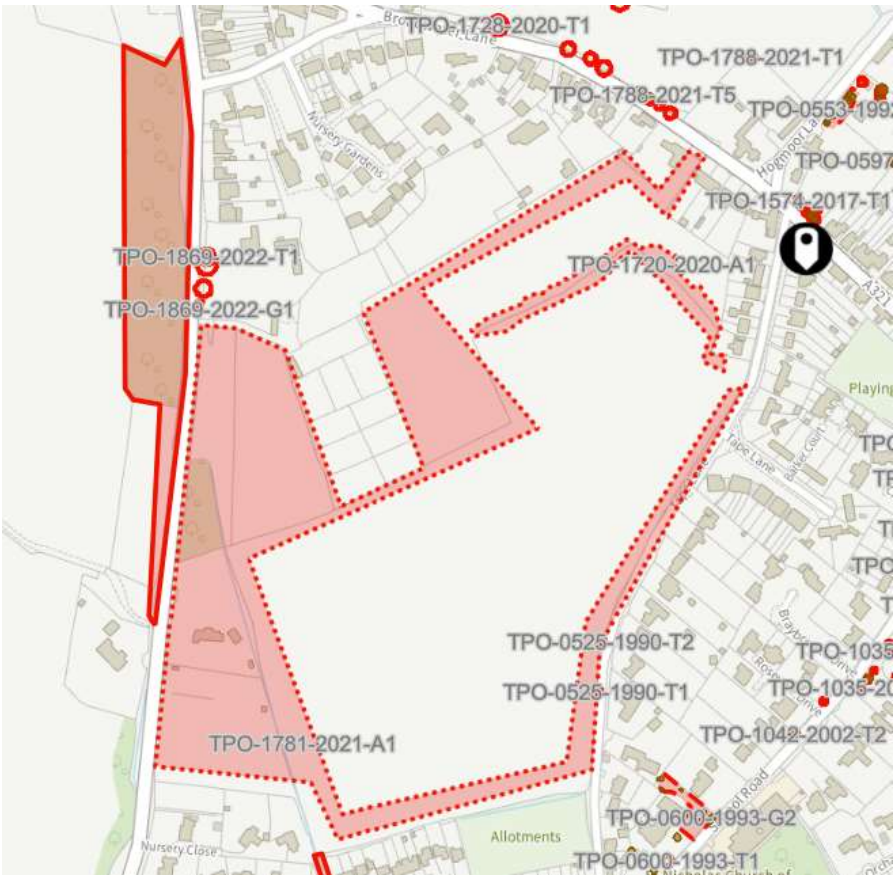


Figure 2. Extract of WBC's online 'Protected Tree Map'.

2.11. The presence or absence of other tree-related designations are listed in the table below.

Table 2: Other Tree-related Designations / Tree References Numbers

Designation Type	TG Tree Reference Number(s)
Conservation Area ⁶	None
Ancient Woodland ⁷	None
Woodland Habitat ⁸	Woodland W1 which is located off-site on the western side of Lodge Road is listed as Deciduous Woodland (England) within the Priority Habitat Inventory.

⁶ Search of WBC's online mapping service. Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁷ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for ancient woodland on or adjacent to a site.

⁸ Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for woodland on or adjacent to a site.



Section 3: Preliminary Arboricultural Impact Assessment

- 3.1. An assessment of the proposed development parameters towards the existing trees has been completed. The assessment has been based on the proposed Parameters Plan prepared by Mosaic Urban Design & Masterplanning and the proposed access plan prepared by i-Transport. The proposed Illustrative Masterplan (submitted separately) has also been considered as this shows the likely layout of the development alongside the strategy for new landscaping.
- 3.2. A composite overlay of the tree survey information and proposed Development Framework Plan and access design is shown on the Preliminary Tree Retention and Removal Plan (TRRP) (16452/P02) located to the rear of this report (See Plan 2).
- 3.3. The proposed development is presented in outline ahead of preparing fully detailed designs. This assessment therefore should be considered as an initial appraisal of expected arboricultural impacts given infancy of the scheme design. It is reasonable to expect that changes to the general layout of the development would form part of subsequent detailed designs. Further assessment work will therefore be required to provide a definitive assessment of arboricultural impacts based on proposals presented in detail.

Expected Tree Retention and Removal

- 3.4. The likely extent of tree removal to accommodate the development is illustrated on the TRRP. This includes the following:
 - Hedgerow H1 – removal of two sections of the hedgerow on the eastern side of Lodge Road is required to facilitate a new access from Lodge Road. The total length of loss is measured at approximately 73m linear metres which is based on the proposed access plans, taking account of the bellmouth, road taper, and visibility splay requirements. The hedgerow has been classified as a low value (Category C) arboricultural feature.
 - Group G38 – removal of approximately 15m linear metres to facilitate an emergency access from Tape Lane. The group comprises a section of outgrown hedgerow which has limited quality. This section of vegetation has been classified as a low value (Category C) arboricultural feature.
- 3.5. No further loss of vegetation or trees is deemed necessary at this stage. This has been achieved by designing the development parameters around existing trees and providing sufficient buffers from development along the boundaries.
- 3.6. An extension to the existing allotments is proposed to the south of the site. There is a line of scattered trees, including an ash and hazel coppices. These are to be retained between the current and new allotments spaces.



Proximity trees to new development

Development Parameters

- 3.7. The TRRP (See Plan 2) shows the mapped tree constraints (RPAs, Veteran tree buffer zones, canopy spreads and shading) in relation to development parameters.
- 3.8. The tree constraints information has been fed into the layout of the Parameter Plans and demonstrates that the development will be designed appropriately to avoid impacts to trees.
- 3.9. There are three proposed development parcels which avoid the RPAs or veteran tree buffers zones (See Figure 3). 'Green infrastructure' uses are shown around the development parcels which provides a suitable buffer between the development parcels and the boundaries trees.



Figure 3. Extract of TRRP showing an example of development parcels (orange) avoiding incursion into RPAs and veteran trees buffers. Green infrastructure uses (green) wrap around the developable areas which provides a suitable buffer from the boundary trees.



- 3.10. The access corridor is designed to avoid encroachment into the veteran tree buffer zones of trees T14 and the precautionary buffer zone of tree T70. The access corridor will be fed through a 17m gap between the two buffer zones (See Figure 4).

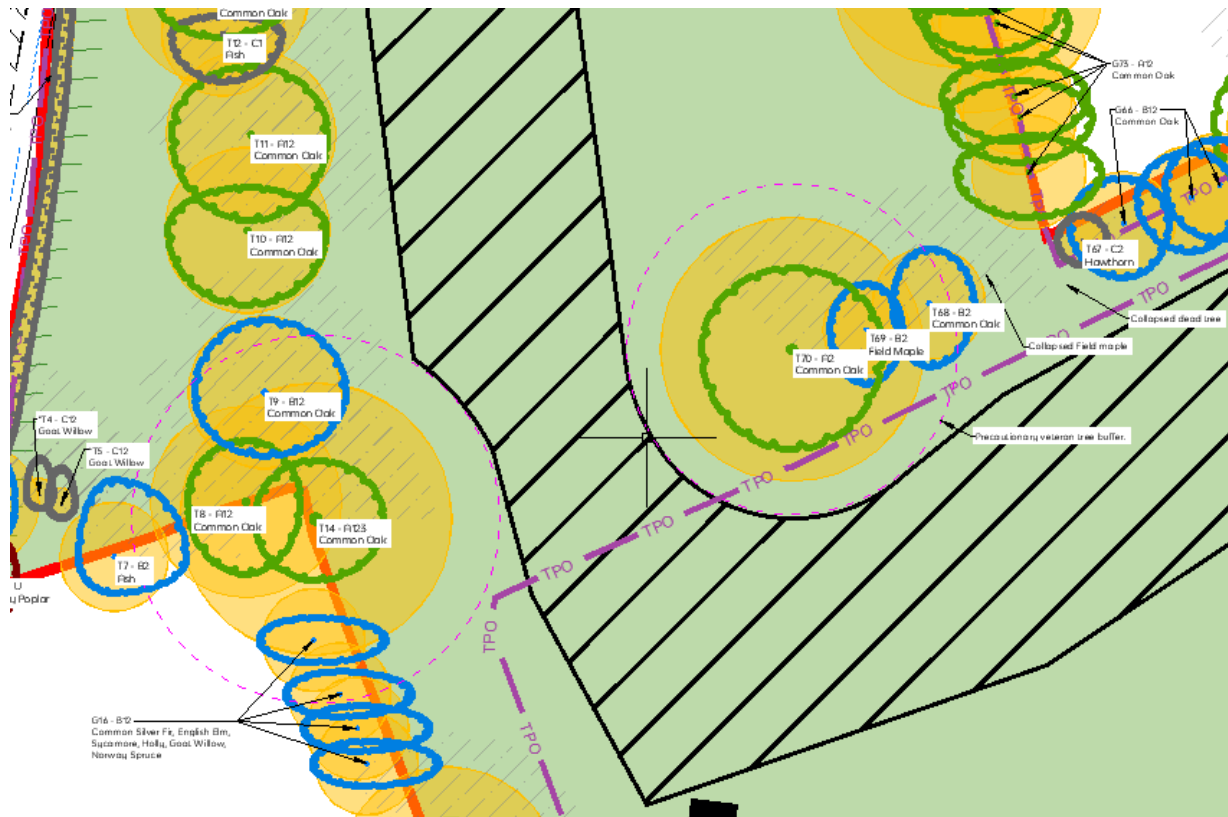


Figure 4. Extract of TRRP showing access corridor designed to avoid veteran tree buffers.



Proposed Access – Lodge Road

- 3.11. A new footway is to be constructed on the northern side of the access along Lodge Road. The footpath will be located on the verge on the eastern side of Lodge Road and requires incursion within the RPA of trees T80, G82, T83 and T84. The footpath will also pass tree T85 which is an elm in decline (Category U).

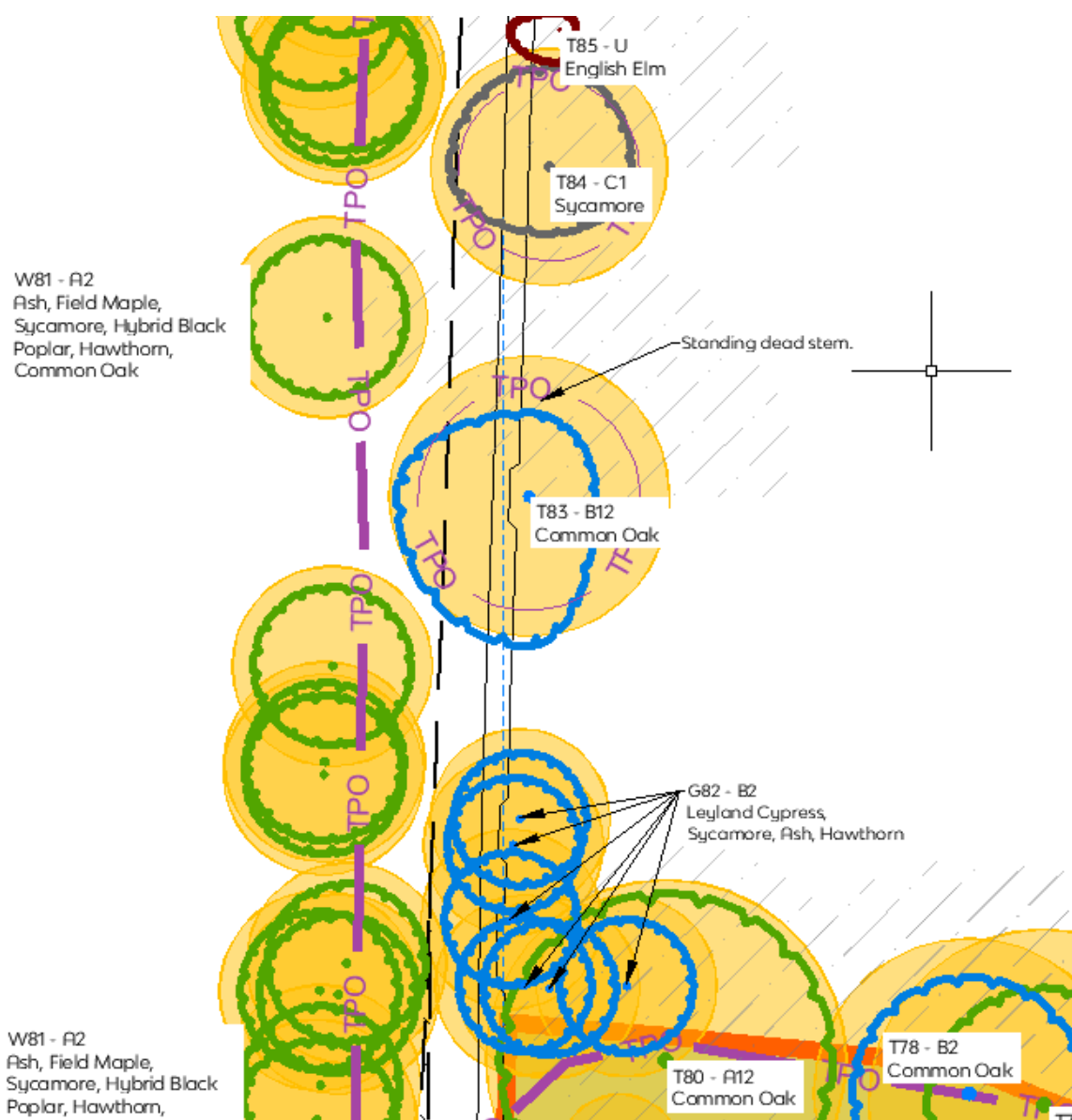


Figure 5. Extract of TRRP showing location of proposed footpath on eastern side of Lodge Road.

- 3.12. It is possible to construct the footpath in line with section 7.4.2 of BS5837 which sets out the design recommendations for new permanent surfacing within the RPAs of trees. As shown on the proposed access plan (submitted separately), the footpath will be constructed using a no-dig methodology to avoid impact towards tree roots associated with excavation. The footpath has also been designed so that the kerb edges are located around the tree stems and a minimum of 500mm is provided between the kerb edge of the tree stem. Technical details of the footpath are to be provided at a later stage however the principle of this in relation to trees is considered achievable subject to it adopting a no-dig approach.



- 3.13. The layout of the proposed allotments will be determined at the detailed design stage. This will require plots to avoid the RPA's of trees to avoid damage to tree roots associated with cultivation.

Enhancement / New Tree Planting Opportunities

- 3.14. The Parameter Plan shows opportunities for enhancement along the site boundaries. These are areas with either no existing vegetation or where the vegetation has reduced screening functions. For example, the hedgerow and scrub located along Tape Lane is currently very gappy and there is a high proportion of dead elm standards which are in a cycle of decline and regeneration from dutch elm disease. This can be approved by removal of the elm, restocking and widening within new hedgerow mixes.
- 3.15. The proposed Illustrative Masterplan provides the initial strategy for new tree planting across the site. Key items on the plan include retained and enhanced vegetation across the boundaries, a new community orchard, parkland planting which frames a common located between the two development parcels, and tree planting along the main access road and street scenes.
- 3.16. In the absence of detailed soft-landscaping proposals at this outline stage, the parameters shown for new Green Infrastructure suggest that a net-gain in tree cover can be achieved. The planting will also provide new arboricultural features, such as the orchard and parkland planting at the edges of the common.

Construction Mitigation

- 3.17. Given the indicative nature of the proposed design at this stage, a detailed methodology for tree protection during the site preparation and constructions stages has not been prepared.
- 3.18. During the detailed planning and design phase of the proposed development, it will be necessary to demonstrate how the above and below ground structures of retained tree cover will be protected during the construction of development. It is therefore recommended that a full Arboricultural Method Statement (AMS) is prepared as part of a reserved matters application or to discharge applicable and suitably worded planning Conditions.
- 3.19. An AMS will set out a practical methodology to the protection of retained trees based on detailed designs, including groundworks, services and new landscaping. The AMS will typically include the following key items:
- A schedule and specification of tree removal and pruning works;
 - Specifications for tree protection barriers and ground protection;
 - Procedures for any specialist construction techniques / any supervised excavations within RPA's (if required)
 - Phasing of work;
 - Site monitoring (where required); and
 - A Tree Protection Plan.

Conclusion

- 3.20. The proposed development as presented in outline is considered supportable from an arboricultural perspective. The proposed development parameters have considered the constraints of existing trees and has been designed accordingly to safeguard arboricultural

features of value. The loss of hedgerow for is considered unavoidable to achieve access into the site and the opportunities for new planting suggests this can be suitably compensated with added benefits of increases canopy cover and the creation of new arboricultural features.

- 3.21. MDDL Policy CC03 relates to green infrastructure, trees and landscaping and, amongst other things, requires development proposals to demonstrate how they have considered and achieved a number of listed criteria within scheme proposals. These include the need to protect and retain existing trees, hedges and other landscape features. The proposed scheme is considered consistent with the policy aspirations as it relates to trees.
- 3.22. Should consent be granted, it is recommended that an Arboricultural Method Statement and Tree Protection Plan is secured by a suitably worded planning condition. This will provide a definitive assessment of impact based on detailed designs, together with protective measures for retained trees during the construction stage. Arboricultural inputs will be required during the preparation of future detailed designs. This is to ensure that trees are duly considered in the final development layout and engineering requirements.

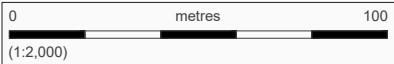


Appendix 1: Proposed Parameter Plan





- Application boundary
- Use class C3 dwelling houses up to two storeys in height, including access road, private garden space, car parking areas, children's play space, incidental open space and landscaping
- Green infrastructure including strategic public open space, tree and hedgerow planting, growing spaces, pedestrian and cycle routes, sustainable drainage systems (SuDS) and children's play spaces
- Existing vegetation and tree planting
- Veteran trees and associated buffer
- Vegetation to be removed
- Opportunity for hedgerow improvements
- Indicative location for local landscape area for play (LLAP)
- Indicative location of a mobility hub, including short-stay cycle parking, a bike repair/cycle maintenance area, a bus stop, a car club parking space, and parcel drop-off/pick-up lockers
- Vehicle, bus, car parking, cycle and pedestrian access road corridor
- Indicative vehicle, cycle and pedestrian access route to southern parcel
- Pedestrian and cycle connection zone
- Bus, cycle, pedestrian, and emergency vehicle access point only
- Expansion to Tape Lane Allotments



Project
Land off Lodge Road, Hurst

Drawing Title
Parameter Plan

Date	Scale	Drawn by	Check by
27/06/2024	1:2,000 at A3	JB	SR
Project No	Drawing No	Revision	
1422	002	C	

Appendix 2: Planning Policy Context

Table 3. National and Local Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
National Planning Policy Framework (NPPF)The National Planning Policy Framework (NPPF) was updated in December 2023 and is a material consideration in planning decisions and outlines the Government's planning policies for England, setting out how these are expected to be applied. The consideration for existing trees and woodlands in the context of planning and new development is set out within Section 12 'Achieving well-designed and beautiful places' and Section 15 'Conservation and Enhancing the Natural Environment'.		
National Planning Policy Framework (NPPF)	Section 12, paragraph 136	states that "Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users".
	Section 15, paragraph 180	provides a series of prerequisites to inform how planning policies and decisions should contribute to and enhance the natural and local environment. This includes "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".
	Section 15, paragraph 181	addresses the need to take a "strategic approach to maintaining and enhancing networks of habitats and green infrastructure and adding that plans should be made for the enhancement of natural capital at the catchment or landscape scale across local authority boundaries".
	Section 15, paragraph 186	highlights a series of principles that local planning authorities should apply when determining planning applications, stating that "if significant harm biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused".
	Section 15, paragraph 186 (c)	also adds 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 compensatory strategy exists".
Local Planning Policy (WBC Development Plan – Adopted Managing Development Delivery Local Plan, February 2014)	Policy CC03: Green Infrastructure, Trees and Landscaping	"Development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals: (d) Protect and retain existing trees, hedges and other landscape features".



Appendix 3: Tree Survey Methodology, Constraints Mapping and Limitations

Field Work

- A3.1. In accordance BS5837, the tree survey included all trees within / in influence of the site and the site boundaries that were over 75mm diameter at breast height (1.5m).
- A3.2. Measured topographical survey data (supplied by others) was used to inform tree locations their surrounding context. Any trees not identified on the topographical survey are prefixed with (*) and their locations have been approximated using measurements during the tree survey and further informed by aerial photography where required.
- A3.3. The trees surveyed were visually inspected from ground level only. No invasive investigations or climbing inspections were necessary to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken. For further clarification please refer to the tree survey explanatory notes in below.

Tree Numbers

'T' prefixes have been used to identify individual trees and commence with 'T1'.

'G' prefixes have been used to identify groups of trees.

'H' prefixes have been used to identify hedgerows.

'W' prefixes have been used to identify woodlands.

Species

- A3.4. Species are listed by their common name, both in the schedule and in the report text.

Height and Stem Diameter

- A3.5. The stem diameter is measured at 1.5m above ground level and given in millimetres (mm). Tree heights are measured in metres (m) using a clinometer where access and land typography allowed. In instances where access to tree's stem and height measurements were not possible, the dimensions have been estimated by eye.

Crown Spread and Height of Crown Clearance

- A3.6. Radial crown spread is measured in metres and is listed for each of the four cardinal points where access has been possible to obtain a measurement. Where access was not possible to measure the spread of the canopy, such distances have been estimated by eye or informed by aerial photography.
- A3.7. The measured canopy shapes have been plotted on the Tree Constraints Plan at the four cardinal points. For groups of trees, the extent of the canopy has been measured as an average across the



group and plotted using the topographical survey mapping. In some instances, Tyler Grange will use aerial photography to inform the canopy spread of larger tree groups and woodlands where topographical data is limited for such features.

- A3.8. The distance between the ground level and the first significant branch or radial tree crown, whichever is the lower, has been measured in metres.

Age Class

- A3.9. The age of each tree is defined as follows:

Young - within the first third of reaching full maturity;

Semi-Mature - within the second third of reaching full maturity;

Early-Mature - within the last third of reaching full maturity;

Mature - specimen at full maturity; and

Veteran – tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Physiological and Structural Condition

- A3.10. The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

- A3.11. An assessment of a tree's physiological condition is defined as:

Good – fully functioning biological system showing expectant vitality for the species i.e. normal bud growth, leaf size, crown density and wound closure.

Fair – fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure.

Poor – a biological system with limited functionality showing clear physiological decline, disease or significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure.

Dead – tree observed to fully dead with no living parts.

- A3.12. An assessment of a tree's structural condition is defined as:

Good – no significant structural defects.

Fair – structural defects which could be alleviated through remedial tree surgery or arboricultural management practices

Poor – structural defects which cannot be alleviated through tree surgery or arboricultural management practices.



Tree Quality Gradings

A3.13. The value of trees have been assessed in accordance with the BS5837 Cascade Chart for Tree Quality Assessment (See Appendix 4). Grading subcategories (1, 2 and 3) reflect arboricultural, landscape and cultural values respectively.

Root Protection Areas

A3.14. The Tree Constraints Plan shows the approximate extent of Root Protection Areas (RPAs). The RPAs have been plotted and calculated in accordance with the methodology set out in Appendices C and D of BS5837, using the tree stem diameter dimensions obtained during the site visit.

A3.15. Plotted RPAs serve as 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 is treated as a priority.

A3.16. Where pre-existing site conditions or other factors indicate that rooting may occur asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution observed on-site. Any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection for the root system:

- a) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);
- b) topography and drainage;
- c) the soil type and structure;
- d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

A3.17. The plotted RPAs have therefore informed the design of the proposed development where possible. While developing within RPAs should be avoided, special working methods can be adopted to alleviate the RPA disturbance for cases where the development is considered necessary and unavoidable.

Tree Canopies and Shading

A3.18. The distribution of tree canopy cover on and within influence of the site is illustrated on the TCP. Canopies have been plotted at cardinal points for individual and groups of trees. The Tree Survey Schedule included at Appendix 5 to the rear of this report lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.

A3.19. The principal tree shadow constraints are shown on the TCP and have been plotted in accordance with BS5837 using the current height of surveyed trees. The indicative shade cast by existing surveyed trees signifies the area within which the amenity interests of shading, available daylight



and the proximity of trees to any future site uses may be impacted upon should a tree be retained as part of development.

- A3.20. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that "shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits".

Limitations

- A3.21. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.
- A3.22. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

- A3.23. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- A3.24. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.
- A3.25. A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.



Appendix 4: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	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			DARK RED
	• Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.			
	• Trees infected with pathogens of significance to the health and/or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality. (NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	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
Category B <i>Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</i>	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial 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	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits.	MID BLUE
Category C <i>Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm</i>	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 temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY



Appendix 5: Tree Survey Schedule



Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)	Veteran Tree Buffer Radius (m)
				N	E	S	W									
H1	Crataegus monogyna (Hawthorn)	3m	50	1.25	1.25	1.25	1.25	0.00	Early Mature	Good	Fair	C2	Planted field boundary Hedgerow.	.6	1	N/A
H2	Crataegus monogyna (Hawthorn), Salix fragilis (Crack Willow), Fraxinus excelsior (Ash), Ulmus procera (English Elm)	4m	100	1.50	1.50	1.50	1.50	0.00	Mature	Fair	Fair	C2	Field boundary Hedgerow. Formerly topped at 2m with new growth.	1.2	5	N/A
T3	Populus canescens (Grey Poplar)	17m	550	6.75	4.00	5.00	8.50	6.00	Mature	Good	Fair	B2	Located off site beyond fence line. Ivy on stem obscuring inspection. Some wood pecker holes present in mid stem. Minor die back in eastern top of canopy.	6.6	137	N/A
T4	Salix caprea (Goat Willow)	7m	150	4.00	1.50	1.50	1.50	1.00	Semi Mature	Fair	Poor	C12	Likely self seeded at boundary. Not located on topo.	1.8	10	N/A
T5	Salix caprea (Goat Willow)	7m	150	4.00	1.50	1.50	1.50	1.00	Semi Mature	Fair	Poor	C12	Likely self seeded at boundary. Not located on topo.	1.8	10	N/A
T6	Populus canescens (Grey Poplar)	20m	470	5.00	3.00	5.00	2.00	13.00	Mature	Poor	Poor	U	Located off site beyond fence line. Etiolated form and signs of low vitality.	5.6	100	N/A
T7	Fraxinus excelsior (Ash)	14m	400, 300	8.50	8.00	4.00	4.00	6.00	Mature	Good	Fair	B2	Located off site beyond fence line. Multi stemmed from base.	6.0	113	N/A
T8	Quercus robur (Common Oak)	18m	880	6.75	6.00	8.00	6.50	6.00	Mature	Good	Good	A12	Located off site beyond fence line. Largely obscured by ivy.	10.6	350	N/A
T9	Quercus robur (Common Oak)	14m	700	8.00	9.00	7.00	7.75	3.00	Mature	Fair	Good	B12	Located on Eastern side of ditch. Below average crown density however remains in fair condition.	8.4	222	N/A
T10	Quercus robur (Common Oak)	16m	760	4.75	8.75	8.25	8.75	3.00	Mature	Good	Good	A12	Located on Eastern side of ditch. Largely covered with ivy. Age related deadwood in crown.	9.1	261	N/A
T11	Quercus robur (Common Oak)	13m	780	7.50	8.50	9.50	8.75	3.00	Mature	Good	Good	A12	Located on Eastern side of ditch. Past removal of limbs at base now occluded. Age related deadwood.	9.4	275	N/A
T12	Fraxinus excelsior (Ash)	14m	400, 400	2.00	6.50	5.25	5.75	5.00	Mature	Poor	Fair	C1	Multi stemmed at base. In overall decline.	6.8	145	N/A
T13	Quercus robur (Common Oak)	20m	850	7.25	8.50	5.00	7.00	4.00	Mature	Good	Good	A12	Large amount of ivy growth. More dominant specimen within tree line.	10.2	327	N/A
T14	Quercus robur (Common Oak)	13m	1350	6.50	7.50	6.75	6.75	4.00	Veteran	Good	Good	A123	Located at boundary on Eastern side of ditch. Large stem with burrs from repeated lower canopy pruning. Large section of deadwood in crown typically for age. Good overall vitality. Potential early stage of crown retrenchment. Stem size and deadwood are meet Veteran criteria.	15.0	707	20.3

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)	Veteran Tree Buffer Radius (m)
				N	E	S	W									
T15	Quercus robur (Common Oak)	16m	1020	6.25	9.00	8.00	5.00	3.00	Mature	Good	Good	A12	Located at boundary on Eastern side of ditch. Large with prominent buttress roots. Minor hollowing at base beneath buttress roots with browsing damage. Limited Veteran features.	12.2	471	N/A
G16	Abies alba (Common Silver Fir), Ulmus procera (English Elm), Acer pseudoplatanus (Sycamore), Ilex aquifolium (Holly), Salix caprea (Goat Willow), Picea abies (Norway Spruce)	13m	470	2.50	8.00	2.50	6.00	2.00	Early Mature	Good	Good	B12	Linear group located off site beyond fence line on western side of ditch. Oaks for primary component of group with lower value elm and one poor quality spruce. Collective merit as boundary feature.	5.6	100	N/A
H17	Quercus robur (Common Oak), Crataegus monogyna (Hawthorn), Juglans regia (Walnut), Prunus spinosa (Blackthorn)	5m	120	3.00	3.00	3.00	3.00	0.50	Mature	Fair	Fair	C12	Scrubby boundary vegetation with Scattered trees. Sections of dense bramble.	1.4	7	N/A
T18	Fraxinus excelsior (Ash)	7m	210	4.00	3.00	3.00	4.00	2.50	Semi Mature	Fair	Fair	C12	Self seeded at western side of ditch. Browsing damage in lower stem.	2.5	20	N/A
T19	Quercus robur (Common Oak)	15m	1100	8.00	8.00	4.00	6.00	7.00	Mature	Dead	Dead	U	Large standing dead tree. Large section of dead limb collapsed to East. Potential habitat value.	13.2	547	N/A
G20	Acer campestre (Field Maple), Fraxinus excelsior (Ash), Crataegus monogyna (Hawthorn)	10m	200, 200, 200, 200	3.00	5.00	2.00	4.00	3.00	Mature	Good	Fair	B2	Linear trees located at Western side of ditch. Primarily field maple with one taller Ash.	4.8	72	N/A
T21	Quercus robur (Common Oak)	11m	590, 380	6.25	8.25	8.25	4.00	2.00	Early Mature	Good	Fair	B2	Located on Eastern side of ditch. Multi stemmed at base with sub dominant to North West.	8.4	223	N/A
T22	Fraxinus excelsior (Ash)	12m	300, 300	6.00	3.50	8.50	4.00	7.00	Mature	Poor	Poor	U	Former Coppice with two stems remaining in poor condition. Stem to South has failed now hung up in crown of adjacent tree. Extensive growing damage and decay at base.	5.1	81	N/A
T23	Fraxinus excelsior (Ash)	12m	400, 400, 400	6.25	3.50	8.50	4.00	2.50	Mature	Poor	Poor	C1	Extensive browsing damage and decay at base. Fair vitality in canopy.	8.3	218	N/A

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)	Veteran Tree Buffer Radius (m)
				N	E	S	W									
G24	X Cupressocyparis leylandii (Leyland Cypress)	8m	350	3.75	3.75	3.75	3.75	2.00	Mature	Good	Fair	B2	Located off site at boundary of garden. Topped.	4.2	55	N/A
T25	Crataegus monogyna (Hawthorn)	6m	150, 150	3.50	3.50	3.50	3.50	2.00	Early Mature	Good	Good	C2	Located at boundary slightly beyond fence line.	2.5	20	N/A
T26	Fraxinus excelsior (Ash)	13m	350	4.75	4.75	4.75	4.75	4.00	Early Mature	Good	Good	B2	Located off site at boundary of residential garden.	4.2	55	N/A
G27	Acer campestre (Field Maple), Corylus avellana (Hazel), Crataegus monogyna (Hawthorn), Quercus robur (Common Oak)	10m	350	4.50	4.50	4.50	4.50	2.00	Early Mature	Good	Good	B2	Mixed Amenity planted trees in rear gardens. Includes several Hazel Coppice.	4.2	55	N/A
T28	Fraxinus excelsior (Ash)	15m	200, 200, 200, 200, 200, 200, 200	7.25	8.00	7.00	7.00	4.50	Mature	Fair	Fair	B2	Located off site at boundary of allotment. Former Coppice. Browsing damage to stems at site side.	7.2	163	N/A
G29	Corylus avellana (Hazel)	4m	275	3.00	3.00	3.00	3.00	1.50	Mature	Fair	Fair	C2	London cared off site at boundary of allotment. Coppiced form.	3.3	34	N/A
T30	Corylus avellana (Hazel)	5m	400	5.75	5.75	5.75	5.75	1.75	Mature	Good	Good	B12	Located off site. Good fully mature example of coppiced Hazel.	4.8	72	N/A
H31	Corylus avellana (Hazel), Ulmus procera (English Elm)	3m	150	2.00	2.00	2.00	2.00	0.50	Early Mature	Fair	Fair	C2	Coppiced Hazel and small stature elm forming boundary hedge.	1.8	10	N/A
T32	Quercus robur (Common Oak)	10m	1680	8.00	6.50	8.00	6.50	2.50	Veteran	Good	Good	A123	Located at boundary beyond fence line. Notably large stem which is obscured by ivy. Limited access to tree therefore dimensions are estimated. Contained canopy height which is Broad spreading. Good vitality in canopy with some age related deadwood. Recommend severance of ivy.	15.0	707	25.2
T33	Quercus robur (Common Oak)	18m	1900	8.50	6.50	9.00	8.50	4.50	Veteran	Good	Fair	A123	Located at boundary beyond fence line. Notably large stem which is obscured by vegetation. Main bole supports 4 scaffolds limbs which appears extensively hollowed with splitting to base. Limited access to tree therefore dimensions are estimated. Good overall vitality in canopy. Veteran characters seen in size and hollowing of bole.	15.0	707	28.5



Tyler
Grange

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)	Veteran Tree Buffer Radius (m)
				N	E	S	W									
T48	Quercus robur (Common Oak)	12m	300	2.00	7.00	4.00	1.00	2.00	Early Mature	Good	Fair	B2	Lean to East.	3.6	41	N/A
T49	Quercus robur (Common Oak)	11m	520	7.50	7.00	5.00	7.50	3.00	Mature	Good	Good	B12	Located on western side of ditch.	6.2	122	N/A
G50	Corylus avellana (Hazel)	6m	300	3.00	3.00	3.00	3.00	3.00	Mature	Good	Good	B12	Coppiced. Fully mature. Some browsing damage at site side stems.	3.6	41	N/A
T51	Quercus robur (Common Oak)	12m	350	5.00	3.00	7.00	6.00	5.00	Early Mature	Fair	Good	B2	Located off site set back from boundary. A little sparse.	4.2	55	N/A
T52	Quercus robur (Common Oak)	14m	1300	10.00	10.00	7.50	8.50	2.50	Veteran	Good	Good	A123	Located at Eastern side of ditch. Notably large main stem and crown senescence. Good overall form and vitality. Veteran tree.	15.0	707	19.5
T53	Crataegus monogyna (Hawthorn)	6m	100, 100, 100, 100, 100, 100,	3.75	3.75	3.75	3.75	1.25	Mature	Good	Good	B12	Located at boundary. Good example at maturity.	2.9	27	N/A
T54	Quercus robur (Common Oak)	16m	760	6.00	8.00	11.00	5.00	2.00	Mature	Good	Good	A12	Located at boundary. Browsing damage to base.	9.1	261	N/A
T55	Fraxinus excelsior (Ash)	12m	300, 300, 300, 300, 300, 300	7.00	5.00	7.00	7.00	2.00	Mature	Fair	Fair	B2	Located at boundary. Browsing damage to base.	8.8	244	N/A
G56	Quercus robur (Common Oak)	18m	550, 550, 550	8.00	4.00	8.00	4.00	2.00	Mature	Good	Good	A12	Linear boundary group of mature oaks forming feature. Good overall condition.	11.4	411	N/A
G57	Crataegus monogyna (Hawthorn)	5m	280	2.75	2.75	2.75	2.75	1.50	Mature	Good	Good	B2	Mature hawthorn amongst larger oaks. Multi stemmed with some browsing damage.	3.4	35	N/A
G58	Populus tremula (Aspen)	12m	275	3.00	3.00	3.00	3.00	2.50	Early Mature	Good	Good	B2	Planted belt off site with 2 set into site.	3.3	34	N/A
T59	Crataegus monogyna (Hawthorn)	5m	250	2.50	2.50	2.50	2.50	1.00	Mature	Good	Good	B1	Mature example.	3.0	28	N/A
T60	Crataegus monogyna (Hawthorn)	2m	120	1.50	1.50	1.50	1.50	1.00	Mature	Fair	Good	C2	Small stature specimen with limited wider landscape value.	1.4	7	N/A
T61	Crataegus monogyna (Hawthorn)	3m	250	2.00	2.00	2.00	2.00	1.00	Mature	Fair	Good	C2	Small stature specimen with limited wider landscape value.	3.0	28	N/A
T62	Fraxinus excelsior (Ash)	9m	200, 200, 200, 200	6.00	6.00	6.00	1.00	2.00	Mature	Fair	Fair	C1	Located off site. Multi stemmed with serve browsing damage to stems.	4.8	72	N/A
T63	Quercus robur (Common Oak)	16m	700	9.00	9.00	9.00	9.00	2.00	Mature	Good	Good	A2	Located off site, Good overall condition.	8.4	222	N/A
T64	Quercus robur (Common Oak)	8m	400	7.00	7.00	7.00	7.00	2.00	Early Mature	Good	Good	B12	Located beyond boundary fence line.	4.8	72	N/A
T65	Quercus robur (Common Oak)	15m	600	8.75	8.75	8.75	8.75	2.00	Mature	Good	Good	A12	Located beyond boundary fence line.	7.2	163	N/A
G66	Quercus robur (Common Oak)	14m	475	5.00	5.00	6.00	6.00	2.00	Early Mature	Fair	Good	B12	3 trees forming cohesive canopy and linear group. Located beyond boundary fence line. Browsing damage to lower stems.	5.7	102	N/A

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)	Veteran Tree Buffer Radius (m)
				N	E	S	W									
T67	Crataegus monogyna (Hawthorn)	5m	250	2.75	2.75	2.75	2.75	1.50	Mature	Good	Good	C2	Located beyond boundary fence line.	3.0	28	N/A
T68	Quercus robur (Common Oak)	13m	420, 300	6.00	5.00	7.00	4.00	2.00	Mature	Good	Fair	B2	Component of former boundary / Hedgerow. Two stems from 1m. Browsing damaged to lower stems.	6.2	120	N/A
T69	Acer campestre (Field Maple)	10m	400	5.00	4.00	6.00	4.00	2.00	Mature	Good	Fair	B2	Component of former Hedgerow / boundary. Browsing damage to lower stem.	4.8	72	N/A
T70	Quercus robur (Common Oak)	15m	1210	9.00	10.00	11.00	10.00	2.00	Mature	Fair	Good	A2	Forms part of former field boundary. Some hollowing at base around buttress roots. Staining and bark delamination on northern side of lower stem suggests potential bacterial canker at cambium layer. Split out limbs and 2 larger sections of deadwood. Veteran potential however stem is considered insufficient size for species.	14.5	662	N/A
T71	Quercus robur (Common Oak)	20m	700, 950, 600	10.00	8.00	4.00	11.00	3.50	Mature	Good	Good	A123	Dominant component of group at boundary. Base and forms suggests it is an historic Hedgerow tree. Significant sized main bole with 3 x Co dominant stems. Ditch to East. Age related sections of deadwood in crown however nothing sizable. Good overall vitality. Notable tree however lack of Veteran features / characteristics.	15.0	707	N/A
T72	Quercus robur (Common Oak)	22m	1900	8.00	12.00	8.50	11.00	3.50	Mature	Good	Good	A123	Dominant component of group at boundary. Base and forms suggests it is an historic Hedgerow tree. Significant sized main bole with 3 x Co dominant stems. Ditch to East. Age related sections of deadwood in crown however nothing sizable. Good overall vitality. Notable tree however lack of Veteran features / characteristics.	15.0	707	N/A
G73	Quercus robur (Common Oak)	18m	525	4.00	8.00	5.00	8.00	2.00	Mature	Good	Fair	A12	Linear group at boundary. Potentially aged component of former Hedgerow with past Coppice management. Browsing damage to lower stems and metal railing occluded to some stems. Notable feature as a collective.	6.3	125	N/A
T74	Quercus robur (Common Oak)	14m	700	5.00	5.00	7.00	7.00	2.00	Mature	Good	Good	A2	Located off site beyond fence line. Good overall condition and structure. Some slight die back in upper canopy.	8.4	222	N/A
G75	Prunus spinosa (Blackthorn)	4m	75	2.00	2.00	2.00	2.00	0.00	Mature	Good	Good	C2	Dense swathe of blackthorn.	.9	3	N/A
T76	Quercus robur (Common Oak)	11m	575	6.75	6.75	6.75	6.75	2.50	Mature	Good	Good	A1	Located off site beyond fence line. Good overall form and condition.	6.9	150	N/A
T77	Quercus robur (Common Oak)	14m	875	7.00	7.00	9.00	7.00	2.25	Mature	Good	Good	A12	Located off site beyond fence line. Good overall form and condition.	10.5	346	N/A

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)	Veteran Tree Buffer Radius (m)
				N	E	S	W									
T78	Quercus robur (Common Oak)	14m	775	7.00	7.00	7.00	7.00	2.25	Mature	Fair	Good	B2	Located off site beyond fence line. Split leaders with associated decay visible. Slightly suppressed by adjacent tree.	9.3	272	N/A
T79	Acer pseudoplatanus (Sycamore)	12m	300	1.00	1.00	5.00	5.00	2.50	Early Mature	Fair	Poor	C1	Suppressed and ivy clad. Limited quality.	3.6	41	N/A
T80	Quercus robur (Common Oak)	13m	900	10.00	10.00	10.00	10.00	2.00	Mature	Good	Good	A12	Located off site beyond fence line. Fully mature and in overall good condition.	10.8	366	N/A
W81	Fraxinus excelsior (Ash), Acer campestre (Field Maple), Acer pseudoplatanus (Sycamore), Populus X canadensis (Hybrid Black Poplar), Crataegus monogyna (Hawthorn), Quercus robur (Common Oak)	16m	500	4.75	4.75	4.75	4.75	5.00	Mature	Good	Good	A2	Trees forming edge of woodland adjoining to western side of the highway. Typical species mix and structures / condition for woodland context. Some past management of canopies back from highway. Scattered larger oaks form more principle trees. Some tree shows signs of decline. Collective value with no individuals of particular merit.	6.0	113	N/A
G82	X Cupressocyparis leylandii (Leyland Cypress), Acer pseudoplatanus (Sycamore), Fraxinus excelsior (Ash), Crataegus monogyna (Hawthorn)	14m	450	4.00	4.00	4.00	4.00	5.00	Early Mature	Fair	Fair	B2	Dense group including some amenity planted trees. Adjoins highway on eastern side. Limited visibility due to density.	5.4	92	N/A
T83	Quercus robur (Common Oak)	16m	700	5.00	4.00	9.00	8.00	5.00	Mature	Good	Good	B12	Located adjacent to highway in verge. Canopy managed over highway.	8.4	222	N/A
T84	Acer pseudoplatanus (Sycamore)	15m	590	6.00	5.00	4.00	6.00	5.00	Mature	Fair	Poor	C1	Located in verge on eastern side. Poor overall condition and quality. Stem forks at 2m into 2 x co dominants. Sparseness in canopy. Damage in lower stem from ivy severance.	7.1	158	N/A
T85	Ulmus procera (English Elm)	8m	150, 100	1.00	1.00	2.00	3.00	5.00	Semi Mature	Poor	Poor	U	Located in verge adjacent to highway. Cavities in stem. Dieback in canopy.	2.2	15	N/A

Plans:

Plan 1: Tree Constraints Plan (TCP)

Plan 2: Preliminary Tree Retention and Removal Plan (TRRP)



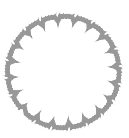




Category A - Trees of High Quality and Value



Category B - Trees of Moderate Quality and Value



Category C - Trees of Low Quality and Value



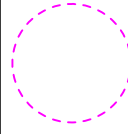
Category U - Trees in Poor Condition



Root Protection Areas



Veteran Tree Buffers

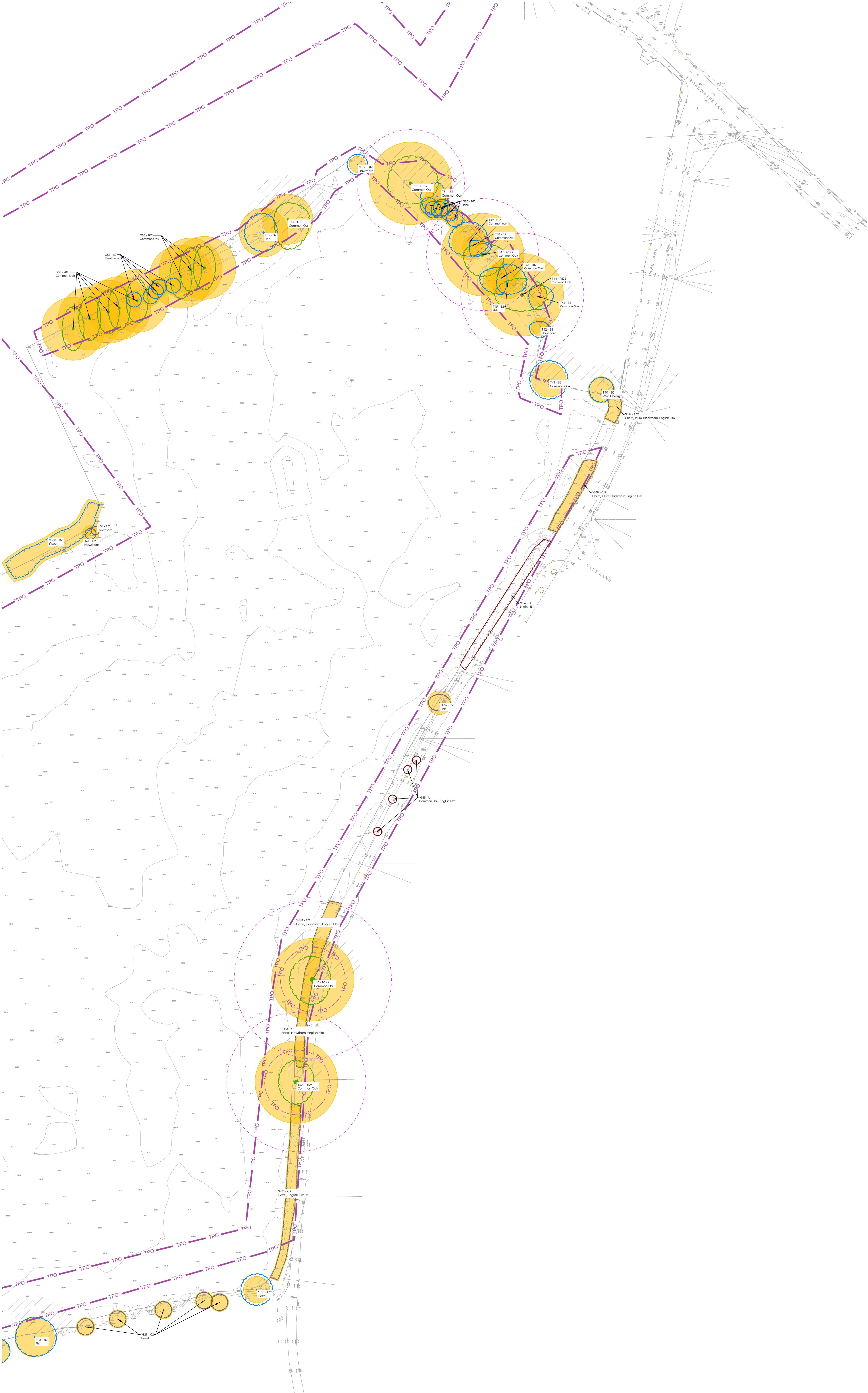


Approximate Extent of Tree Preservation Orders (Areas and Individuals)



Tree Shading Constraints

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*



Category A - Trees of High Quality and Value

Category B - Trees of Moderate Quality and Value

Category C - Trees of Low Quality and Value

Category U - Trees in Poor Condition

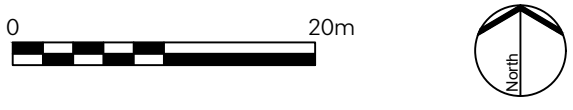
Root Protection Areas

Tree Shading Constraints

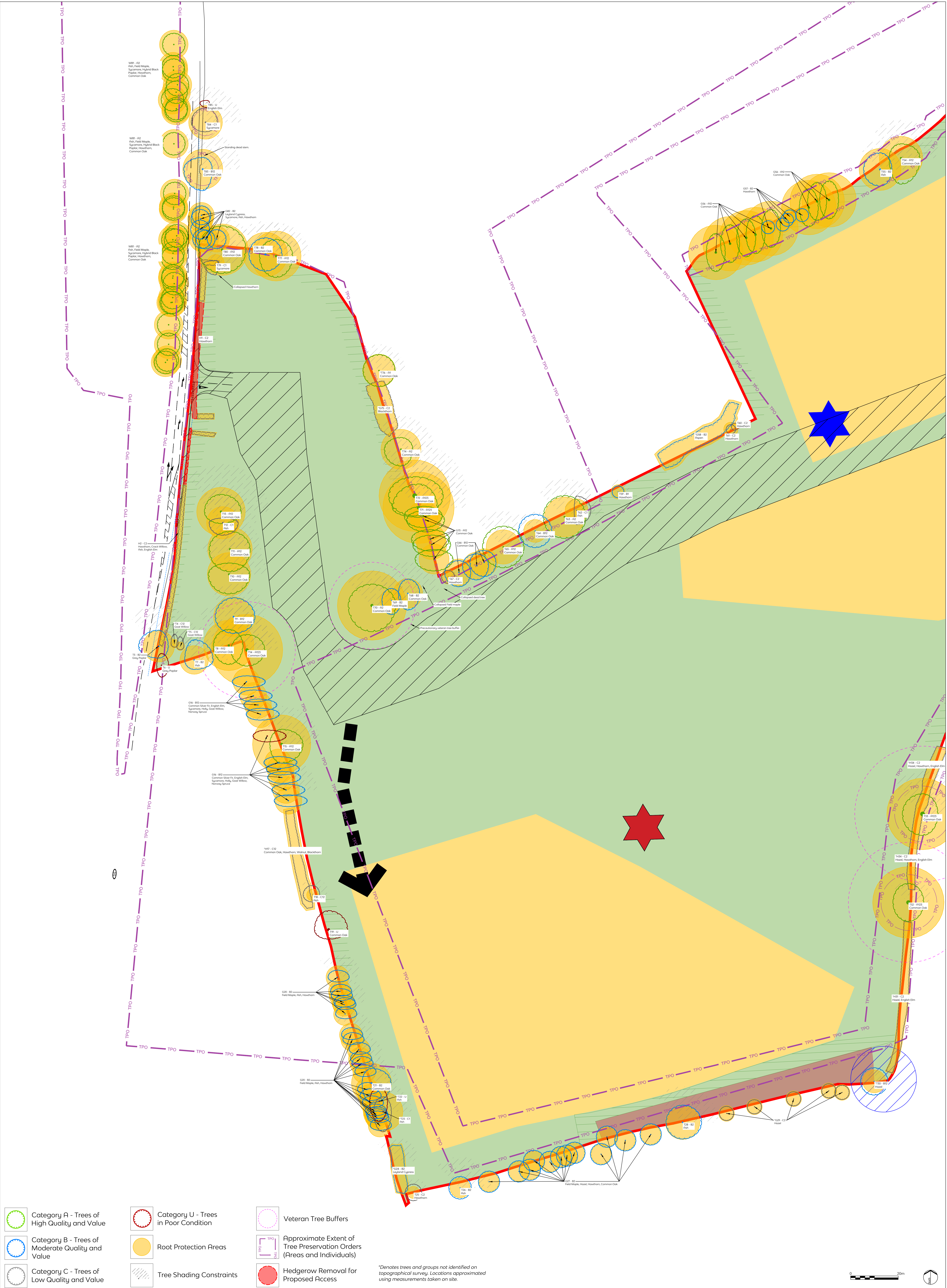
Veteran Tree Buffers

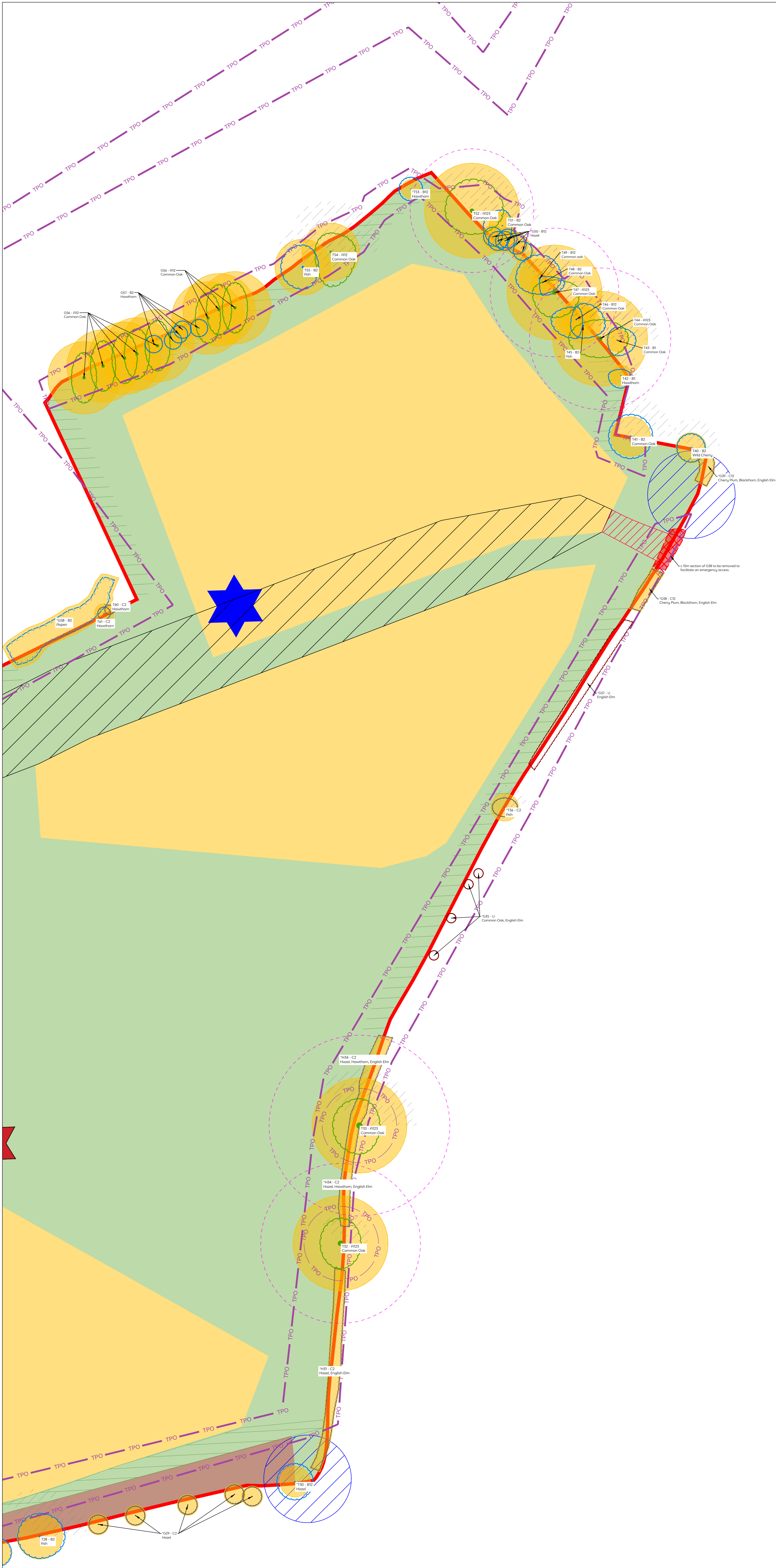
Approximate Extent of Tree Preservation Orders (Areas and Individuals)

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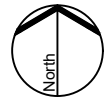
Tyler Grange Head Office: 97 Icknield Street, Hockley, Birmingham, B18 6RU E: info@tylergrange.co.uk W: www.tylergrange.co.uk	Sheet Key: 1 2	This document should not be relied on or used in circumstances other than those for which it was prepared and for which Tyler Grange was appointed. Tyler Grange accepts no responsibility for this document to any other party other than the person by whom it was appointed. Tyler Grange Group Limited Copyright © Tyler Grange Group Limited 2024	<table><tr><th>Rev</th><th>Description</th><th>Date</th></tr><tr><td> </td><td> </td><td> </td></tr></table>	Rev	Description	Date				Project title Lodge Road, Hurst Drawing title Tree Constraints Plan	<table><tr><td>Scale</td><td>1500 @ A0</td><td>Drawn</td><td>BV/JP</td></tr><tr><td>Date</td><td>24.01.2024</td><td>Checked</td><td>JP</td></tr><tr><td>Drawing number</td><td>16452_P01 (Sheet 2 of 2)</td><td>Revision</td><td>-</td></tr></table>	Scale	1500 @ A0	Drawn	BV/JP	Date	24.01.2024	Checked	JP	Drawing number	16452_P01 (Sheet 2 of 2)	Revision	-
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Scale	1500 @ A0	Drawn	BV/JP																				
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	Category A - Trees of High Quality and Value		Category U - Trees in Poor Condition		Veteran Tree Buffers
	Category B - Trees of Moderate Quality and Value		Root Protection Areas		Approximate Extent of Tree Preservation Orders (Areas and Individuals)
	Category C - Trees of Low Quality and Value		Tree Shading Constraints		Hedgerow Removal for Proposed Access

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						Drawing title Preliminary Tree Retention and Removal Plan	Drawing number 16452_P02 (Sheet 2 of 2)	Revision B		



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