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Arboricultural Implications Report
Reserved Matters Application for the
proposed re-development at
Land at and to the rear of 240 Nine Mile Ride
Finchampstead
and
Compliance with Conditions nos. 4, 13 and 14 of
Outline Permission 211889

March 2025

Ref. SJA air 23350-01a

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of medium magnitude, as defined according to the categories set out in **Table 1** of this report.

S2. In response to concerns raised by neighbours, the 18 cypress trees (nos. 213-215 and 227-241) growing to the west of Oak Manor and to the east of plots nos. 5 to 9, previously shown to be removed, are now shown retained, as shown in **Appendix 4**.

S3. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, ancient, veteran or notable trees, no category 'A' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of individuals and groups of trees will represent a major alteration to the overall arboricultural character of the site with the loss of a significant number of trees; however, there will only be a minor impact on the main arboricultural features and there will not be a significant adverse impact on the arboricultural character and appearance of the local landscape. The majority of the proposed removals have already been considered in the outline permission (ref:211889).

S4. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards

S5. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

S6. None of the proposed dwellings are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Elivia Homes Ltd. to visit land at and to the rear of 240 Nine Mile Ride, Finchampstead and to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed re-development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during demolition and construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a Reserved Matters application to be submitted to Wokingham Borough Council (“the LPA”) and complies with local validation requirements.

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* (hereinafter ‘BS5837’). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it “should not be quoted as if it were a specification¹”; it is a set of recommendations intended to “assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction²”. It doesn’t form part of planning policy; but it is a material consideration to which weight is likely to be given.

¹ British Standard BS 5837:2012. *Trees in relation to design, demolition and construction – Recommendations*; Foreword. *The British Standards Institution*.

² *Ibid.*, p.1, Introduction.

1.2.3. The proposed development comprises the erection of 26 dwellings and associated infrastructure, landscaping and demolition of existing dwellings (to consider appearance, landscaping, layout and scale)

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees or groups of trees whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), those which might incur root damage that might threaten their viability (Section 6) and those that might become under pressure for removal after occupation because of shading (Section 7). A summary and conclusions, with regard to local planning policy, are presented in Section 8.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by undertaken by Finn Cullerne, Will Hovel and Bryan Ng of SJAtrees on Thursday 6th July 2023. Weather conditions at the time were clear, dry and bright. Deciduous trees were in full leaf.

1.4. Site description

1.4.1. The site is 1.90ha in size with a roughly rectangular shape and is located on the south side of Nine Mile Ride (B3430), as shown at **Figure 1** below. The main site area is set back from Nine Mile Ride forming an irregular north site boundary with short sections abutting the road itself and the remaining boundary adjoins the rear gardens of residential properties off Nine Mile Ride. The east and west boundaries adjoin residential properties and areas of secondary woodland. The south boundary adjoins secondary woodland and Wick Hill Lane.



Figure 1: Site location shown on Google Earth image

1.4.2. The site is on ground that rises by approximately 8m from its northern end to its southern end. The northern section of the site comprises two residential dwellings (Nos. 240 and 238 Nine Mile Ride) with associated infrastructure and soft landscaping, and the remaining central and southern sections of the site comprise broadleaved secondary woodland.

1.4.3. Historical maps and aerial photographs indicate that the site was undeveloped woodland (Wick Hill) until the early 20th century, when a gravel pit was created to the east of the site, later OS maps dated 1932 and onwards show the progression of residential development that led to the current situation.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies a transitional area of bedrock that includes Camberley Sand Formation (sand), Windlesham Formation (sand, silt and clay) and Bagshot Formation (sand). There is no information on the likely superficial deposits. The closest bore hole record (ref: SU86NW146) 310m to the north-east, dated February 2001, shows a clayey sand with some silt to 3.1m.

1.5.2. The class of soil in this area is recorded on the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a freely draining, slightly acid, loamy soil.

1.5.3. We are not aware of a site investigation or soil analysis having been undertaken; but the class of soil and the indications of the British Geological Survey map suggest that the soil is unlikely to be particularly susceptible to compaction.

1.6. Statutory controls

1.6.1. The majority of the trees within the site are covered by tree preservation order (TPO). Two TPOs have been made: TPO no. 1800/2021, which is an area order that protects all species along the access to 240 Nine Mile Ride and the trees around the periphery of the private gardens. TPO no. 683/1994, which protects the oak, birch, rowan, holy, sycamore and Scots pine within the wooded area within the site.

1.6.2. The site is not within a conservation area, and therefore there are no constraints relating to existing trees in this regard.

1.7. Non-statutory designations

1.7.1. There are no woodlands within or abutting the site that are classified as 'Ancient'. Ancient woodland is defined as "any area that's been wooded continuously since at least 1600 AD" and is considered an important and irreplaceable habitat.

1.7.2. There are no trees within or abutting the site that can be classified as 'Ancient' or 'Veteran'. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site's biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

1.7.3. The woodland within the site is identified as Deciduous Woodland Priority Habitat on the MAGIC Map data base.

2. METHODOLOGY

2.1. National policy context

2.1.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.1.2. The National Planning Policy Framework ('NPPF')³ sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that **"Plans and decisions should apply a presumption in favour of sustainable development."**

2.1.3. In paragraph 135, within Section 12 "Achieving well-designed places" the NPPF states: **"Planning policies and decisions should ensure that developments:**

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);**
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;**

³ The National Planning Policy Framework (NPPF) (December 2024). Department for Levelling Up, Housing & Communities

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

2.1.4. Paragraph 136 in this section states: **“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.”**

2.1.5. The section titled “Meeting the challenge of climate change, flooding and coastal change” states at paragraph 162: **“Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures . Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”**

2.1.6. In paragraph 187, within Section 15 “Conserving and enhancing the natural environment” the NPPF states: **“Planning policies and decisions should contribute to and enhance the natural and local environment by:**

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) 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;

[...] d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; [...]

2.1.7. In paragraph 193, under the ‘Habitats and biodiversity’ section, the NPPF states: “When determining planning applications, local planning authorities should apply the following principles:

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

2.2. Local policy context

2.2.1. Local planning policies are contained in the Wokingham Borough Core Strategy adopted in 2010 and the Managing Development Delivery Plan adopted in 2014.

2.2.2. Core Strategy Policy CP7 – Biodiversity states:

“Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance.

Development:

A) Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or

B) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or

C) That compromises the implementation of the national, regional, county and local biodiversity action plans will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:

i) Mitigation measures can be put in place to prevent damaging impacts; or

ii) Appropriate compensation measures to offset the scale and kind of losses are provided.”

2.2.3. Policy CC03 – Green Infrastructure, Trees and Landscaping of the Managing Development Delivery Plan includes the following section that is relevant to existing trees:

“2. Development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals:

a) Provide new or protect and enhance the Borough’s Green Infrastructure networks, including the need to mitigate potential impacts of new development

b) Promote accessibility, linkages and permeability between and within existing green corridors including public rights of way such as footpaths, cycleways and bridleways

c) Promote the integration of the scheme with any adjoining public open space or countryside

d) Protect and retain existing trees, hedges and other landscape features

e) Incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme.

3. Development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable.”

2.2.4. Policy TB21 - Landscape Character of the Managing Development Delivery Plan, which is relevant to trees and woodlands that contribute to the landscape, states:

“1. Proposals must demonstrate how they have addressed the requirements of the Council’s Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues.

2. Proposals shall retain or enhance the condition, character and features that contribute to the landscape.”

2.3. Neighbourhood policy context

2.3.1. The Finchampstead Neighbourhood Development Plan 2022-2038 (January 2016) states at Policy IRS6, Trees:

“1. Development proposals should seek to retain mature or important trees, groups of trees or woodland on site.

2. Proposals should clearly identify the trees, the constraints and root protection areas, any trees to be removed, and state how the health of the trees on the site and those influencing from neighbouring sites including the highway will be protected during demolition and construction, including that of installing utilities, drainage, and landscaping.

3. Where removal of a tree or group of trees of recognised importance is proposed, a replacement of similar amenity value should be provided on the site.

4. Wherever appropriate, the planting of additional trees should be included in new developments, particularly local species that are in keeping with the character of the area and appropriate to the site/ground conditions. Planting that contributes to the biodiversity of the area and supports green corridors is particularly encouraged.”

2.3.2. The relevant section of Policy D3 of the Development Plan states:

“Development proposals for new residential development that includes land within the curtilage, or the former curtilage, of private residential gardens should: (..)

d. Providing appropriate hard and soft landscaping, particularly at site boundaries. This includes features such as the variety of trees, hedges, and hard standing/lawn etc.(...)"

2.4. Planning history

2.4.1. The site benefits from an outline permission (ref: 211889) that was granted through an upheld appeal (ref: APP/X0360/W/22/3295631) dated 4th August 2022 for the development of the site with all matters reserved other than principal means of access from the existing highway for up to 32 dwellings, and associated infrastructure, landscaping and demolition of existing dwellings on land at and to the rear of 240 Nine Mile Ride, Finchampstead.

2.4.2. Condition no. 4 states:

"The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan: AAL-21-113-P03

Parameter Plan: AAL-21-113-P02 Rev A

Site Access Plan: 70070533-SK-006 Rev F"

2.4.3. Condition No. 13 of the outline permission states:

"No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the local planning authority. This shall include details of existing trees and hedges to be retained in the submitted Arboricultural Impact Assessment in line with British Standard BS 5837:2012 and shall include details of:

- i. Any proposed topping or lopping of any retained tree within or adjacent to the site;**
- ii. Any proposed alterations to ground levels within the Root Protection Area or Crown Spread (whichever is the greater) of any retained tree, within or adjacent to the site;**
- iii. The specification and position of fencing and of any other measures required for the protection of any retained tree before or during the course of development. The erection of fencing for the protection of any retained tree shall be undertaken**

in accordance with the approved details before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area of protective fencing nor shall any excavation be made or ground levels altered without the written consent of the local planning authority.

2.4.4. Condition No. 14 of the outline permission states:

“No trees, shrubs or hedges within the site which are shown as being retained on the submitted plan Ref DPA-9071.01 Rev D shall be felled, pruned or removed without the prior consent of the local planning authority. Any trees, shrubs or hedges removed without consent, or that die, are damaged or become seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of a similar size and species, unless the local planning authority agrees to any variation.”

2.5. Tree survey and baseline information

2.5.1. We surveyed individual trees with trunk diameters of 75mm and above⁴, trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows⁵ growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

2.5.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 2**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

2.5.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion

⁴ BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

⁵ Ibid., 4.4.2.7

shelter), visually (e.g., avenues or screens) or culturally⁶. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

2.5.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

2.5.5. We have categorised the trees in accordance with BS 5837, and details of the criteria used for this process can be found in the notes that accompany the tree survey schedule. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

2.6. Tree constraints

2.6.1. In line with the NPPF's presumption in favour of sustainable development, we assessed whether any trees should be retained in the context of the proposed re-development. Our assessment of which trees might have to be retained, and which can be removed, is based on:

- whether any trees are classed as 'ancient' or 'veteran', and thereby are designated as 'irreplaceable habitats';⁷
- which trees contribute to local character and history, including to the surrounding landscape setting; which trees contribute to biodiversity; and which trees help mitigate and adapt to climate change; and whose removal would thereby be unlikely to comply with national planning policy guidance;

⁶ Ibid., 4.4.2.3

⁷ The National Planning Policy Framework (NPPF) (July 2021). Paragraph 180 (c).

- which trees contribute to the local landscape, such that their removal would be contrary to local planning policies: specifically, Policy TB21 of the Managing Development Delivery Plan, as set out above;
- our assessment of the tree's' quality, value and remaining life expectancy, in accordance with BS5837:2012, as summarised in the notes that accompany the tree survey schedule; and
- the plans approved as part of the existing Outline planning permission (ref: 211889), which showed certain trees to be removed.

2.6.2. As trees growing outside the boundaries of the site are in the control of others, we have assumed they will be retained, irrespective of their size, age or condition.

2.6.3. Whilst we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories 'A', 'B' and 'C' are all a material consideration in the development process; but the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

2.6.4. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature **"need not necessarily be a significant constraint on the site's potential"**⁸.

2.6.5. Moreover, BS 5837 states that **".... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal"**⁹.

2.6.6. The 'Root Protection Areas' (RPAs)¹⁰ of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking

⁸ BS 5837, 4.5.10.

⁹ Ibid., 5.1.1.

¹⁰ Ibid., paragraph 3.7. "The minimum area around a retained 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."

account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage. Where considered appropriate, the shapes of the RPAs (although not their areas) were modified based on these considerations, so that they reflect more accurately the likely root distribution of the relevant trees.

2.6.7. To assess whether the trees identified for retention would be in a sustainable relationship with the proposed development (without casting excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day¹¹.

2.6.8. Based on these principles and recommendations, the tree survey and assessment of suitability for retention informed the production of a tree constraints plan (TCP) which indicates the most suitable trees for retention, and their associated below-ground and above-ground constraints.

2.6.9. As a design tool, the TCP also indicates how close to those trees selected for retention the proposed development could be positioned, in terms of three key criteria:

- a). avoidance of unacceptable root damage;
- b). avoidance of the necessity for unacceptable pruning works; and
- c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

2.6.10. The TCP was then used to inform the siting of the proposed buildings and areas of hard surfacing, about both of which we were consulted on several occasions during the design process. In this way, it has been ensured that the existing trees have

¹¹ Ibid., paragraph 5.2.2 Note 1.

made a significant contribution to the design of the proposed development, rather than the design having dictated which trees are to be removed.

2.7. Arboricultural impact assessment and tree protection plan

2.7.1. Once finalised, we assessed the arboricultural impacts of the proposed layout, by overlaying it onto the TCP, and produced the tree protection plan (TPP) presented at **Appendix 3**. This is based on the proposed site layout by Clifton Emery design, drawing no. 230122 L 02 01 Rev L.

2.7.2. The TPP identifies the trees to be removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the TPP.

2.7.3. The TPP also shows how trees to be retained will be protected from damage during demolition and construction, and the measures identified are set out and described at **Appendix 1** to this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

2.7.4. For the trees shown to be retained, all measurements for pruning specifications, percentage estimates of RPA incursions and shading issues have been calculated using AutoCAD software.

2.7.5. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 7 below.

2.7.6. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in **Table 1** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts¹²

¹² Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 159 individual trees, five groups of trees, and two areas of woodland growing within or immediately adjacent to the site. SJAtrees surveyed the trees shown retained in the details of the arboricultural report submitted with the outline application, and those outside of the development areas in the Parameter Plan (AAL-21-113-P02 Rev A). Their details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. The details of the other existing trees can be found in Appendix 1 of the DPA arboricultural impact assessment dated March 2021, which can be found online within the outline permission application details.

3.1.3. The arboricultural character of the site can be separated into two distinct features: the arboricultural setting to the residential properties and their associated access, and the area of secondary woodland to the south of the properties.

3.1.4. The trees within the curtilage of the residential properties are a mix of conifers and broadleaves. The most common species are English oak, Scots pine and beech, with beech being the most prominent in the local landscape. The remaining species include a mix of native, semi-naturalised and exotic species that are consistent with typical private gardens. The larger, more established trees are predominantly located around the peripheries of the site and the site access.

3.1.5. The woodland is mixed broadleaved woodland with a low occurrence of coniferous species. It is secondary woodland comprised of native, semi-naturalised and exotic species. The main overstorey species are sweet chestnut, birch and sycamore. Holly is the most common understorey species. The trees are predominantly semi-mature specimens growing in high densities with limited ground floral growth and poor woodland structure. The northern section of the woodland has several larger, more mature specimens, but the diversity of age class is very limited with young, mature, over-mature and veteran trees under represented.

3.2. Assessment of suitability for retention

3.2.1. As noted above in Section 2.2, local planning policies require the retention of trees that are “**contribute to the landscape character**”. The individuals and groups of trees within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- the row of trees growing along the west side of the existing access road to 240 Nine Mile Road;
- the mature trees (nos. 43, 44, 55 and 139) growing along the north boundary, whose upper canopies are visible from Nine Mile Ride; and
- the off-site English oak no. 1, which is readily visible from Nine Mile Ride.

3.2.2. Nine individual trees (nos. 56, 59, 97, 150, 156, 171, 178, 241 and 245) and two groups of trees have been assessed as category 'U'. These are trees that are unsuitable for retention, on the basis of them being 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. On-site trees that need removing solely to accommodate the proposed development are not placed in this category. Category 'U' trees are indicated on the accompanying tree locations and protection plans by **bracketed red** numbers.

3.2.3. There are no category 'A' trees but there are 41 category 'B' specimens. The remaining 109 trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.2.4. Of the groups of trees and woodlands, none have been assessed as category 'A', the two woodlands areas as category 'B', and the remaining five groups of trees as category 'C'.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. Condition no. 4 of the outline permission states that no trees within the site that are shown retained in the submitted plan (ref: DPA-9071.01 RevD) shall be felled or removed without consent of the LPA. The plan shows a total of 52 individual trees, 11 groups of trees and one woodland to be removed.

4.1.2. To accommodate the proposed development for the reserved matters scheme, as shown on the proposed layout plan, four additional trees (DPA T82, T110, T126 and T127) and seven additional groups of trees (G81, G83, G88, G95, G116, G135 and G136) are to be removed, either because they are situated within the footprints of proposed structures or surfaces, or because they are too close to these to enable them to be retained.

4.1.3. The additional trees to be removed were re-surveyed by SJA trees. Their details, including their dimensions, age class and British Standard categorisation, are shown and listed on the TPP and at **Table 2** below.

SJA tree no.	DPA tree no.	Species	Height	Trunk diameter	Age class	BS category
82	T82	Silver birch	21m	600mm	Mature	B (1)
110	T110	Leyland cypress	11m	200mm 185mm	Semi-mature	C (1)
125-126	T124-T126	Lawson cypress	16m	Avg 260mm	Semi-mature	C (1)
152-155	G81	Silver birch	14m	#T152 310mm #T153 150mm #T154 145mm #T155 185mm	Semi-mature	C (1)
156	G81	Silver birch	13m	285mm	Semi-mature	U
174	G88	Silver birch	17m	235mm	Semi-mature	C (1)
175	G88	Sweet chestnut	19m	395mm	Semi-mature	C (1)
176-177	G88	English oak	17m	#T176 235mm #T177 215mm	Semi-mature	C (1)
178	G88	Silver birch	14m	205mm	Semi-mature	U
181	G88	Sweet chestnut	21m	385mm 440mm	Semi-mature	C (3)
207-211	G136	Lawson cypress	17m	Max 425mm Avg 350mm	Semi-mature	C (12)
217-221	G116	Lawson cypress	17m	Avg 400mm	Semi-mature	C (1)
222	n/a	Norway spruce	20m	615mm ivy	Mature	B (1)
224-226	G135	Lawson cypress	17m	#T224 200mm #T225 265mm #T226 240mm	Semi-mature	C (1)
G83	G83	Holly	9m	Max 190mm Avg 140mm	G83	C (1)

Table 2: Additional trees to be removed

4.1.4. Conversely, the revised layout has allowed for the retention of seven trees shown as removed in the DPA plan submitted with the outline application. Their details, including their dimensions, age class and British Standard categorisation, are shown at **Table 3** below.

SJA tree no.	DPA tree no.	Species	Height	Trunk diameter	Age class	BS category
39	T39	Scots pine	18m	610mm	Mature	B (1)
40	T40	Beech	17m	625mm	Mature	B (1)
41	T41	Japanese maple	2.5m	145mm	Semi-mature	C (1)
117	T117	Scots pine	20m	560mm	Mature	B (1)
118	T118	Scots pine	20m	620mm	Mature	B (1)
122	T122	Scots pine	19m	670mm	Mature	B (1)
212	G96	Beech	16m	410mm	Mature	B (1)

Table 3: Additional trees to be retained

4.2. Assessment

4.2.1. Following the previous iteration of the report, SJAtrees was made aware of a requirement to re-instate the cypress trees along the east boundary of the site that contribute to the boundary vegetation. Consequently, an additional 18 cypress trees (nos. 213-215 and 227-241) growing along the west boundary of Oak Manor, east of plots nos. 9 to 5 are now shown to be retained. Other than the retention of the 18 cypress trees, there are no other changes to the previously submitted scheme.

4.2.2. A comparison between the previously submitted scheme and the revised scheme is shown in **Figure 2** below and in greater resolution at **Appendix 4**.

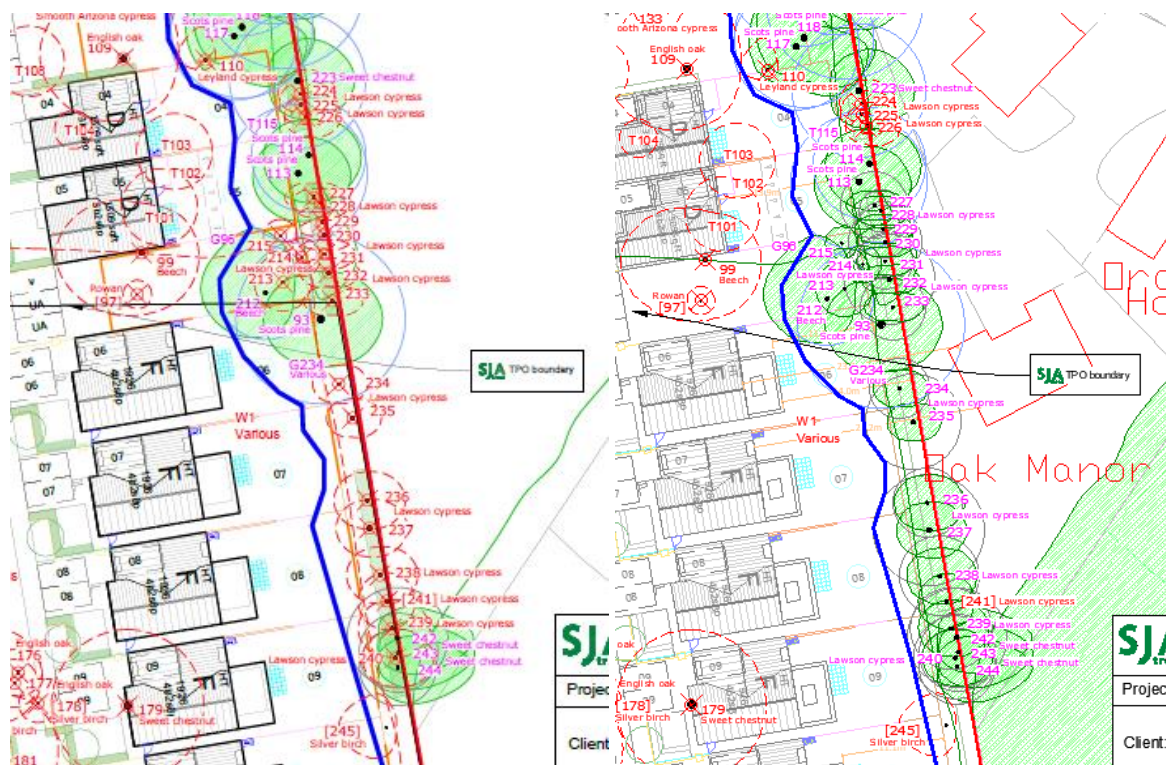


Figure 2: Showing the previous iteration (left) showing all cypress trees to be removed, and the revised scheme (right) showing the cypress trees along the boundary with Oak Manor retained

4.2.3. The plan referenced (DPA-9071-01 Rev S) in Condition no. 14 is not listed in the application details on the LPA website; however, DPA-9071-01 Rev C is included at Appendix 2 of the DPA arboricultural impact assessment. Our assessment is therefore based on the latest available plan within the application details.

4.2.4. SJAtrees undertook a site visit with a view to reviewing the proposed tree retention and removal strategy in the outline application. The on-site observations

confirmed our initial assessment that the retention of the groups of trees now shown for removal within the main development area of the illustrative masterplan was unlikely based on the merit of the trees themselves, and more a reflection of the space made available within the outline illustrative layout.

4.2.5. The only specimen of any notable arboricultural quality is the silver birch no. 82, which is of at least moderate quality and free from any significant observable defects. That said, the specimen is of only very localised amenity value with no view of any part of the tree from outside the curtilage of the site.

4.2.6. As a species, birch is short-lived when compared to other native deciduous species; it generally only achieves a lifespan of between 50-100 years¹³. This specimen is a mature specimen with a trunk diameter of 600mm, which based on our calculations results in an estimated age between 70 to 100 years old. Consequently, the specimen has relatively short safe life expectancy remaining, so the integration of this specimen within a residential scheme is short sighted.

4.2.7. In addition, the species is notably poor at compartmentalising decay and tolerating pruning. The combination of these two factors mean that birch is especially vulnerable to common residential property activities, such as crown lifting, crown reduction, permitted development within its RPA. Whilst these factors would be avoided by the TPO, an application to remove, prune or site structures within its RPA are likely difficult to rebut due to the low amenity value of the specimen.

4.2.8. With the exception of the birch no. 82, the additional trees to be removed are all semi-mature and of limited individual merit, SJA assessed these trees as category 'C' or 'U' specimens. These are either of low quality, low value, or short-term potential. For these reasons, their removal will have no significant impact on the character or appearance of the area.

4.2.9. Moreover, our observations on site found that the group of trees, G88, was practically indistinguishable from the surrounding woodland. The individuals within the group are comprised of tall semi-mature woodland grown specimens with slender trunks. The removal of the surrounding woodland as shown in the illustrative

¹³ CUTLER & RICHARDSON. Tree Roots and Buildings.

masterplan would result in the removal of companion support and likely lead to the failure of some, if not all, of these trees.

4.2.10. The 30 additional individual trees and the group of holly are not visible from external vantage points, and their removal will not have any additional adverse impact on the arboricultural character of the site, or to the wider local landscape than that approved in the outline permission. To mitigate the loss of additional tree removals, the scheme accommodates nine trees that were previously shown removed, as listed in **Table 3** above.

4.2.11. Of the additional nine trees to be retained, six are mature and six are assessed as category 'B' specimens. These trees are all located around the periphery of the site and contribute to the boundary tree lines; accordingly, they contribute to the character of the site in views from the adjacent land. The retention of more mature trees of higher quality will a net improvement of the arboricultural character of the site over that approved in the outline permission.

4.2.12. There is space to accommodate several more existing trees (nos. T141, G142 and T143) within the area of soft landscape on the western side of the site entrance. A review of the DPA survey highlights that these specimens are small semi-mature specimens of holly and yew. The retention of these trees within a focal area of the development is likely to have an underwhelming visual impact and there would be no material benefit to the arboricultural character of the site. As such, we consider that this area would be better utilised by new tree planting that could accommodate trees of far greater future potential.

4.2.13. Our assessment of the revised tree retention and removal strategy concludes that all those trees and groups of trees that constitute the main arboricultural features of the site and which make the greatest contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.2.1), will be retained.

4.2.14. Furthermore, the proposals incorporate considerable scope for replacement tree planting. New tree planting would mitigate the proposed removals, improve the age class balance of the trees on site, enhance the local landscape, and re-establish a framework for the ongoing and long-term character of the site. The establishment of

the replacement planting will progressively reduce the magnitude of the impact of the proposed removals on the character and appearance of the site.

4.2.15. The majority of the trees to be removed are covered by a TPO (see 1.6.1 above). However, it should be noted that the presence of a TPO on a tree does not mean that that specimen necessarily meets the criteria for a TPO: the tree may not have fully met the criteria for a TPO at the time it was made, the tree might have deteriorated since the time the TPO was made (this explains why seven of these TPO trees are category 'U' specimens), or its visibility or impact on the local landscape may have decreased since the time the Order was made. Furthermore, a tree that has been made the subject of a TPO is not, for this reason alone, worthy of protection¹⁴. A tree should be protected by a TPO if it is of amenity value; it does not acquire value or additional value merely because it has been protected.

4.2.16. Current Planning Practice Guidance states (paragraph 007) that TPOs should be used to protect selected trees and woodlands if their removal would have “a significant negative impact on the local environment and its enjoyment by the public.” In this case, the small number of TPO trees to be removed in comparison with the number of mature trees, groups and woodlands to be retained will not result in a significant negative impact on the local environment, and that the fact they are covered by a TPO should not be given any additional weight in considering the magnitude of the arboricultural impacts of this scheme.

4.2.17. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of the trees and groups identified for removal will represent a partial alteration to the arboricultural character of the site, but due to the enclosed nature of the site, the removals will have a minimal impact on the main arboricultural features such that there will not be an adverse impact on the arboricultural character and appearance of the local landscape.

¹⁴ *Robinson v East Riding of Yorkshire Council* [2003]

5. TREES TO BE PRUNED

5.1. Details

5.1.1. Nine trees to be retained are to be pruned to facilitate implementation of the proposals. These are shown at **Table 4** below.

Tree no.	Species	Proposed works
5	Beech	Eastern canopy to be crown lifted to 5m by the reduction of pendulous branches rather than their complete removal
8	English oak	Eastern canopy to be crown lifted to 5m by the reduction of pendulous branches rather than their complete removal
11	Beech	Eastern canopy to be crown lifted to 5m by the reduction of pendulous branches rather than their complete removal
14	Beech	Eastern canopy to be crown lifted to 5m by the reduction of pendulous branches rather than their complete removal
20	Beech	Eastern canopy to be crown lifted to 5m by the reduction of pendulous branches rather than their complete removal
23	Beech	Eastern canopy to be crown lifted to 5m by the reduction of pendulous branches rather than their complete removal
26	Beech	Eastern canopy to be crown lifted to 5m by the reduction of pendulous branches rather than their complete removal
34	Sweet chestnut	Eastern canopy to be crown lifted to 5m by the reduction of pendulous branches rather than their complete removal
35	English oak	Eastern canopy to be crown lifted to 5m by the reduction of pendulous branches rather than their complete removal

Table 4: Trees to be pruned to facilitate development

5.2. Assessment

5.2.1. The extent of pruning proposed to the trees listed in **Table 4** is minor. In no cases will the diameter of the final cut need to exceed one-third of that of the parent stem or branch; and in no cases will the total cross-sectional area of all the cuts that need to be made exceed one-third of that of the main trunk, measured at 1.5m above ground. Branches to be removed from each tree are mostly few in number and small in size and will result in a maximum wound size no greater than 100mm in diameter; this will have an insignificant effect on the health and physiological condition of these trees and complies with the recommendations at paragraph 7.2.4 and at Table 1 of British Standard BS 3998:2010, *Tree work – Recommendations*.

5.2.2. The proposed crown lifting will comprise the removal and the shortening of only secondary branches and will not require the removal back to the trunk of any primary branches, which will avoid making pruning wounds to the trunk, and will minimise any impact on the ‘damping’ of trunk movement that the lower branches provide. Moreover, this will mean that less than 15% of live crown height will be removed and that the remaining live crown will continue to form at least two thirds of the height of the tree and the pruning will comply with the recommendations at paragraph 7.6 of British Standard BS 3998:2010, *Tree work – Recommendations*.

5.2.3. In terms of impact upon the landscape, the proposed pruning is minor in extent, and will be largely screened in views by either the remainder of the trees’ canopies, or by other trees growing within or adjacent to the site. It will have a negligible effect on the appearance of the trees when viewed from outside the site itself, and accordingly will not detract from the character or appearance of the local area.

5.2.4. Following the pruning specified, none of the proposed dwellings will lie within 2m of the extents of the canopies of trees to be retained, thereby providing adequate working space for construction, and a reasonable margin of clearance for future growth.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. Parts of the proposed access road will encroach within the RPAs of 22 of the trees to be retained. These are shown in **Table 5** below. Also shown in this table are the impacts of the foundation of proposed properties on two further trees.

Tree no.	Species	Incursion	Extent of incursion	% of RPA	Incursion - currently unsurfaced ground	% of RPA
5	Beech	Proposed access road	31.4m ²	37.2%	10.9m ²	11.9%
8	English oak	Proposed access road	18.8m ²	30.4%	5.3m ²	8.5%
9	Scots pine	Proposed access road	4.1m ²	22.6%	2.6m ²	13.8%
11	Beech	Proposed access road	16.3m ²	28.6%	4.9m ²	8.6%
13	English oak	Proposed access road	2.6m ²	9.2%	2m ²	7.1%
14	Beech	Proposed access road	3.8m ²	15.9%	2.3m ²	10%
16	Scots pine	Proposed access road	54.6m ²	37.1%	7.1m ²	4.8%
19	English oak	Proposed access road	16.3m ²	45.9%	4.2m ²	5%
20	Beech	Proposed access road	39.9m ²	47.7%	2.4m ²	6.8%
23	English oak	Proposed access road	11.8m ²	27.1%	2.7m ²	6.2%
24	English oak	Proposed access road	1.8m ²	5.5%	0.7m ²	1.6%
25	English oak	Proposed access road	0.9m ²	2.7%	0.4m ²	1.2%
26	Beech	Proposed access road	36.6m ²	24.9%	2.7m ²	1.8%
29	Sweet chestnut	Proposed access road	27m ²	27%	4.4m ²	4.4%
31	Scots pine	Proposed access road	30.1m ²	24.6%	5.7m ²	4.7%
34	Sweet chestnut	Proposed access road	45.2m ²	26%	3.7m ²	2.1%
39	Scots pine	Proposed retained wall	0.3m ²	0.2%	n/a	n/a
41	Beech	Proposed retained wall	1.7m ²	1.0%	n/a	n/a
53	Scots pine	Proposed foundations (+1m offset)	9.1m ²	7.7%	n/a	n/a
55	Scots pine	Proposed foundations (+1m offset)	5.8m ²	3.4%	n/a	n/a
62	Scots pine	Proposed retained wall	0.2m ²	0.2%	n/a	n/a
84	Sweet chestnut	Proposed footpath	1.5m ²	1.5%	1.5m ²	1.5%

Table 5: Proposed incursions within RPAs

6.2. Assessment

6.2.1. The incursions into the RPAs of trees nos. 41, 53, 55 and 62 are by proposed foundations or retaining walls, and some excavation will be required. To account for foundation width and any surface water drainage features, we have applied a 1m offset to the building line. To minimise impacts on these specimens, excavation within these RPAs will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPAs is avoided, and any roots encountered can be treated appropriately.

6.2.2. As a genus, pines are identified as moderate to good at tolerating root pruning and disturbance¹⁵. As these specimens are of average physiological condition, there is no reason to suggest that it will not be able to tolerate the cutting of roots within these small sections of their RPAs.

6.2.3. The areas lost to encroachment can be compensated for in the areas to the east, north and west of the trees, where there are extensive areas of soft landscaping suitable for root growth, contiguous to the RPAs. There is likely to already be significant rooting within these areas, and as they are to remain as soft landscape, root growth can continue in the future. Therefore, there will be no net loss of suitable rooting area, and no foreseeable risk of future cumulative impacts, so there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs or that they will not remain viable.

6.2.4. The remaining incursions into the RPAs of the trees listed in **Table 5** are by the proposed access into site. The proposed access utilises the footprint of the existing gravel drive, so whilst it encroaches by up to 47.7% of individual RPAs, the incursions into currently unsurfaced ground does not exceed the 20% maximum incursion recommended in BS 5837¹⁶.

6.2.5. The proposed accesses into site have been designed to minimise the impacts on the retained trees along west side of the vehicular access during the development of the outline application. The WSP access drawing details that the pedestrian access

15 MATHENY, N. P. and CLARK, J. R. (1998). Trees and Development. International Society of Arboriculture.

16 BS 5837, paragraph 7.4.2.3.

and service connection will be provided along the narrower access to 238 Nine Mile Ride. This allows the vehicular access to be as narrow as possible and to avoid the requirement for a service trench, both of which would result in significant impacts on the retained trees.

6.2.6. The new spine road through the site will tie into the existing access 300mm higher than its existing level. This allows for the new drive to be above the existing and tie into the new spine road, it will be constructed using a proprietary system such as Cellweb driveway.

6.2.7. The principles for securing access using an above soil surface were established in the outline approval and additional information should not be needed at this stage. However, cross sectional drawings have been provided by WSP to help illustrate that the new surface can indeed be constructed above the existing and the levels strategy discussed below demonstrates that the levels also accommodate this build up.

6.2.8. The above soil construction will comprise a 150mm thick layer of Cellweb, a bitumen layer and a finishing layer of sand and block paviours. The bitumen layer is needed because of the likely use of the drive and the need to accommodate construction. It will act as a sacrificial wearing course through the development and once the building work is complete it will be drilled at 750mm centres to ensure its long-term porosity. The final finish to the drive will be permeable block paviours. This is illustrated in the cross-section below at **Figure 3**.

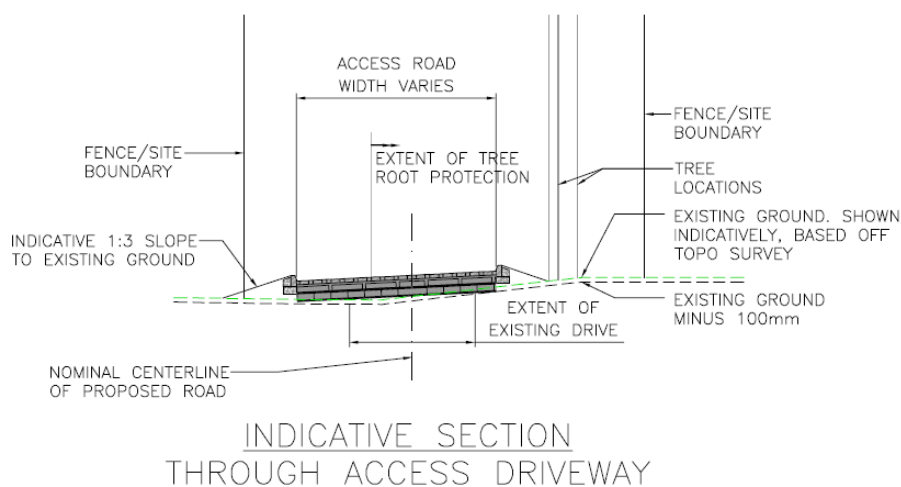


Figure 3 – Indicative section

6.2.9. The cross-section shows the 'worst-case' scenario where the drive is at its narrowest. It also shows a 100mm scrape of the topsoil. This is desirable but not essential. Its installation will be subject to arboricultural supervision to be included in the arboricultural method statement. If shallow or surface roots are encountered then these will be retained and there is scope to install the new surface without the 100mm scrape.

6.2.10. Implementation of measures to prevent other incursions into the RPAs of retained trees and to protect them during demolition and construction can be assured by the erection of appropriate protective fencing, as shown on the TPP at **Appendix 3**.

6.2.11. Accordingly, subject to implementation of the above measures, and considering the ages, current physiological condition and tolerance of disturbance of these retained trees, no significant or long-term damage to their root systems or environments will occur as a result of the proposed development.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Details

7.1.1. The fenestration of the main habitable rooms (living rooms, kitchens) of six proposed dwellings exclusively and directly face trees within the shadow patterns of trees to be retained; that is, they are sited in an arc between the north-west and the east of these trees and are closer to them than the current heights of these specimens. These are:

- Plots nos. 22 to 25 in the north-west corner are within the shadow patterns of trees nos. 62, 63, 65 and 67-75;
- Plot no. 13 in the south-west corner of the site is within the shadow patterns of the woodland (W2) and west boundary vegetation (trees nos. 194-200); and
- Plot no. 10 in the south-east corner of the site is within the shadow patterns of the woodland (W2).

7.2. Assessment

7.2.1. The woodland and tree belts along the site boundaries result in an enclosed site, which may result in the dwellings closest to the boundaries being shaded to some extent by the retained trees. This situation is unavoidable and was apparent in the illustrative layout submitted in the outline permission.

7.2.2. The current layout has sought to minimise the potential for shading conflicts for future occupants by:

- providing rear gardens between the dwellings and the retained trees;
- utilising the central site area where shading is not an issue for dwellings;
- orienting the flank wall of plots along the west boundary towards the retained trees where possible; and
- providing dual aspect fenestration to the main habitable rooms that are within the shadow patterns of retained trees.

7.2.3. Plot no. 10 in the south-east corner of the site is located with woodland 6.5m to the south and the off-site trees in the neighbouring garden 15m to the east. The flank wall of the dwelling faces the woodland with only one small window facing directly towards the woodland from the utility room. The primary windows of the living room face to the east, where the nearest canopies are more than 14m away. By minimising the visibility of the woodland, the future occupants are less likely to feel apprehension over tree failures or experience visual canopy domination.

7.2.4. Consideration of the orientation of the living room windows to the positions of the relevant trees on the spring and autumn equinoxes¹⁷ indicates that some shading and reduction of light to the windows may be experienced, especially during the winter months, but sunlight will be accessible from morning to afternoon as the property is not enclosed to the east or west. At the summer solstice when the sun is at its highest in the sky, the extent of shading will be reduced significantly.

7.2.5. The orientation of plot no. 13 has been designed to ensure that the flank wall faces the closest trees to the west with only small secondary windows directly facing the trees. The primary windows of the main habitable rooms (living room and kitchen diner) face north and south with the rear window (south facing) no closer than 15m from the woodland. As the woodland is between 15m to 17m in height, the rear of the property is only just within the shadow pattern so the extent of shading is unlikely to be significant.

7.2.6. Plots nos. 22 to 25 are located in a row in the north-west corner of the site and the rear aspect of the dwellings directly face the retained trees along the boundary, 14m to the west. The main habitable rooms are open plan to ensure that the sunlight and daylight entering the east facing windows penetrates throughout the ground floor level. Accordingly, whilst some shading and reduction of light to the west windows may be experienced during the afternoon when the trees are in leaf, in the morning they will have full access to sunlight. At the summer solstice when the sun is at its highest in the sky, the extent of shading will be reduced significantly.

¹⁷ www.suncalc.org

7.2.7. For these reasons, none of the proposed dwellings are likely to be shaded to the extent that this will interfere with incoming occupiers' reasonable use or enjoyment of these units, thereby leading inevitably to pressure to permit felling or severe pruning, which the LPA could not reasonably resist.

8. CONCLUSIONS

8.1. Summary

8.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, ancient, veteran or notable trees, no category 'A' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of individuals and groups of trees will represent a major alteration to the overall arboricultural character of the site with the loss of a significant number of trees; however, there will only be a minor impact on the main arboricultural features and there will not be a significant adverse impact on the arboricultural character and appearance of the local landscape. The majority of the proposed removals have already been considered in the outline permission (ref:211889).

8.1.2. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards

8.1.3. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

8.1.4. None of the proposed dwellings are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

8.2. Compliance with national planning policy

8.2.1. As the proposals will retain all the main arboricultural features of the site, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraph 135 of the National Planning Policy Framework.

8.2.2. Whilst some trees are to be removed, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph 136 of the NPPF states (*italics added for emphasis*): “**Planning policies and decisions should ensure... that existing trees are retained *wherever possible***”; and thereby recognises circumstances in which it might not be possible to retain every tree. Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with this paragraph of the NPPF.

8.2.3. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 193 (c) of the NPPF.

8.3. Compliance with local planning policy

8.3.1. The loss of trees and woodland area is acknowledged in the outline permission (ref:211889) and the appeal notice concludes that the adverse arboricultural impacts of the development do not significantly and demonstrably outweigh the benefits despite the conflict with Policies CC03 and TB21 of the Wokingham Managing Development Delivery Plan (2014).

8.3.2. The reserved matters application proposes a reduced quantum of development (26 dwellings) to accommodate the retention of nine trees previously shown removed, which includes six mature trees and six category ‘B’ trees. The proposed removal of trees (DPA trees nos. T82, G83, G88 and G136), including those shown retained within the proposed internal southern loop road in the illustrative masterplan, is based on their poor integration into the layout, and the fact their retention could not be guaranteed due to loss of companion support, species unsuitability for retention within residential development, and poor arboricultural quality. Accordingly, we conclude that there is no appreciable difference between the previous arboricultural impacts and those of this reserved matters application and indeed that any difference is in fact positive as it allows for the retention of mature trees previously shown for removal.

8.4. Compliance with neighbourhood planning policy

8.4.1. As the proposed development results in the loss of mature trees and a section of woodland, it is not in compliance with Policies IRS6 and D3 Finchampstead Neighbourhood Development Plan 2022-2038 (January 2016), but this is justified on non-arboricultural grounds as set out in 8.3.1 and 8.3.2 above.

8.5. Conclusion

8.5.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of medium magnitude, as defined according to the categories set out in **Table 1** of this report.

APPENDIX 1

Outline Arboricultural Method Statement

Outline arboricultural method statement

A1.1. Tree Protection Plan

A1.1.1. The TPP at **Appendix 3** shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A1.2. Pre-start meeting

A1.2.1. Prior to the commencement of any site clearance, ground preparation, demolition or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the demolition contractor, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A1.3. Site clearance

A1.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.

A1.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within

the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

A1.4. Ground preparation and demolition

A1.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

A1.4.2. Demolition of existing buildings and removal of existing areas of hard surfacing that abut or overlie RPAs will be undertaken with care, under the control and supervision of an appointed arboricultural consultant, to ensure that the adjacent soil is not unacceptably excavated, disturbed or compacted.

A1.5. Tree protection fencing

A1.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels should be securely fixed with wire or scaffold clamps, as shown in **Figure 2** of that document. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

A1.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

A1.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A1.5.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

A1.6. Manual excavation within RPAs

A1.6.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

A1.7. Proposed hard surfaces within RPAs

A1.7.1. Unacceptable damage to the roots and rooting environments of the trees to be retained during the construction of proposed hard surfaces that encroach within RPAs will be avoided by building them above existing soil level, to avoid digging and thus severing of roots; and an appropriate ground covering will be used beneath the sub-base, to prevent or minimise compaction of the soil. This will be done in accordance with Section 7.4 of BS 5837. The locations where these measures will be required are marked by red **cross-hatching** on the TPP.

APPENDIX 2

Tree Survey Schedule



ARBORICULTURAL PLANNING CONSULTANTS

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(Operations)

Tree Survey Schedule

240 Nine Mile Ride, Finchhampstead

July 2023

SJA Ref: 23350-01

Tree Survey Schedule: Explanatory Notes

240 Nine Mile Ride, Finchhampstead

This schedule is based on a tree inspection undertaken by Finn Cullerne, Will Hovel and Bryan Ng of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Thursday 6th July 2023. Weather conditions at the time were clear, dry and bright. Deciduous trees were in full leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Numbers correspond with numbering on the previous DPA tree survey plan.

2. TPO no.

Number assigned to tree in the Wokingham District Council Tree Preservation Order no.683/1994, as shown in the TPO schedule and plan.

3. Species. 'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

4. Height.

Estimated with the aid of a hypsometer, given in metres.

5. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

6. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

7. Crown break.

Height above ground and direction of growth of first significant

8. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

9. Age class.

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment
Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life.

Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life.

10. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

11. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irremediable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irremediable morphological or pathological defects, with a risk of imminent collapse.

12. Comments.

Where appropriate comments have been made relating to:

- Health and condition
- Safety, particularly close to areas of public access
- Structure and form
- Estimated life expectancy or potential
- Visibility and impact in the local landscape

13. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category U: Trees 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.

- (1) 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).
- (2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- (3) 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.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

- (1) Trees that are particularly good examples of their species, especially if rare or unusual.
- (2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- (3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

- (1) 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 minor 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.
- (2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
- (3) Trees with material conservation or other cultural value.

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 150mm.

- (1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
- (2) 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 landscape benefits.
- (3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

240 Nine Mile Ride, Finchhampstead

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cate-gory
1	English oak	19m	675mm est.	N 7m E 6.5m S 6m W 6.5m	5m	3m	Mature	Below average	Moderate	Off-site tree; situated along Nine Mile Ride; prominent buttress roots; single trunk; tensile main unions; lower crown historically reduced; minor deadwood throughout crown, consistent with age and species; slightly sparsely foliated upper crown; no significant defects observed; of moderate potential; prominent feature along 400m stretch of Nine Mile Ride.	B (2)
5	Beech	17m	450mm	N 5m E 4.6m S 4m W 6m	3m	E 2.75m S 2m	Semi-mature	Average	Moderate	No significant defects observed at base; single upright trunk; congested lower canopy with crossing limbs present; canopy suppressed by large pine no. 4; visible but not prominent from Nine Mile Ride due to presence of larger Scots pine and undergrowth to N.	B (1)
8	English oak	14m	370mm	N 3.2m E 2m S 2m W 4.5m	3.5m	3m	Semi-mature	Below average	Moderate	Single trunk; high canopied specimen with W limbs pruned back to boundary; significant component of group in which it stands but of limited quality and wider landscape value.	C (123)
9	Scots pine	10m	200mm	2.5m	5m	5m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size; small suppressed specimen.	C (1)
10	Yew	5.5m	110mm	2m	0.5m	0.5m	Young	Average	Moderate	Young tree with stem diameter below 150mm.	C (1)
11	Beech	13m	355mm	N 3.4m E 3.2m S 2.9m W 4m	2m	2.5m	Semi-mature	Average	Moderate	No significant defects observed at base; single trunk; main unions tensile; significant component of group in which it stands, but of limited landscape impact; of screening value.	B (1)
13	English oak	10m	250mm	N 0m E 0m S 2m W 3m	5m	5m	Semi-mature	Average	Poor	W canopy heavily pruned back to boundary; suppressed specimen of very limited merit.	C (3)
14	Beech	15m	230mm	N 2m E 3.4m S 2.8m W 3.5m	2.5m	2.5m	Semi-mature	Average	Indifferent	Small suppressed specimen; of moderate quality, but currently of low value due to small size.	C (12)
15	Beech	12m	340mm	N 3.6m E 5m S 3.3m W 3.5m	2m	2m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size; suppressed specimen; inessential component of the group in which it stands.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
16	Scots pine	20m	570mm	NE 5.2m E 3m SE 1m SW 3.5m NW 5.5m	13m	12m	Mature	Average	Moderate	No significant defects observed at base; single upright trunk; main unions tensile, but visibility impeded by undergrowth; tall, narrow canopy; mutually suppressed; significant component of group in which it stands.	B (1)
17	Scots pine	21m	530mm	N 3.5m E 3.4m S 5m W 4m	15m	15m	Mature	Below average	Moderate	No significant defects observed at base; single upright trunk; main unions tensile, but visibility impeded by undergrowth; tall, narrow canopy; mutually suppressed; significant component of group in which it stands.	B (1)
19	English oak	18m	430mm	N 1m E 0m S 1m SW 6m W 9m NW 6m	7m	E16m W4m	Semi-mature	Average	Poor	Small 10mm wide cavity NE trunk base; water seepage noted; twin-stemmed from 7m with tensile union but 0.7m crack extending beneath union; canopy heavily bias to the W; significant component of group in which it stands.	C (23)
20	Beech	12m	280mm	5m	2m	1.5m	Semi-mature	Average	Indifferent	Historically lost N twin-stem at 0.5m, 300mm diameter wound with poor woundwood response, significant decay present; squat canopy; inessential component of the group in which it stands.	C (3)
22	Silver birch	n/a	n/a	N /a	n/a	n/a	n/a	n/a	n/a	No longer extant	n/a
23	Beech	13m	310mm	N 3.2m E 3m S 3m W 3m	2m	2m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size; inessential component of the group in which it stands.	C (1)
24	Scots pine	15m	270mm	3m	12m	12m	Semi-mature	Average	Moderate	High canopied specimen; upright, narrow canopy; inessential component of the group in which it stands.	C (1)
25	English oak	14m	270mm	N 3m E 2m S 3m W 5m	5m	3m	Semi-mature	Average	Indifferent	Small suppressed specimen; inessential component of the group in which it stands.	C (1)
26	Beech	21m	570mm	N 3.9m E 5.5m SE 6.3m S 6.3m W 6m	2.5m	2m	Mature	Average	Moderate	No significant defects observed at base, dense leaf litter and undergrowth impeding visibility; single upright trunk; tensile unions; dense lower canopy; twin-stemmed at 8m, union obscured by lower canopy; dominant canopy; essential component of the group in which it stands.	B (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
29	Sweet chestnut	18m	470mm	N 4.5m E 4.1m S 3.8m W 7m	9m	E9m	Semi-mature	Average	Indifferent	Single upright trunk; W canopy removed resulting in dense epicormic regrowth; evidence of lost apical leader at 9m; canopy bias to W; significant component of group in which it stands but of low quality and value.	C (23)
31	Scots pine	18m	520mm	N 2m E 4m S 6m W 4m	12m	10m	Mature	Low	Indifferent	Reduced physiological health: sparse needle density and chlorotic needles; of short to medium-term potential only; partially failed limb at 14m growing to W, hung up on lower canopy; significant component of group in which it stands but of low quality and value.	C (3)
34	Sweet chestnut	19m	620mm	N 5m E 6.9m SE 6.4m S 7.7m W 7m	6m	3m	Mature	Average	Moderate	No significant defects observed at base, visibility impeded by leaf litter and laurel; single upright trunk with tensile main unions; broad canopy; epicormic growth noted in inner canopy; significant component of group in which it stands.	B (12)
35	English oak	12m	340mm	N 3m E 6m S 7.4m W 4m	3m	3m	Semi-mature	Average	Indifferent	Heavily suppressed specimen; inessential component of the group in which it stands.	C (1)
37	Beech	20m	250mm 510mm	N 4m E 6m S 5.4m W 5.4m	3.5m	3m	Mature	Average	Indifferent	Twin-stemmed from ground level, subordinate stem to N, acute included union with no union merge visible, natural brace at 3m with stem contact with weak structural integrity; central stem with tensile unions; significant component of group; upper canopy visible but not prominent in views from Nine Mile Ride.	B (2)
39	Scots pine	18m	610mm	6.5m	4m	3.5m	Mature	Average	Moderate	Of moderate quality; significant component of the group in which it stands; of long-term potential; screened in views from the public realm and from the adjacent residential gardens.	B (1)
41	Beech	18m	625mm	5.2	4m	3.5m	Mature	Average	Moderate	Of moderate quality; significant component of the group in which it stands; of long-term potential; screened in views from the public realm and from the adjacent residential gardens.	B (1)
42	Beech	22m	480mm	N 6.8m E 4.2m SE 6.1m S 7.4m W 4.3m	8m	3.5m	Mature	Average	Moderate	Prominent buttress roots in all directions; single upright trunk; main unions tensile; tall, co-dominant canopy; significant component of group in which it stands.	B (1)
43	Beech	22m	630mm	N 8m E 5.4m S 3m W 5.6m	8m	6m	Mature	Average	Moderate	No significant defects observed at base; trunk leaning to N by c.10 degrees; main unions tensile; canopy bias to N; co-dominant canopy; significant comp; readily visible from residential gardens; significant component of group; upper canopy visible but not prominent in views from Nine Mile Ride.	B (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
44	Beech	23m	620mm	N 7m E 6m S 5.2m W 5.1m	4m	3.5m	Mature	Average	Poor	No significant defects observed at base; subordinate stem at 3m on S trunk, acute 'cup' union; co-dominant trunk from 4.5m with very acute union and evidence of inclusion, snub nosed reaction growth noted; dominant canopy; significant component of group; upper canopy visible but not prominent in views from Nine Mile Ride.	B (2)
50-51	Beech	14m	#T50 250mm #T51 310mm	4.3m	4m	2m	Semi-mature	Average	Moderate	Mutually suppressed specimens; of moderate quality but limited individual merit; inessential components of the group in which they stand.	C (1)
53	Scots pine	24m	510mm	N 5m E 5m S 2.6m W 3m	14m	14m	Mature	Average	Moderate	Surface roots exposed to 3m to S; prominent buttress roots in all directions; single upright trunk; high canopied specimen; of at least moderate quality; significant component of group in which it stands.	B (12)
55	Scots pine	24m	610mm	N 5m E 3m S 3.7m W 4.5m	14.5m	14m	Mature	Average	Moderate	Prominent buttress roots in all directions; single upright trunk; high canopied specimen; of at least moderate quality; significant component of group in which it stands; significant component of group; upper canopy visible but not prominent in views from Nine Mile Ride.	B (12)
56	Silver birch	15m	330mm est.	3m	10m	10m	Semi-mature	Dead	Dead	Dead tree.	U
58	Scots pine	14m	435mm	N 4.5m E 2.5m S 1m W 3.4m	8m	8m	Semi-mature	Average	Moderate	Free from significant observable defects; small canopy with bias to N; inessential component of the group in which it stands.	B (1)
59	Silver birch	15m	330mm	3m	10m	10m	Semi-mature	Dead	Dead	Dead tree.	U
62	Scots pine	25m	580mm	N 3.7m E 4.9m S 4m W 2m	16m	15m	Mature	Average	Moderate	No significant defects observed at base; single upright trunk; main unions tensile; high canopy; tall, dominant canopy; significant component of group in which it stands.	B (1)
63	Scots pine	23m	460mm	N 6m E 3.9m S 3.5m W 3.5m	14m	14m	Semi-mature	Average	Indifferent	No significant defects observed at base; single upright trunk; main unions tensile; high canopy; extended lateral failed 5m form trunk in N canopy at 17m; inessential component of the group in which it stands.	C (12)
67	Scots pine	25m	650mm	N 7.5m E 7.4m S 8m W 7m	16m	16m	Mature	Average	Good	No significant defects observed at base; single upright trunk; main unions tensile; high canopy; tall and broad dominant canopy; significant component of group in which it stands.	B (12)
68	Scots pine	15m	340mm	N 3m E 5m S 3m W 2m	8m	8m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size; inessential component of the group in which it stands.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
69	Silver birch	15m	360mm	N 4m E 3.7m S 3m W 3m	6m	6m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size; inessential component of the group in which it stands.	C (1)
72	English oak	22m	550mm ivy	N 5.5m E 6.9m S 7m W 7.5m	5m	3m	Mature	Average	Moderate	No significant defects at base; single upright trunk; main unions tensile; ivy-covered; epicormic reaction in inner canopy; mutually suppressed; significant component of the group in which it stands.	B (1)
73	Silver birch		280mm	N 4m E 5m S 4m W 3m	9m	9m	Semi-mature	Average	Moderate	Typical woodland grown specimen; of moderate quality, but currently of low value due to small size; inessential component of the group in which it stands.	C (1)
74	English oak	14m	310mm	N 4m E 5m S 4m W 3m	9m	9m	Semi-mature	Average	Moderate	Off-site tree; woodland grown specimen with tall, slender trunk; of limited landscape consequence.	C (1)
75	Silver birch	20m	450mm	N 4m E 4.3m S 4m W 3.5m	9m	8m	Mature	Average	Moderate	No significant defects observed at base; single upright trunk; main unions tensile; high canopy; tall, dominant canopy; significant component of group in which it stands.	B (1)
76	Silver birch	14m	340mm	3.5m	6m	8m	Semi-mature	Average	Moderate	No significant defects observed at base; single upright trunk; main unions tensile; of moderate quality but of limited value due to small size; inessential component of the group in which it stands.	C (1)
77-78	Silver birch	14m	#T77 440mm #T78 350mm	N 5m E 4m S 4m W 4m	5m	5m	Semi-mature	Average	Moderate	Two woodland edge birch with slight trunk leans to N and canopy bias to N; of moderate quality but of limited landscape merit; inessential components of the group in which they stand.	C (1)
82	Silver birch	21m	600mm	N 5.7m NE 7.1m E 6.5m S 6.5m W 4.8m	6.5m	5m	Mature	Average	Moderate	No significant defects observed at base; single upright trunk; basket hoop attached to N trunk at 2m; main unions tensile; significant component of group in which it stands but screened in external views and of very limited landscape impact.	B (1)
84	Sweet chestnut	18m	470mm	4.3m	6m	5m	Semi-mature	Average	Moderate	No significant defects observed at base; single upright trunk; main unions tensile; high canopy; tall, dominant canopy; significant component of group in which it stands.	B (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
93	Scots pine	21m	740mm	N 5m E 6.5m S 5m W 6m	10m	W9m	Mature	Average	Moderate	Woodland edge tree; inspection of upper structure impeded by limited visibility; single trunk; deadwood up to 100mm diameter in lower crown; high crown; dominant specimen; tensile main unions; no significant defects observed; foliage of average size density and colour; of long-term potential; obscured from public view; significant component of group in which it stands.	B (1)
97	Rowan	11m	100mm est.	1.5m	6m	5m	Young	Low	Indifferent	Young tree with stem diameter below 150mm; moribund.	U
99	Beech	16m	530mm	N 5.25m E 6m S 6.5m W 9m	4.5m	W1m	Mature	Average	Moderate	Part of dense boundary group; prominent buttress roots; single trunk; tensile main unions; top appears to have failed at 7m historically, no visible wound, established regenerative growth forms crown; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; foliage of average size density and colour; no significant defects observed; of moderate potential; obscured from public view; significant component of group in which it stands.	B (1)
109	English oak	15m	630mm	N 8m E 5.75m S 6.5m W 8.75m	3m	W2.5m	Mature	Average	Moderate	Prominent buttress roots; single trunk; tensile main unions; minor epicormic growth throughout structure; minor deadwood throughout crown, consistent with age and species; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; foliage of average size density and colour; no significant defects observed; of long-term potential; obscured from public view; significant component of group in which it stands.	B (1)
110	Leyland cypress	11m	200mm 185mm	N 3.25m E 1m S 1m W 2.75m	2m	N2.5m	Semi-mature	Average	Indifferent	Part of dense boundary group; twin-stemmed from 0.5m showing acute union with no bark to bark contact; suppressed crown as overtopped by adjacent specimens; unremarkable tree of very limited merit; of short term potential; in keeping with the coniferous character of the site but not in keeping with the character of the surrounding area; obscured from public view; inessential component of the group in which it stands.	C (1)
113-114	Scots pine	#T113 17m #T114 20m	#T113 605mm #T114 500mm	N 3.75m E 5.5m S 5m W 4.75m	8m	W7m	Mature	Average	Moderate	Part of row of planted specimens along E boundary; woodland edge trees; inspection of upper structures impeded by limited visibility; single trunks; deadwood up to 100mm diameter in lower crowns; #113 minor phototropic lean E as overtopped by no. 114; no significant defects observed; foliage of average size density and colour; part of aerodynamic group with meshing crowns providing companion shelter; of moderate potential; obscured from public view; significant components of the group in which they stand.	B (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
117-118	Scots pine	20m	#T117 560mm #T118 620mm	N 6.75m NE 4m E 7.5m SE 7m S 4.5m W 5m	8m	W5m	Mature	Average	Moderate	Two specimens situated within 1m of each other at base; single trunks; tensile main unions; deadwood up to 100mm diameter in lower crowns; asymmetrical crowns as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; foliage of average size density and colour; no significant defects observed; of moderate potential; obscured from public view; significant components of the group in which they stand.	B (1)
119-120	Scots pine	21m	#T119 695mm #T120 545mm	N 3m E 6m S 3m W 4.5m	10m	W10m	Mature	Average	Moderate	Part of row of planted specimens along E boundary; inspection of upper structure impeded by limited visibility; single trunks; deadwood up to 100mm diameter in lower crowns; high crowns; no significant defects observed; foliage of average size density and colour; large, dominant specimens; part of aerodynamic group with meshing crowns providing companion shelter; of moderate potential; obscured from public view; significant components of the group in which they stand.	B (1)
122	Scots pine	19m	670mm	N 5m E 3m S 3.5m W 3.75m	8m	W8m	Mature	Average	Moderate	Part of dense boundary group; single trunk; deadwood up to 100mm diameter in lower crown; acute main unions with no bark to bark contact; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; no significant defects observed; foliage of average size density and colour; of moderate potential; obscured from public view; significant component of group in which it stands.	B (1)
125-126	Lawson cypress	16m	#T125 245mm #T126 280mm	2.5m	2.5m	E 1.75m W 3m	Semi-mature	Average	Indifferent	Part of row of closely planted specimens, designed to form a screen; prominent buttress roots; single trunks; drawn-up and mutually suppressed; acute main unions with bark to bark contact; provide significant boundary screening; in keeping with the coniferous character of the site but not in keeping with the character of the surrounding area; of short term potential; obscured from public view; inessential components of the group in which they stand.	C (1)
127	Holly	10m	230mm	N 3.25m E 3m S 2m W 1.5m	1.75m	1.5m	Semi-mature	Average	Indifferent	Part of dense boundary group; single trunk; minor phototropic lean E, correcting upward at 3m; acute main unions with no bark to bark contact; unremarkable tree of very limited merit; of short term potential; suppressed by larger adjacent specimens; obscured from public view; inessential component of the group in which it stands.	C (1)
129	Silver birch	15m	410mm	N 4.5m E 3.5m S 4m W 4.75m	2m	W 2m	Mature	Below average	Moderate	Part of dense boundary group; single trunk; established epicormic growth forms lower crown; tensile main unions; minor dieback at branch tips in upper crown; slightly sparsely foliated upper crown; short-lived species; of short term potential; obscured from public view; significant component of group in which it stands.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
133	Smooth Arizona cypress	12m	3 stems @ 150mm 4 stems @ 225mm all est.	2.75m	0.25m	0.5m	Semi-mature	Average	Indifferent	Ornamental variety; multi-stemmed from base showing acute unions with bark bark contact; suppressed crown as overtopped by adjacent specimen; in keeping with the coniferous character of the site but not in keeping with the character of the surrounding area; of short term potential; obscured from public view.	C (1)
138-139	Scots pine	20m	#T138 450mm #T139 475mm all est.	5m	12m	S 12m	Mature	Average	Moderate	Off-site trees; inspection limited by lack of access, all measurements estimated; single trunks; deadwood up to 75mm diameter in lower crown; tensile main unions; no significant defects observed; of moderate potential; crowns visible in narrow views from Nine Mile Ride; significant components of the group in which they stand.	B (1)
145	Beech	20m	270mm	3.5m	7m	720m	Semi-mature	Average	Moderate	Drawn-up specimen with Height/Diameter ratio greater than 50: at risk of failure if companion shelter removed; inessential component of the group in which it stands.	C (1)
148	Sweet chestnut	20m	770mm	N 5.8m E 8.1m S 7.5m W 6m	4m	5.5m	Mature	Average	Moderate	Established mature tree; no significant defects observed at base; twin-stemmed from 4m with tensile union; broad dominant canopy; significant comp of group.	B (1)
149	Silver birch	15m	415mm	N 5m E 6.5m S 6.5m W 5m	8m	7m	Semi-mature	Average	Moderate	Woodland grown specimen of no more than moderate quality; inessential component of group.	C (12)
150	Sweet chestnut	15m	700mm est.	7m	4m	5m	Over-mature	Dead	Dead	Dead tree.	U
151	Scots pine	22m	430mm	4m	14m	13m	Semi-mature	Average	Moderate	No significant defects observed at base; single upright trunk; main unions tensile; high canopy; tall, drawn up canopy; inessential component of the group in which it stands.	B (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
152-155	Silver birch	14m	#T152 310mm #T153 150mm #T154 145mm #T155 185mm	3m	6m	7m	Semi-mature	Average	Indifferent	Cluster of silver birch within woodland; tall, drawn up trunks; very limited individual or cumulative merit.	C (1)
156	Silver birch	13m	285mm	3m	8m	8m	Semi-mature	Low	Poor	Dead central leader with birch polypore noted; of limited quality and short-term potential.	U
157	Silver birch	18m	470mm 225mm	N 4.5m E 5.1m S 4.5m W 4m	9m	10m	Semi-mature	Average	Moderate	Woodland grown birch; of no more than moderate quality; of limited individual merit; inessential component of the group in which it stands.	C (1)
158	Silver birch	16m	225mm	3m	7m	7m	Semi-mature	Average	Moderate	Slender trunk, at risk of failure if companion shelter removed; woodland grown specimen; high canopy; tall, drawn up stem; mutually suppressed; inessential component of group.	C (1)
160	Sweet chestnut	22m	860mm 645mm	N 9m E 9m S 7.8m W 9m	1m	5m	Mature	Average	Moderate	Large diameter sweet chestnut growing within woodland; prominent buttress roots in all directions; burr growth noted on lower trunk; twin-stemmed from 1m with a stable union; main unions tensile; broad, dominant canopy; major and minor deadwood noted; minor storm damage present; significant component of the group in which it stands, but screened from external views by the dense surrounding woodland. No evidence of basal decay or hollowing, epiphytes, major storm damage or canopy senescence.	B (13)
164	Sweet chestnut	20m	265mm	4m	8m	8m	Semi-mature	Average	Indifferent	Woodland grown specimen; high canopy; tall, drawn up stem; mutually suppressed; inessential component of group.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
165	English oak	20m	590mm	7m	7m	12m	Mature	Below average	Moderate	Woodland grown specimen with single upright trunk; main unions tensile; co-dominant canopy forming a significant component of the group in which it stands.	B (1)
166	Sweet chestnut	21m	490mm	N 6m E 4m S 6m SW 2m W 6m	6.5m	4m	Semi-mature	Average	Moderate	Woodland edge specimen; single upright trunk; main unions tensile; mutually suppressed canopy; of moderate quality but limited landscape consequence; inessential component of the group in which it stands.	C (12)
167-169	Silver birch	14m	#T167 2 stems @ 110mm #T168 240mm #T169 245mm	3m	7m	6m	Semi-mature	Average	Indifferent	Cluster of silver birch; specimens of low to moderate quality; they are indistinguishable from surrounding trees in terms of size, age and quality; inessential components of the group in which they stand.	C (1)
171	Sweet chestnut	18m	450mm	6m	5m	5m	Semi-mature	Dead	Dead	Dead tree.	U
172	English oak	18m	405mm	5m	6m	6m	Semi-mature	Average	Moderate	Woodland grown specimen; high canopy; tall, drawn up stem; mutually suppressed; inessential component of group.	C (1)
173	Silver birch	17m	300mm	N 2m E 2m SE 3m S 4m SW 3m W 2m	9m	9m	Semi-mature	Average	Moderate	Small suppressed specimen; inessential component of the group in which it stands.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
174	Silver birch	17m	235mm	3m	9m	9m	Semi-mature	Average	Moderate	Woodland grown specimen; high canopy; tall, drawn up stem; mutually suppressed; inessential component of group.	C (1)
175	Sweet chestnut	19m	395mm	5m	9m	9m	Semi-mature	Average	Moderate	Woodland grown specimen; high canopy; tall, drawn up stem; mutually suppressed; inessential component of group.	C
176-177	English oak	17m	#T176 235mm #T177 215mm	2.5m	9m	9m	Semi-mature	Average	Indifferent	Drawn-up specimen with Height/Diameter ratio greater than 50: at risk of failure if companion shelter removed; unremarkable tree of very limited merit.	C (1)
178	Silver birch	14m	205mm	2m	5m	6m	Semi-mature	Dead	Dead	Dead tree.	U
179	Sweet chestnut	23m	740mm	8m	2m	3m	Mature	Average	Moderate	No significant defects observed at base; single upright trunk; main unions tensile; high canopy; tall, dominant canopy; significant component of group in which it stands.	B (1)
181	Sweet chestnut	21m	385mm 440mm	6m	0.5m	3m	Semi-mature	Average	Poor	Twin-stemmed from 0.5m acute included union, scaffold bar running through union, increased likelihood of failure if exposed to wind.	C (3)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
182	Beech	21m	485mm est.	N 4.4m E 7m S 5m W 4.8m	3m	2.5m	Mature	Average	Moderate	Off-site tree; no significant defects observed at base; single upright trunk; main unions tensile; dominant canopy; significant component of group in which it stands.	B (1)
183	Silver birch	17m	240mm	N 2m E 0m S 2m SW 4m W 7m NW 4m	7m	7m	Semi-mature	Average	Indifferent	Small heavily suppressed specimen.	C (3)
184	English oak	17m	270mm	4m	6m	6m	Semi-mature	Average	Poor	Drawn-up specimen with Height/Diameter ratio greater than 50: at risk of failure if companion shelter removed; unremarkable tree of very limited merit.	C (1)
185-186	Beech	14m	#T185 90mm #T186 220mm	2m	2m	3m	Young	Average	Moderate	#185 young tree with trunk diameters below 150mm; both small suppressed specimens.	C (1)
187	Scots pine	22m	550mm	N 5.4m E 5m S 5.2m W 4.4m	13m	14m	Mature	Average	Indifferent	Woodland grown specimen; high canopy; tall, drawn up stem; mutually suppressed; hung up dead limb over N canopy; significant component of group in which it stands.	C (12)
188	Silver birch	17m	160mm	2m	7m	7m	Young	Average	Indifferent	Unremarkable tree of very limited merit.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
189	Silver birch	17m	295mm	3.5m	10m	10m	Semi-mature	Average	Moderate	Woodland grown specimen; high canopy; tall, drawn up stem; mutually suppressed; inessential component of group.	C (1)
190-191	Silver birch	15m	#T191 160mm #T190 150mm	2.5m	6m	6m	Young	Average	Moderate	Woodland grown specimen; high canopy; tall, drawn up stem; mutually suppressed; inessential component of group.	C (1)
192-193	Silver birch	15m	#T192 255mm #T193 165mm	3m	7m	7m	Semi-mature	Average	Moderate	Woodland grown specimen; high canopy; tall, drawn up stem; mutually suppressed; inessential component of group.	C (1)
194	Holly	8m	150mm	2.5m	3m	3m	Semi-mature	Average	Moderate	Off-site tree; of moderate quality, but currently of low value due to small size.	C (1)
195	Atlas Cedar	16m	365mm	N 3m E 4.5m S 3m W 2m	12m	12m	Semi-mature	Average	Indifferent	Slightly leaning trunk; tall drawn up woodland specimen.	C (1)
196-197	Silver birch	14m	#T196 140mm #T197 205mm	3m	6m	6m	Semi-mature	Average	Indifferent	Unremarkable trees of very limited merit.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
198-200	Beech	16m	#T198 240mm #T199 260mm #T200 200mm	N 4m E 4.7m S 4m W 4m	3m	3m	Semi-mature	Average	Indifferent	Wounding on trunk bases consistent with grazing damage; small unremarkable trees; inessential component of group.	C (1)
201-203	#201 Western red cedar, #202 Western red cedar and #203 Lawson cypress	18m	#T201 305mm #T202 260mm #T203 335mm	3m	2m	51m	Semi-mature	Average	Indifferent	Row of three specimens situated along boundary; drawn-up and mutually suppressed; twin-stemmed from 2m showing acute unions with no bark to bark contact; crossing and rubbing branches throughout structure; provide significant screening to adjacent property; no significant defects observed; foliage of average size density and colour; of short term potential; glimpsed in narrow views from Nine Mile Ride; in keeping with the coniferous character of the site but not in keeping with the character of the surrounding area.	C (12)
204-206	Holly	12m	#T204 175mm #T205 160mm #T206 220mm	N 2m E 3.25m S 2m W 1m	1.75m	0.5m	Semi-mature	Average	Indifferent	Row of three trees situated along boundary; single trunks; drawn-up and mutually suppressed; acute main unions with no bark to bark contact; historically topped to 6m; of low quality and limited arboricultural value; provide screening to adjacent property; of short term potential; obscured from public view; inessential components of the group in which they stand.	C (1)
207-211	Lawson cypress	17m	#T207 395mm #T208 425mm #T209 230mm #T210 245mm #T211 380mm	3m	0.5m	0.5m	Semi-mature	Average	Indifferent	Row of five trees situated along boundary; belt of closely planted specimens, designed to form a screen; drawn-up and mutually suppressed; acute main unions with no bark to bark contact; provide significant screening to adjacent property; in keeping with the coniferous character of the site but not in keeping with the character of the surrounding area; of short term potential; crowns glimpsed in narrow views from Nine Mile Ride.	C (12)
212	Beech	16m	410mm	N 6.5m E 3m S 4.5m W 6.75m	5m	4m	Mature	Average	Moderate	Garden waste piled around base; prominent buttress roots; single trunk; tensile main unions; minimal deadwood; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; no significant defects observed; foliage of average size density and colour; of moderate potential; obscured from public view; significant component of group in which it stands.	B (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
213	Lawson cypress	13m	225mm	3m	2m	2m	Semi-mature	Average	Indifferent	Garden waste piled around base; single trunk; drawn-up and suppressed; part of dense boundary group; of low quality and limited arboricultural value; in keeping with the coniferous character of the site but not in keeping with the character of the surrounding area; of short term potential; inessential component of the group in which it stands.	C (1)
214	Lawson cypress	10m	120mm	2m	6m	6m	Young	Average	Indifferent	Young tree with stem diameter below 150mm.	C (1)
215	Lawson cypress	14m	170mm	1.75m	3.25m	3m	Semi-mature	Average	Indifferent	Part of dense boundary group; drawn-up and suppressed; in keeping with the coniferous character of the site but not in keeping with the character of the surrounding area; of short term potential; obscured from public view; inessential component of the group in which it stands.	C (1)
216	Plum	8m	230mm 400mm est. 240mm	N 6m E 3.5m S 4m W 5m	1.5m	S 3m	Mature	Below average	Poor	Twin-stemmed from base; fungal fruiting body at base; frass from insect attack on trunks up to 2m; unremarkable tree of very limited merit; of short term potential; obscured from public view.	C (1)
217-221	Lawson cypress	17m	#T217 395mm ivy #T218 305mm #T219 310mm 325mm est. #T220 330mm #T221 400mm	N 3m E 2m S 3m W 4.5m	2m	W1.5m	Semi-mature	Average	Poor	Row of closely planted specimens, designed to form a screen; #219 twin-stemmed from 1.5m showing acute union with bark to bark contact; historically topped to 6m, established lateral limbs curve upwards to form new crowns; lower crowns historically reduced away from E boundary; provide significant boundary screening; of low quality and limited arboricultural value; in keeping with the coniferous character of the site but not in keeping with the character of the surrounding area; of short term potential; obscured from public view.	C (1)
222	Norway spruce	20m	615mm ivy	4.5m	3.5m	W 2m	Mature	Average	Moderate	Part of row of trees along boundary; prominent buttress roots; single trunk; heavily ivy-covered; ivy obscured view of unions; minor deadwood throughout crown, consistent with age and species; no significant defects observed; foliage of average size density and colour; large, dominant specimen; of moderate potential; obscured from public view; significant component of group in which it stands.	B (1)
223	Sweet chestnut	16m	595mm	N 4.25m E 6m S 4m W 3m	1.5m	E 1.75m W 6m	Mature	Average	Moderate	Part of row of planted specimens along E boundary; woodland edge tree; inspection of upper structure impeded by limited visibility; single trunk; tensile main unions; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; foliage of average size density and colour; no significant defects observed; of moderate potential; obscured from public view; significant component of group in which it stands.	B (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
224-226	Lawson cypress	17m	#T224 200mm #T225 265mm #T226 240mm	N 2.5m E 3.75m S 2m W 2.25m	4m	W 5m	Semi-mature	Average	Indifferent	Part of row of planted specimens along E boundary; woodland edge trees; single trunks; drawn-up and mutually suppressed; acute main unions with bark to bark contact; provide significant boundary screening but otherwise of low quality and limited arboricultural value; of short term potential; obscured from public view; inessential components of the group in which they stand.	C (1)
227-233	Lawson cypress	16m	#T227 295mm #T228 190mm #T229 250mm #T230 325mm #T231 245mm #T232 400mm #T233 290mm	N 1.5m E 3.25m S 1.5m W 3m	3m	W 3m	Semi-mature	Average	Indifferent	Part of row of planted specimens along E boundary; woodland edge trees; inspection of upper structures impeded by limited visibility; single trunks; drawn-up and mutually suppressed; acute main unions with no bark to bark contact; provide significant boundary screening but otherwise of low quality and limited arboricultural value; in keeping with the coniferous character of the site but not in keeping with the character of the surrounding area; of short term potential; obscured from public view; inessential components of the group in which they stand.	C (1)
234-235	Lawson cypress	16m	#T234 270mm #T235 425mm	N 2m E 3m S 2m W 2.75m	4m	W 4m	Semi-mature	Average	Indifferent	Part of row of planted specimens along E boundary; woodland edge trees; inspection of upper structures impeded by limited visibility; prominent buttress roots; single trunks; drawn-up and mutually suppressed; minor deadwood throughout crowns; provide significant boundary screening but otherwise of low quality and limited arboricultural value; in keeping with the coniferous character of the site but not in keeping with the character of the surrounding area; of short term potential; obscured from public view; inessential components of the group in which they stand.	C (1)
236-240	Lawson cypress	17m	#T236 310mm #T237 495mm #T238 355mm #T239 365mm #T240 370mm	N 3m E 4m S 3m W 3.5m	3m	W 2.5m	Semi-mature	Average	Indifferent	Part of row of planted specimens along E boundary; woodland edge trees; single trunks; drawn-up and mutually suppressed; acute main unions with no bark to bark contact; provide significant boundary screening but otherwise of low quality and limited arboricultural value; in keeping with the character of the site but not in keeping with the character of the surrounding area; of short term potential; obscured from public view; inessential components of the group in which they stand.	C (1)
241	Lawson cypress	17m	375mm est.	3m	3m	2m	Semi-mature	Average	Poor	Significant wound on trunk from failed, co-dominant leader, 50% of trunk diameter no longer present from 2m up to 4m, no visible reaction wood.	U

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
242-244	Sweet chestnut	16m	#T242 440mm #T243 345mm #T244 335mm	N 3m E 8m S 3.5m W 2m	5m	E 4m W 8m	Semi-mature	Average	Indifferent	Part of row of specimens along E boundary; woodland edge trees; inspection of upper structure impeded by limited visibility; single trunks; minor photrophic leans E; deadwood up to 125mm diameter in lower crowns; asymmetrical crowns as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; no significant defects observed; of moderate potential; obscured from public view; significant components of the group in which they stand.	C (1)
245	Silver birch	14m	200mm est.	N 3m E 1m S 3m W 5m	4m	5m	Semi-mature	Dead	Dead	Dead tree.	U
G1	Various	Max 10m Avg 6m	Max 250mm Avg 195mm	3m	0.5m	0.5m	Semi-mature	Average	Indifferent	Dense undergrowth group comprised cherry laurel, Lawson cypress; holly and birch; screened in external views; of limited merit.	C (1)
G38	Holly	6m	Min 60mm Max 140mm Avg 110mm	2.5m	1m	0.5m	Young	Average	Moderate	Undergrowth of holly c.15 trees; small, young and of limited consequence.	C (1)
G83	Holly	9m	Max 190mm Avg 140mm	3m	1m	3m	Semi-mature	Average	Moderate	Small cluster of holly undergrowth; of very limited individual merit.	C (1)
G136	Yew	Max 6m Avg 4m	Max 100mm Avg 75mm	2.5m	0.5m	0m	Young	Average	Indifferent	Row of closely growing specimens, forming a screen; young trees with stem diameters below 150mm; of low quality and limited arboricultural value; readily replaceable; of short term potential; obscured from public view.	C (1)
G234	Various	Max 15m Avg 7m	Max 250mm	2m	1m	1m	Young	Average	Indifferent	Group consisting of holly and cypress; part of row of specimens along E boundary; predominantly young, self seeded species; contributes to boundary screening but otherwise of low quality and limited arboricultural value; forms understory to larger established trees; of short term potential; obscured from public view; inessential component of the group in which it stands.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
W1	Various	Max 25m Avg 18m	Max 1000mm Avg 400mm Min 120mm	6m	6m	3m	Various	Average	Moderate	Secondary woodland comprised of predominantly silver birch, Scots pine and sweet chestnut with low abundance of English oak and sycamore; understorey species include rowan, holly, laurel and hazel; dense secondary woodland with limited light penetrating to woodland floor, very limited ground flora as a consequence; several larger mature sweet chestnut and pines noted, but largely semi-mature specimens; poor woodland structure with limited evidence of any active management; no feature delineating from W2 with no difference in tree species or size, but overall woodland contains several mature trees, which are largely absent from the woodland (W2) to the S; of limited landscape value as screened from views from public vantage points.	B (123)
W2	Various	Max 19m Avg 16m	Max 500mm Avg 270mm	4m	5m	3m	Semi-mature	Average	Indifferent	Secondary woodland comprised of semi-mature specimens; species include silver birch, Scots pine, sweet chestnut, English oak, rowan, holly and laurel; very dense trees with limited light penetrating to woodland floor, very limited ground flora as a consequence; no evidence of active woodland management; poor species diversity and limited woodland structure.	B (3)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

<i>Tree No.</i>	<i>Species</i>	<i>RPA</i>	<i>RPA Radius</i>
1	English oak	206.1m ²	8.1m
5	Beech	91.6m ²	5.4m
8	English oak	61.9m ²	4.4m
9	Scots pine	18.1m ²	2.4m
10	Yew	5.5m ²	1.3m
11	Beech	57.0m ²	4.3m
13	English oak	28.3m ²	3.0m
14	Beech	23.9m ²	2.8m
15	Beech	52.3m ²	4.1m
16	Scots pine	147.0m ²	6.8m
17	Scots pine	127.1m ²	6.4m
19	English oak	83.6m ²	5.2m
20	Beech	35.5m ²	3.4m
23	Beech	43.5m ²	3.7m
24	Scots pine	33.0m ²	3.2m
25	English oak	33.0m ²	3.2m
26	Beech	147.0m ²	6.8m
29	Sweet chestnut	99.9m ²	5.6m
31	Scots pine	122.3m ²	6.2m
34	Sweet chestnut	173.9m ²	7.4m
35	English oak	52.3m ²	4.1m
37	Beech	145.9m ²	6.8m
42	Beech	104.2m ²	5.8m
43	Beech	179.6m ²	7.6m
44	Beech	173.9m ²	7.4m
50-51	Beech	28.3m ²	3.0m
		43.5m ²	3.7m
53	Scots pine	117.7m ²	6.1m
55	Scots pine	168.3m ²	7.3m
56	Silver birch	49.3m ²	4.0m
58	Scots pine	85.6m ²	5.2m
59	Silver birch	49.3m ²	4.0m
62	Scots pine	152.2m ²	7.0m
63	Scots pine	95.7m ²	5.5m
67	Scots pine	191.1m ²	7.8m
68	Scots pine	52.3m ²	4.1m
69	Silver birch	58.6m ²	4.3m
72	English oak	136.8m ²	6.6m
73	Silver birch	35.5m ²	3.4m
74	English oak	43.5m ²	3.7m
75	Silver birch	91.6m ²	5.4m
76	Silver birch	52.3m ²	4.1m
77-78	Silver birch	87.6m ²	5.3m
		55.4m ²	4.2m

82	Silver birch	162.9m ²	7.2m
84	Sweet chestnut	99.9m ²	5.6m
93	Scots pine	247.7m ²	8.9m
97	Rowan	4.5m ²	1.2m
99	Beech	127.1m ²	6.4m
109	English oak	179.6m ²	7.6m
110	Leyland cypress	33.6m ²	3.3m
113-114	Scots pine	165.6m ²	7.3m
		113.1m ²	6.0m
117-118	Scots pine	141.9m ²	6.7m
		173.9m ²	7.4m
119-120	Scots pine	218.5m ²	8.3m
		134.4m ²	6.5m
122	Scots pine	203.1m ²	8.0m
125-126	Lawson cypress	27.2m ²	2.9m
		35.5m ²	3.4m
127	Holly	23.9m ²	2.8m
129	Silver birch	76.0m ²	4.9m
133	Smooth Arizona cypress	117.8m ²	6.1m
138-139	Scots pine	91.6m ²	5.4m
		102.1m ²	5.7m
145	Beech	33.0m ²	3.2m
148	Sweet chestnut	268.2m ²	9.2m
149	Silver birch	77.9m ²	5.0m
150	Sweet chestnut	221.7m ²	8.4m
151	Scots pine	83.6m ²	5.2m
152-155	Silver birch	43.5m ²	3.7m
		10.2m ²	1.8m
		9.5m ²	1.7m
		15.5m ²	2.2m
156	Silver birch	36.7m ²	3.4m
158	Silver birch	122.8m ²	6.3m
159	Silver birch	22.9m ²	2.7m
160	Sweet chestnut	522.8m ²	12.9m
164	Sweet chestnut	31.8m ²	3.2m
165	English oak	157.5m ²	7.1m
166	Sweet chestnut	108.6m ²	5.9m
167-169	Silver birch	10.9m ²	1.9m
		26.1m ²	2.9m
		27.2m ²	2.9m
171	Sweet chestnut	91.6m ²	5.4m
172	English oak	74.2m ²	4.9m
173	Silver birch	40.7m ²	3.6m
174	Silver birch	25.0m ²	2.8m
175	Sweet chestnut	70.6m ²	4.7m
176-177	English oak	25.0m ²	2.8m
		20.9m ²	2.6m
178	Silver birch	19.0m ²	2.5m
179	Sweet chestnut	247.7m ²	8.9m
181	Sweet chestnut	154.6m ²	7.0m
182	Beech	106.4m ²	5.8m
183	Silver birch	26.1m ²	2.9m
184	English oak	33.0m ²	3.2m
185-186	Beech	3.7m ²	1.1m
		21.9m ²	2.6m
187	Scots pine	136.8m ²	6.6m
188	Silver birch	11.6m ²	1.9m

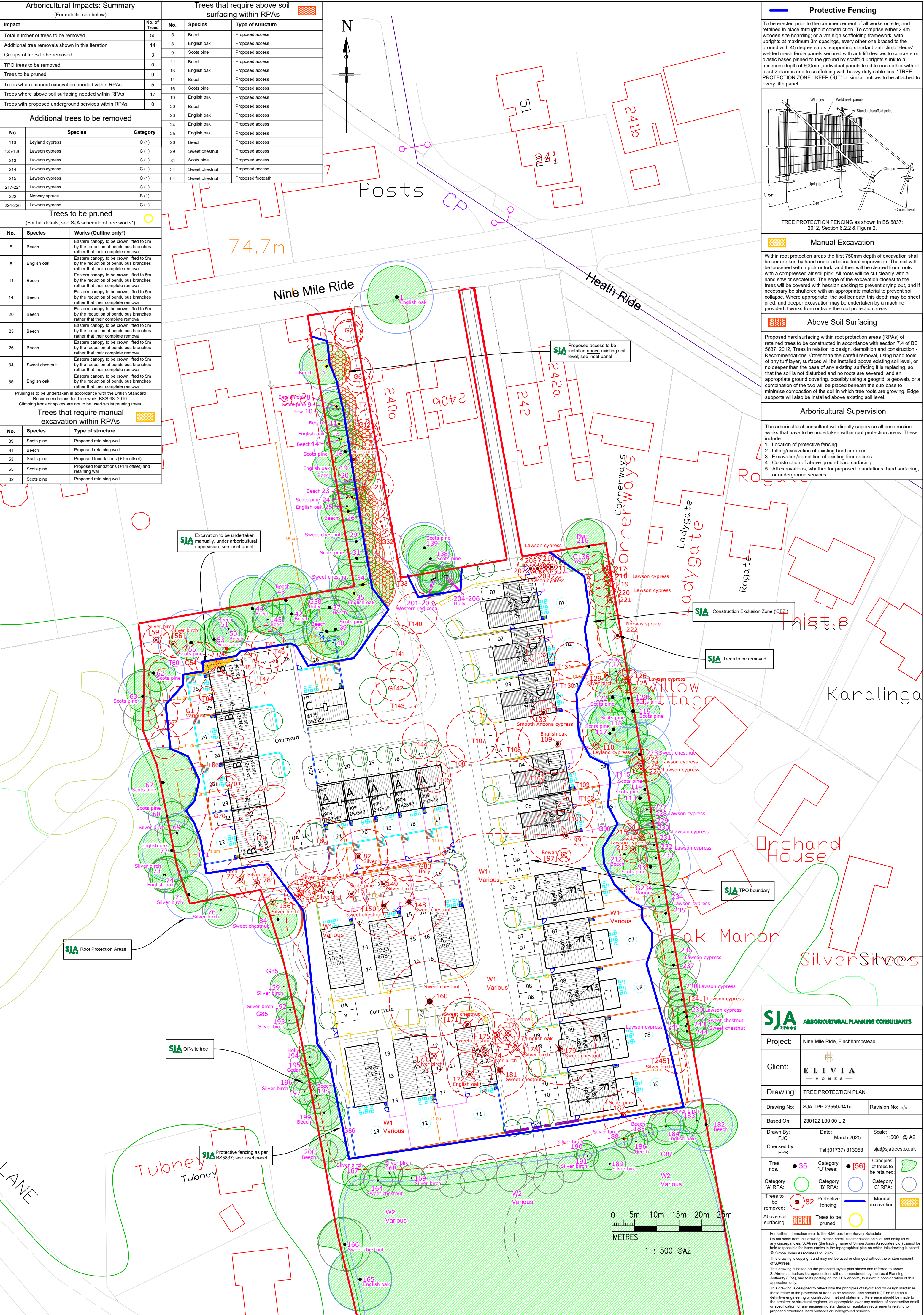
189	Silver birch	39.4m ²	3.5m
190-191	Silver birch	10.2m ²	1.8m
192-193	Silver birch	29.4m ² 12.3m ²	3.1m 2.0m
194	Holly	10.2m ²	1.8m
195	Atlas Cedar	60.3m ²	4.4m
196-197	Silver birch	8.9m ² 19.0m ²	1.7m 2.5m
198-200	Beech	26.1m ² 30.6m ² 18.1m ²	2.9m 3.1m 2.4m
201-203	#201 Western red cedar, #202 Western red cedar and #203 Lawson cypress	42.1m ² 30.6m ² 50.8m ²	3.7m 3.1m 4.0m
204-206	Holly	13.9m ² 11.6m ² 21.9m ²	2.1m 1.9m 2.6m
207-211	Lawson cypress	70.6m ² 81.7m ² 23.9m ² 27.2m ² 65.3m ²	4.7m 5.1m 2.8m 2.9m 4.6m
212	Beech	76.0m ²	4.9m
213	Lawson cypress	22.9m ²	2.7m
214	Lawson cypress	6.5m ²	1.4m
215	Lawson cypress	13.1m ²	2.0m
216	Plum	122.4m ²	6.2m
217-221	Lawson cypress	70.6m ² 42.1m ² 91.3m ² 49.3m ² 72.4m ²	4.7m 3.7m 5.4m 4.0m 4.8m
222	Norway spruce	171.1m ²	7.4m
223	Sweet chestnut	160.2m ²	7.1m
224-226	Lawson cypress	18.1m ² 31.8m ² 26.1m ²	2.4m 3.2m 2.9m
227-233	Lawson cypress	39.4m ² 16.3m ² 28.3m ² 47.8m ² 27.2m ² 72.4m ² 38.0m ²	3.5m 2.3m 3.0m 3.9m 2.9m 4.8m 3.5m
234-235	Lawson cypress	33.0m ² 81.7m ²	3.2m 5.1m
236-240	Lawson cypress	43.5m ² 110.8m ² 57.0m ² 60.3m ² 61.9m ²	3.7m 5.9m 4.3m 4.4m 4.4m
241	Lawson cypress	63.6m ²	4.5m
242-244	Sweet chestnut	87.6m ² 53.8m ² 50.8m ²	5.3m 4.1m 4.0m
245	Silver birch	18.1m ²	2.4m
G1	Various	28.3m ²	3.0m
G38	Holly	8.9m ²	1.7m
G83	Holly	16.3m ²	2.3m

G136	Yew	4.5m ²	1.2m
G234	Various	28.3m ²	3.0m

APPENDIX 3
Tree Protection Plan

Arboricultural Impacts: Summary (For details, see below)		
Impact	No. of Trees	
Total number of trees to be removed	50	
Additional tree removals shown in this iteration	14	
Groups of trees to be removed	3	
TPO trees to be removed	0	
Trees to be pruned	9	
Trees where manual excavation needed within RPAs	5	
Trees where above soil surfacing needed within RPAs	17	
Trees with proposed underground services within RPAs	0	
Additional trees to be removed		
No	Species	Category
110	Leyland cypress	C (1)
125-126	Lawson cypress	C (1)
213	Lawson cypress	C (1)
214	Lawson cypress	C (1)
215	Lawson cypress	C (1)
217-221	Lawson cypress	C (1)
222	Norway spruce	B (1)
224-226	Lawson cypress	C (1)
Trees to be pruned		
(For full details, see SJA schedule of tree works)*		
No.	Species	Works (Outline only)*
5	Beech	Eastern canopy to be crown lifted to 5m by the reduction of pendulous branches rather than their complete removal
8	English oak	Eastern canopy to be crown lifted to 5m by the reduction of pendulous branches rather than their complete removal
11	Beech	Eastern canopy to be crown lifted to 5m by the reduction of pendulous branches rather than their complete removal
14	Beech	Eastern canopy to be crown lifted to 5m by the reduction of pendulous branches rather than their complete removal
20	Beech	Eastern canopy to be crown lifted to 5m by the reduction of pendulous branches rather than their complete removal
23	Beech	Eastern canopy to be crown lifted to 5m by the reduction of pendulous branches rather than their complete removal
26	Beech	Eastern canopy to be crown lifted to 5m by the reduction of pendulous branches rather than their complete removal
34	Sweet chestnut	Eastern canopy to be crown lifted to 5m by the reduction of pendulous branches rather than their complete removal
35	English oak	Eastern canopy to be crown lifted to 5m by the reduction of pendulous branches rather than their complete removal
Pruning is to be undertaken in accordance with the British Standard Recommendations for Tree work, BS3998: 2010. Climbing irons or spikes are not to be used whilst pruning trees.		
Trees that require manual excavation within RPAs		
No.	Species	Type of structure
39	Scots pine	Proposed retaining wall
41	Beech	Proposed retaining wall
53	Scots pine	Proposed foundations (+1m offset)
55	Scots pine	Proposed foundations (+1m offset) and retaining wall
62	Scots pine	Proposed retaining wall

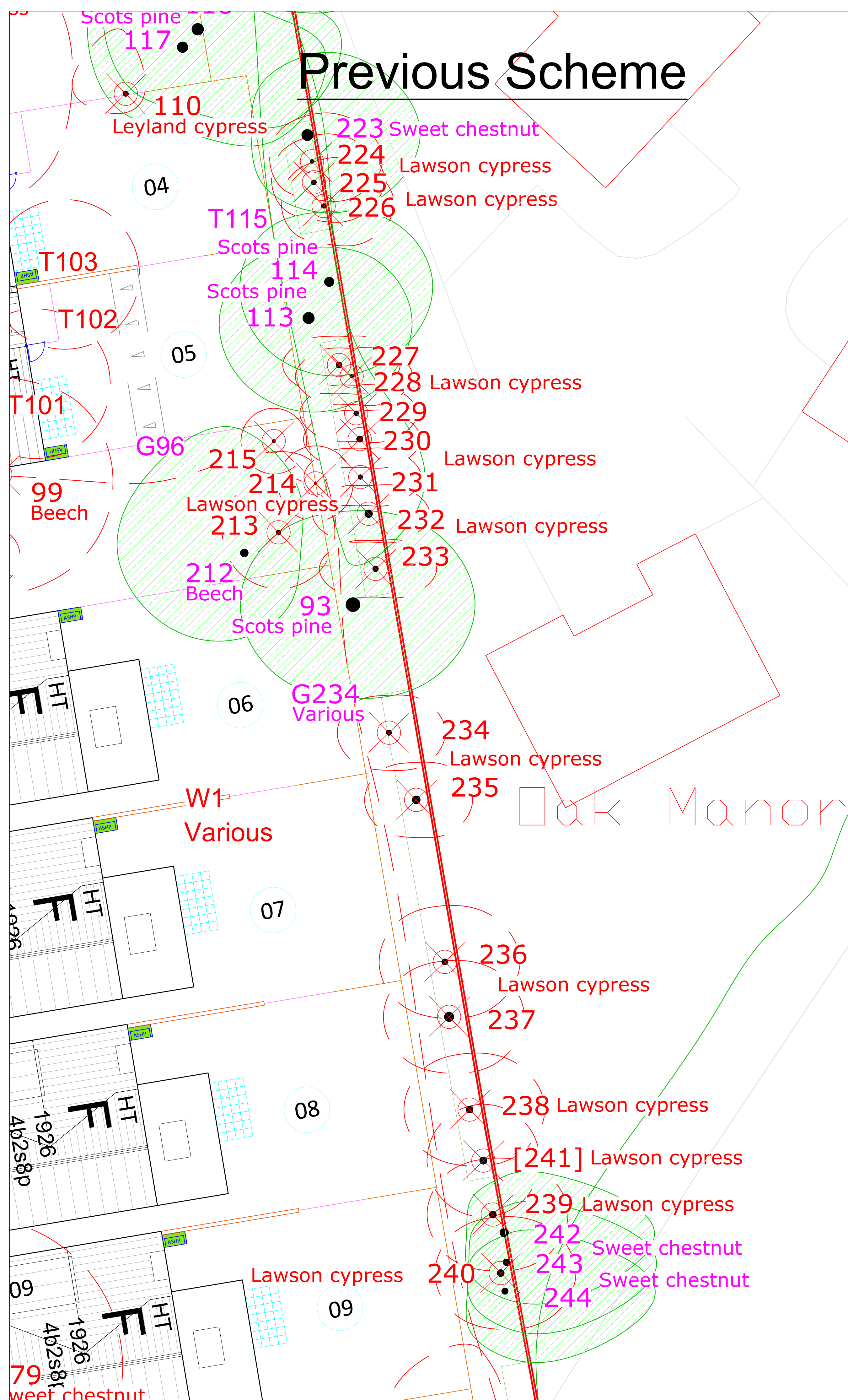
Trees that require above soil surfacing within RPAs			
No.	Species	Type of structure	
5	Beech	Proposed access	
8	English oak	Proposed access	
9	Scots pine	Proposed access	
11	Beech	Proposed access	
13	English oak	Proposed access	
14	Beech	Proposed access	
16	Scots pine	Proposed access	
19	English oak	Proposed access	
20	Beech	Proposed access	
23	English oak	Proposed access	
24	English oak	Proposed access	
25	English oak	Proposed access	
26	Beech	Proposed access	
29	Sweet chestnut	Proposed access	
31	Scots pine	Proposed access	
34	Sweet chestnut	Proposed access	
84	Sweet chestnut	Proposed footpath	



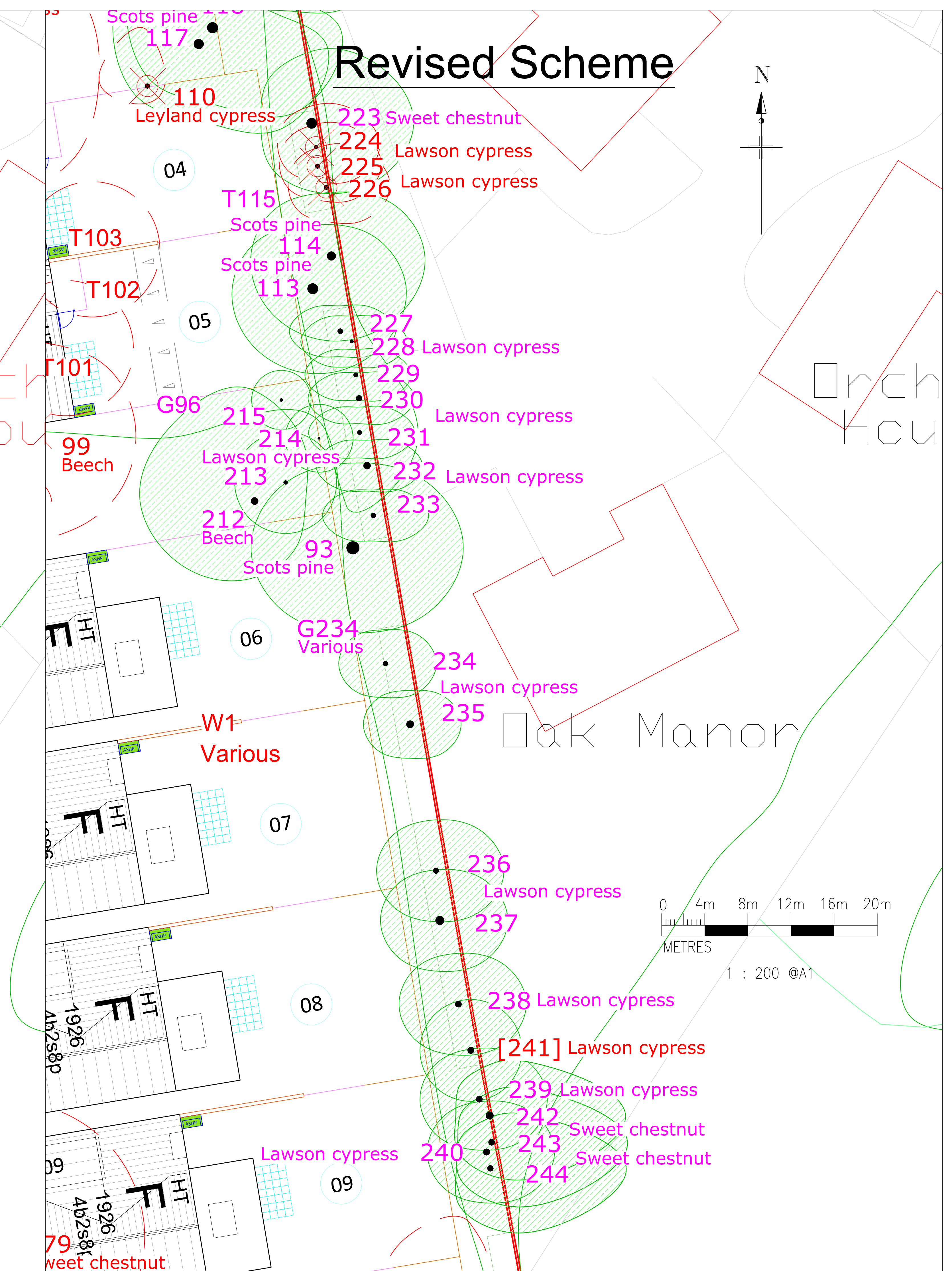
APPENDIX 4

**New RM submission compared to application ref
232298 (all retained trees shown green)**

Previous Scheme



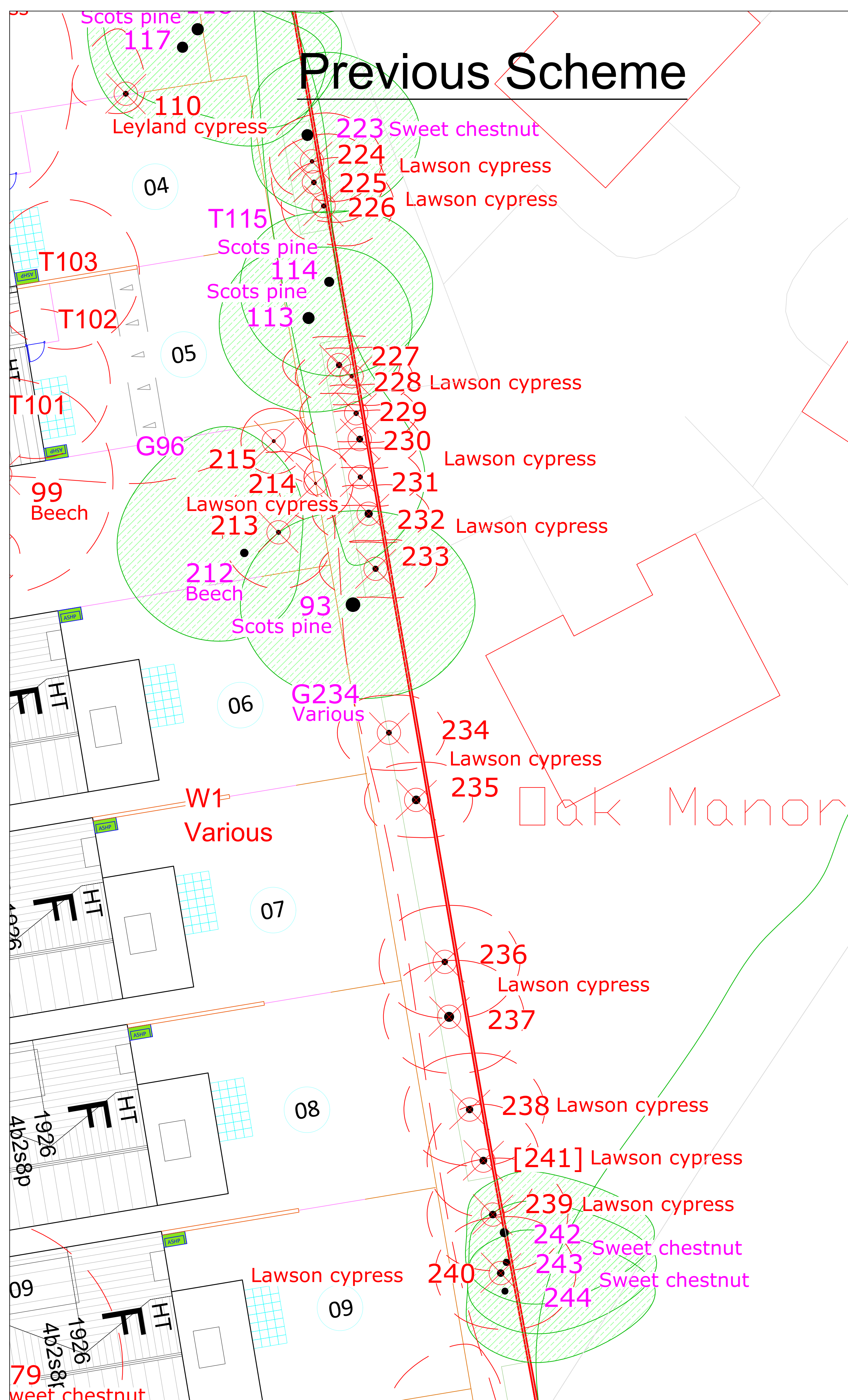
Revised Scheme



APPENDIX 5

**New RM submission compared to application ref
232298 (additional retained trees shown orange)**

Previous Scheme



Revised Scheme

