

DUCKS NEST FARM

TREE SURVEY REPORT and ARBORICULTURAL IMPACT ASSESSMENT

In accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'

Prepared for David Wilson Homes Southern

by

Hankinson Duckett Associates

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1 INTRODUCTION

1.1 Background

1.1.1 This report describes the results of a Tree Survey and Arboricultural Impact Assessment undertaken in accordance with BS5837:2012 in relation to proposed development of land at Ducks Nest Farm, Arborfield, hereinafter referred to as 'the site'. The extent of the survey area is shown on the Tree Constraints Plan in *Appendix A*. The study was undertaken by Don Newling (ND Arb) TechArborA of Hankinson Duckett Associates (HDA) and commissioned by David Wilson Homes Southern in September 2024.

1.2 Scope and purpose of report

1.2.1 The report is intended to inform the planning process in accordance with the guidelines set out in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' (BSI, 2012). This standard provides recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees, including larger shrubs and hedgerows, with structures.

'This British Standard gives recommendations and guidance on the relationship between trees and design, demolition and construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures. The standard is applicable whether or not planning permission is required.' (BSI, 2012)

1.2.2 The guidance recommends a three-stage approach incorporating: (i) initial tree survey and report; (ii) Arboricultural Impact Assessment and (iii) Arboricultural Method Statement, which details the specific tree protection measures to be adopted in relation to construction activity across the site, and in particular in the vicinity of retained trees. This report fulfils the first two stages in this process.

1.3 Aims

1.3.1 Specifically, the aims of the study are:

- To conduct a ground-based visual survey of trees within or adjacent to the proposed development, along with any trees situated on adjacent third-party land that have the potential to be impacted upon by the proposals;
- To record the nature, extent and condition of the existing tree cover, and assign a retention category to each tree or group of trees, in accordance with BS5837:2012;
- To compile the survey results in a Tree Data Schedule (*Appendix B*) and produce an accompanying Tree Constraints Plan (*Appendix A*) which provides information on the retention category, crown spread, Root Protection Area (RPA) and location of each tree or group of trees; AND
- To assess the implications of the proposals in relation to existing trees.

1.4 Date of survey

1.4.1 The tree survey of the main site was carried out from ground-level by Don Newling (ND Arb) TechArborA and Ben Woodford (ABC Level 4 Diploma Arb) on 17th May 2022.

2 METHODOLOGY

2.1 Information recorded

2.1.1 All trees potentially affected by the proposed works were surveyed from ground-level using the *Visual Tree Assessment* (VTA) technique developed by Mattheck and Broeler (1994).

2.1.2 The site was subject to a full BS5837 Tree Survey, subject to the limitations set out in *Section 2.3*, in order to provide a sufficient level of information to inform the design. For those trees surveyed in accordance with BS5837:2012, the following data was gathered for each tree surveyed:

- Tree, group or hedge number (sequentially and separately for trees, groups, hedges and stumps)
- Tree species (English names follow Stace [2010] for higher plants)
- Life stage (expressed within a defined 'age-class' category)
- Tree height (in metres)
- Stem diameter (measured at 1.5m above uppermost ground-level)
- Observations on tree position, form, condition, and comments on any significant defects
- Recommendations for arboricultural works
- The physiological and structural condition of the tree(s)
- Estimated Remaining Contribution expressed within defined categories
- BS5837 retention category

2.1.3 Category definitions in relation to the above are described fully in *Appendix C*.

2.2 Observed tree defects and recommendations

2.2.1 Where appropriate and with due regard to the methodologies outlined in *Section 2.1* above and limitations of this survey outlined in *Section 2.3.1* below, recommendations have been provided on arboricultural works which should be undertaken in the interests of safety or as part of sound management practice.

2.2.2 It should be noted that recommendations for tree works identified within the Tree Data Schedule are provided in accordance with the guidance set out in BS5837:2012, and not in connection with the proposals. Under the Occupiers Liability Act (1957 and 1984), responsibility for ensuring the safety of individual trees in relation to the statutory 'duty of care' rests with the relevant owner/occupier.

2.3 Limitations

2.3.1 This survey and the results contained within this report represent a preliminary assessment from ground-level. Observations have been made for the purposes of assessment in terms relevant to planning and development, and not tree safety. No

climbed inspections, invasive or non-invasive decay detection devices have been used in assessing tree condition. As such, the survey conducted and results presented should not be used as a tree safety evaluation, which would require a *Tree Safety Survey*, designed to provide a more detailed appraisal of the risk and liability associated with specific individual trees or groups of trees.

- 2.3.2 Whilst efforts have been made to detect significant defects within inspected trees, no guarantee can be given as to the safety or otherwise of surveyed trees. Climatic conditions including storms, droughts, and temperature changes can and do cause failure in apparently healthy trees. In addition to these restrictions on access and the presence of dense undergrowth, ivy and other climbing plants can obscure defects from view. It should also be noted that the presence of tree pests and diseases can be affected by the time of year and climatic conditions.
- 2.3.3 All tree observations, and any recommendations, are based upon the site conditions, levels and patterns of usage observed at the time of survey only. Alterations in these factors will affect any evaluations made and would require a re-assessment of both the trees and site.
- 2.3.4 The location of the majority of the surveyed trees is taken from the topographical survey provided by the client and is shown on the Tree Constraints Plans in *Appendix A*.
- 2.3.5 Access to several of the trees was restricted due to dense vegetation, land ownership, ground conditions or safety issues. These trees were, however, assessed as far as site conditions would allow, to gather the necessary information. As access to the site itself was unrestricted this limitation is therefore not considered to be an overall constraint on the robustness of the survey or subsequent assessment. In accordance with BS5837, where appropriate trees have been surveyed as groups or hedgerows rather than individual trees where one or more of the following points apply:
- there was little discernable difference between individuals within the group;
 - the trees have a collective value but would have little or no individual merit; and/or
 - not all the trees were included in the topographical survey and lack of access prevented them being accurately plotted manually.
- 2.3.6 A TPO, Conservation Area and Ancient Woodland search was carried out as part of this report. Other legal restrictions relating to existing trees on the site such as historic planning conditions, restrictive covenants and lease clauses were not investigated. Before any recommended tree work is undertaken it should be ensured that all legal obligations are fully met.

- 2.3.7 One Oak tree (T12) within the site has been recorded as a veteran on the Ancient Tree Inventory (Woodland Trust/Ancient Tree Forum).

3 LOCATION AND DESCRIPTION OF SURVEY AREA

3.1 Location

- 3.1.1 The site is located to the north-west of Arborfield Garrison. The approximate grid reference for the centre of the site is SU 76113 66323.

3.2 Description of survey area

- 3.2.1 The survey area is shown on the Tree Constraints Plans included in *Appendix A*. The area comprises of unimproved grass fields bordered by hedgerows.

3.3 Topography

- 3.3.1 The topography across the site is variable although overall there is a fall from the north east to the south west of the site.

3.4 Soils

- 3.4.1 The geological data identifies the site as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. However as much of the site has been managed for agricultural purposes it is recommended that soil composition is tested if it is relevant to any proposed change in land use.

4 TREE SURVEY RESULTS

4.1 Trees within survey area

- 4.1.1 The majority of the surveyed trees are located along or adjacent to the field boundaries. The mature trees comprise predominantly of Oak with Ash, Hawthorn, Field maple and Willow also present. A variety of other younger early mature tree and shrub species are present across and adjacent to the site including Beech, Sycamore, Goat Willow, Leyland cypress, Norway maple, Silver birch, Plum and Blackthorn.
- 4.1.2 The hedgerows predominantly comprise mixed native species and some have become overgrown. Where regular hedgerow management has lapsed the features have been surveyed as groups.
- 4.1.3 The veteran Oak tree (T12) recorded on the Ancient Tree Inventory is mapped on the Tree Constraints Plans with its specific buffer zone in *Appendix A*.
- 4.1.4 Tree locations are shown on the Tree Constraints Plans provided in *Appendix A* and a description of all the surveyed trees is given in the Tree Data Schedule provided in *Appendix B*.

4.2 Tree quality assessment

4.2.1 Surveyed trees and tree groups have been graded in accordance with the retention categories described in BS5837:2012. *Table 1* provides an at-a-glance overview of the quality of tree cover within and adjacent to the site, with reference to BS5837 Retention Categories. An explanation of these categories is provided below:

- Category A: Trees of high quality, in such a condition as to make a substantial contribution. Retention is highly desirable.
- Category B: Trees of moderate quality, in such a condition as to make a significant contribution. Retention is desirable.
- Category C: Trees of low quality, currently in adequate condition to remain until new planting is established, or young trees with a stem diameter below 150mm.
- Category U: Trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

4.2.2 Three trees within the survey were classified within Retention Category A, retention of Category A trees is highly desirable.

4.2.3 Ten trees, sixteen groups, three hedgerows and one woodland within the survey were classified within Retention Category B. Where possible, Category B trees should be retained and managed to improve their future value.

Table 1: Number of surveyed features in each retention category*

Retention Category	Description	Number
A	Trees of high quality and value, in such a condition as to make a substantial contribution. Retention is highly desirable.	3
B	Trees of moderate quality and value, in such a condition as to make a significant contribution. Retention is desirable.	30
C	Trees of low quality and value, in adequate condition to remain until new planting is established, or young trees.	15
U	Trees which cannot realistically be retained for longer than 10 years.	0
Total		48

* Groups, hedgerows and woodland counted as one entity.

4.2.4 Five trees, five groups and five hedgerows were classified as Category C. These represent poor quality trees, low value specimens, or young trees, which could readily be replaced by new planting subject to ecological considerations.

4.2.5 No surveyed features were classified as Category U.

4.2.6 The Tree Data Schedule (*Appendix B*) provides further details of all the surveyed trees, tree groups, woodlands and hedgerows.

4.3 Tree protection status

4.3.1 A check of Wokingham Borough Councils' online interactive map in August 2023 confirmed that a Tree Preservation Order affects one Oak tree and one group of Oak trees within the site. The location of the TPO trees are shown, as accurately as possible using WBC's interactive map, on the Tree Constraints Plans provided in *Appendix A*.

- TPO1814/2021 comprises of an individual Oak tree and a group of two Oak trees located within the site and included in the BS5837 tree survey as T3 & G2.

4.3.2 The site is not within a Conservation Area.

4.3.3 The Oak tree (T12) has been recorded as a veteran on the Ancient Tree Inventory (Woodland Trust/Ancient Tree Forum).

4.4 Tree condition assessment and summary

4.4.1 With the exception of some of the hedgerows the surveyed trees have received little or no maintenance and several of the linear groups of trees are likely to have established from unmanaged hedgerows.

4.4.2 One Oak tree (T12) has been recorded as a veteran on the Ancient Tree Inventory (Woodland Trust/Ancient Tree Forum) and as a result has been given an extended buffer zone in keeping with Natural England and Forestry Commission Standing Advice¹ and the proposals have been designed to avoid any encroachment into it.

4.4.3 The relatively recent hedgerow and standard tree planting along the south western boundary does not appear to have been maintained and whilst parts of the hedgerow are becoming established other sections are less well established. Several of the plants have failed with the failure rate of the standard trees at approximately 40%.

4.4.4 Ash dieback is present in the area however the affects of the disease varies from tree to tree and its presence does not necessarily mean that infected trees should be removed. Note: younger trees seem to be more susceptible to the disease and are generally at greater risk of failing than mature Ash trees.

¹ <https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions>

5 ARBORICULTURAL IMPACT ASSESSMENT

5.1 Overview of the proposals

5.1.1 The proposals for the site are described as:

A hybrid application comprising:

- a) *A full application for the change of use of land from agricultural land to provide an area of Suitable Alternative Greenspace (SANG), including the details of associated landscaping, planting, drainage measures, parking, walking routes and other works associated with the creation of the SANG.*
- b) *An outline application with all matters reserved other than access into the site for a residential development of up to 145 dwellings, open space, internal accesses and parking, drainage measures, landscaping and all other associated works.*

5.1.2 This Arboricultural Impact Assessment is therefore divided into two sections providing a detailed assessment of the implications of the SANG and a separate assessment of the likely effects of the outline application including consideration of the development parameters and illustrative masterplan.

5.1.3 For the outline application it is recommended that the Arboricultural Impact Assessment is reviewed against the final detailed layout to ensure constraints relating to trees have been avoided wherever possible.

5.1.4 Where impacts on retained trees are unavoidable this information can be used to identify appropriate mitigation and working practice. Where incursions into the root protection areas or buffer zones of retained trees and other woody vegetation are necessary it is likely that the Local Authority would require the submission of an Arboricultural Method Statement to demonstrate that any significant encroachment into the root protection area (RPA) of retained trees can be practically achieved.

5.2 Full Application for SANG

5.2.1 *Implications of tree removal*

5.2.1.1 A 2.5m wide section of two Category B groups (G10 & G15) will be removed for the route of the SANG footpath, however, as the canopies regrow they will overhang the footpath and the small gap will reduce in size. The removal of these short sections will not be noticeable from outside the site and the linear groups will continue to provide wildlife corridors.

5.2.1.2 The smaller/younger Ash trees within the Category B group (G19) will be removed to create the access point to the SANG from Harts Close but the mature Ash trees within the group are not affected and will be retained.

5.2.1.3 A further section of G10 (approximately 4m in length) is shown to be removed on the Tree Retention & Removal Plans in *Appendix D* however this section can be retained as the position of the SANG footpath will utilize the existing gap in the group.

5.2.2 *Veteran tree*

5.2.2.1 The proposals avoid encroachment into the Buffer Zone of the veteran tree.

5.2.2.2 There are existing paths within the Buffer Zone of the veteran tree and the proposals provide an opportunity to improve the existing ground conditions within the Buffer Zone of the veteran tree and consideration should be given to the suitability of implementing the following measures:

- Allowing the grass within the Buffer Zone to grow and leave any natural debris within it to remain in place,
- Introduce fallen timber and/or branches into the Buffer Zone to create a more natural barrier than fencing,
- Cover the Buffer Zone with a suitable mulch,
- Install information boards explaining the value/importance of the veteran tree,
- Fence off as much of the Buffer Zone as possible – preferably with a relatively low unobtrusive fence to discourage access without detracting from the visual amenity of the area.

Note: these suggestions do not form part of the application.

5.2.3 *Implications of installation*

5.2.3.1 The RPAs of all the retained trees and hedgerows should be protected by tree protection fencing and, where appropriate, ground protection. All temporary tree protection should be approved by the relevant planning authority prior to any works taking place. This fencing would protect the construction exclusion zone (the rooting area of retained trees that is outside the footprint of the proposed development and working area required for its construction). Within the construction exclusion zone, the following rules should apply:

- No construction activity;
- No tree works without prior written consent from the Council;
- No excavation or alteration to ground levels or conditions (apart from those outlined for soft or hard landscape works and drainage works);
- No temporary structures;
- No storage of materials;
- No vehicles or machinery to be used or parked;
- No fixtures of any kind attached to trees; and
- No fires within 15m of the canopy edge of any tree or hedge.

5.2.3.2 Recommendations for the siting of the proposed tree protection fencing during the construction phase of the SANG are shown on the Preliminary Tree Protection Plan provided in *Appendix E*.

5.3 Outline Application for Wider Site

5.3.1 *Implications of tree removal*

5.1.3.1 The extent of tree removal required under the Illustrative Masterplan is identified on the Tree Retention & Removal Plans provided in *Appendix D*.

5.1.3.2 One Category B group (G1) would require partial removal to facilitate the new access road from the roundabout. G1 comprises predominantly of multi-stemmed Willow (including some that have collapsed) and the bulk of the group will not be affected.

5.1.3.3 No Category A trees, veteran trees or trees included within a TPO would require removal.

5.2.4 *Implications of tree pruning*

5.2.4.1 No pruning works appear to be necessary to facilitate the proposed layout although some minor pruning may be beneficial to ensure the appearance and structural integrity of the groups that require partial removal remain appropriate for their setting.

5.2.4.2 It may be necessary to coppice some of the trees within G1 to provide adequate working room and space for temporary tree protection whilst the new access is being constructed but as most of the trees are Willow regeneration is expected to be rapid. It should also be noted that coppicing trees in this area is likely to reduce the extent of tree removal required here.

5.2.5 *Implications of ground level changes*

5.2.5.1 No changes in ground level in relation to the RPA of retained trees are shown. Should any unavoidable ground level changes within the RPA of a retained tree be identified during detailed design, suitable mitigation and/or working practices should be incorporated into the Arboricultural Method Statement to demonstrate that the tree retention can be practically achieved.

5.2.6 *Implications of changes to ground surfacing*

5.2.6.1 Details of changes in ground surfacing in relation to the RPA of retained trees are not known at this stage but the use of permeable surfaces and 'no-dig' construction (such as CellWeb) within the RPA of retained trees are an effective method of avoiding damage/harm if encroachment cannot be avoided.

- 5.2.6.2 The proposed hard surfacing will result in an increase in ground water run-off, although, subject to suitable surface water drainage design, this is not expected to affect the retained trees and suitable mitigation and/or working practices should be incorporated into the detailed design to minimize any adverse effect.
- 5.2.7 *Implications of underground services and drainage*
- 5.2.7.1 In order to avoid impacts on existing trees, all new services required in connection with the proposed development should be located outside the RPA of any retained tree. If essential service provision intrudes on the RPA of any retained tree, all works should be conducted in accordance with the *NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees* (NJUG, 2007), details of which would be finalised in the technical design stage and, where necessary, covered by an Arboricultural Method Statement.
- 5.2.8 *Implications of over ground services*
- 5.2.8.1 Any new over ground services required in connection with the proposed development should be located outside and a suitable distance away from the canopies of retained trees. Where new planting is to be established, consideration should be given to providing adequate clearance from over ground services to allow for future growth without the need for regular pruning.
- 5.2.9 *Boundary fencing*
- 5.2.9.1 No details of any changes to the boundary fencing have been shown and it is recommended if any are required that the siting and a design that minimises the effect on retained trees is adopted, details of which should be agreed in the technical design stage and where necessary covered by an Arboricultural Method Statement.
- 5.2.10 *New planting*
- 5.2.10.1 All new tree planting should avoid adversely affecting the health or competing with existing retained trees unless it is required to act as a successor to the existing vegetation.
- 5.2.11 *Implications of construction activity*
- 5.2.11.1 The RPAs of all the retained trees and hedgerows should be protected by tree protection fencing and, where appropriate, ground protection. All temporary tree protection should be approved by the relevant planning authority prior to any works taking place. This fencing would protect the construction exclusion zone (the rooting area of retained trees that is outside the footprint of the proposed development and working area required for its construction). Within the construction exclusion zone, the following rules should apply:
- No construction activity;

- No tree works without prior written consent from the Council;
- No excavation or alteration to ground levels or conditions (apart from those outlined for soft or hard landscape works and drainage works);
- No temporary structures;
- No storage of materials;
- No vehicles or machinery to be used or parked;
- No fixtures of any kind attached to trees; and
- No fires within 15m of the canopy edge of any tree or hedge.

5.2.12 *Hazardous materials*

5.2.12.1 All hazardous materials (including cement and petrochemicals) would need to be appropriately stored, and their usage controlled, to ensure no detrimental impact on tree health, both in terms of existing trees and areas proposed for new landscape planting.

5.3 Issues to be addressed by Arboricultural Method Statement

5.3.1 Prior to any works in relation to the proposals that would affect the retained trees, an Arboricultural Method Statement should be prepared along with an updated Tree Protection Plan. The Arboricultural Method Statement should, where appropriate, contain the following information:

- Details of any proposed tree works;
- Installation of temporary ground protection and/or fencing;
- Construction methodologies for installation of new hard surfacing within the RPA of retained trees; and
- An auditable/audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.

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APPENDIX A

Tree Constraints Plans



KEY

- Application boundary
- T8** Tree (T) / Group (G) / Hedge (H) / Woodland (W) number
- Root Protection Area
- Veteran Tree / Ancient woodland Buffer Zone
- T3**
Oak
B2
TPO1814 Example of a tree / woodland with a Tree preservation order including the TPO number

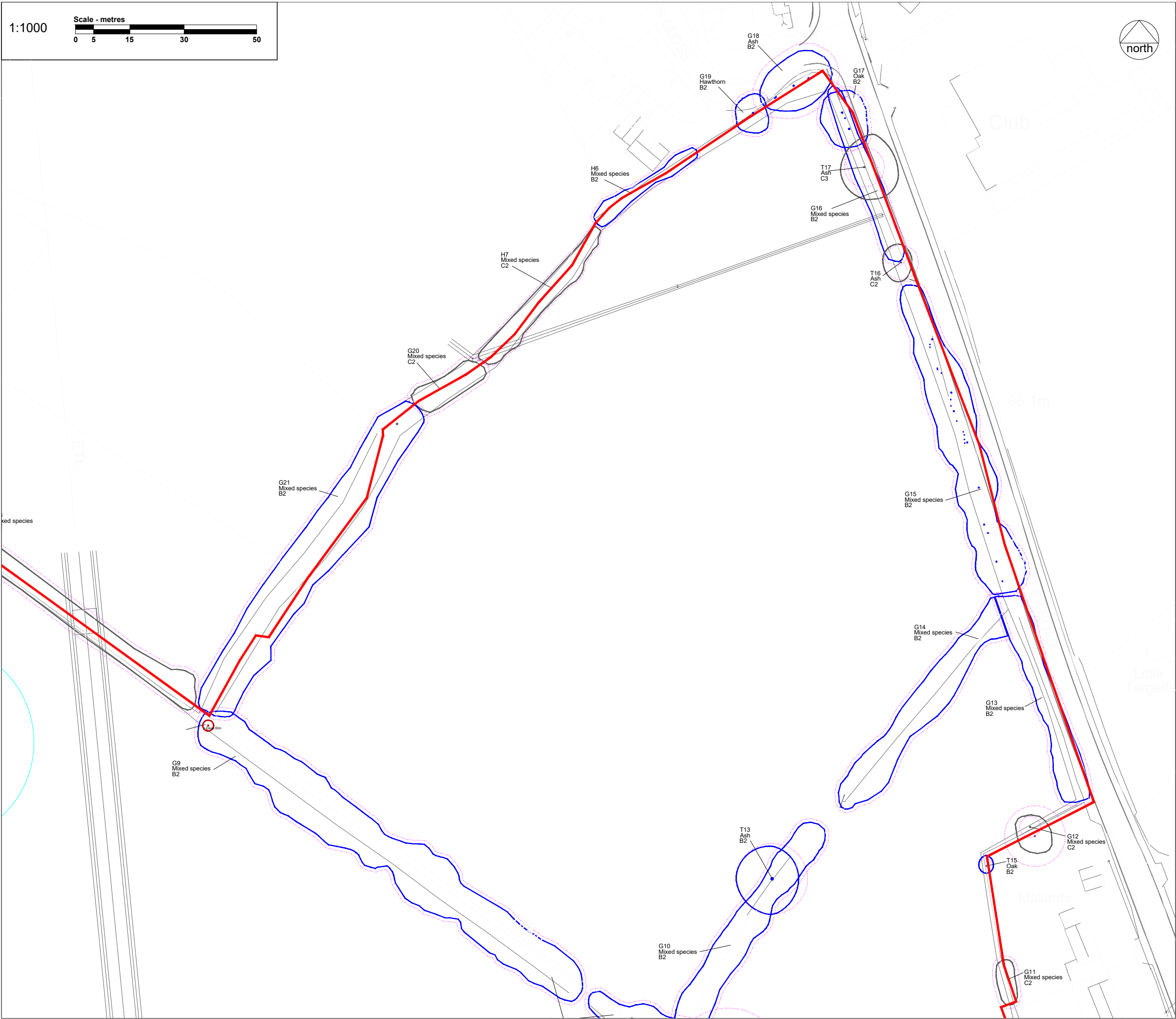
- BS5837:2012 Tree Categories
- Canopy extent of tree: Category A - High quality
 - Canopy extent of tree: Category B - Moderate quality
 - Canopy extent of tree: Category C - Low quality
 - Canopy extent of tree: Category U - Unsuitable for retention²

Notes
A full qualitative analysis of tree cover (The Tree Data Schedule) accompanies this drawing.
Do not scale off drawing - refer to Tree Data Schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
The original of this drawing was produced in colour – a monochrome copy should not be relied upon.
¹ Trees recorded as Ancient or Veteran in the Ancient Tree Inventory are shown with their specific Buffer zones instead of smaller RPA that would otherwise apply.
² Ecological value must be checked as retention may still be appropriate / necessary.
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KEY

- Application boundary
- Tree (T) / Group (G) / Hedge (H) / Woodland (W) number
- Root Protection Area
- Veteran Tree / Ancient woodland Buffer Zone
- Example of a tree / woodland with a Tree preservation order including the TPO number

BS5837:2012 Tree Categories

- Canopy extent of tree: Category A - High quality
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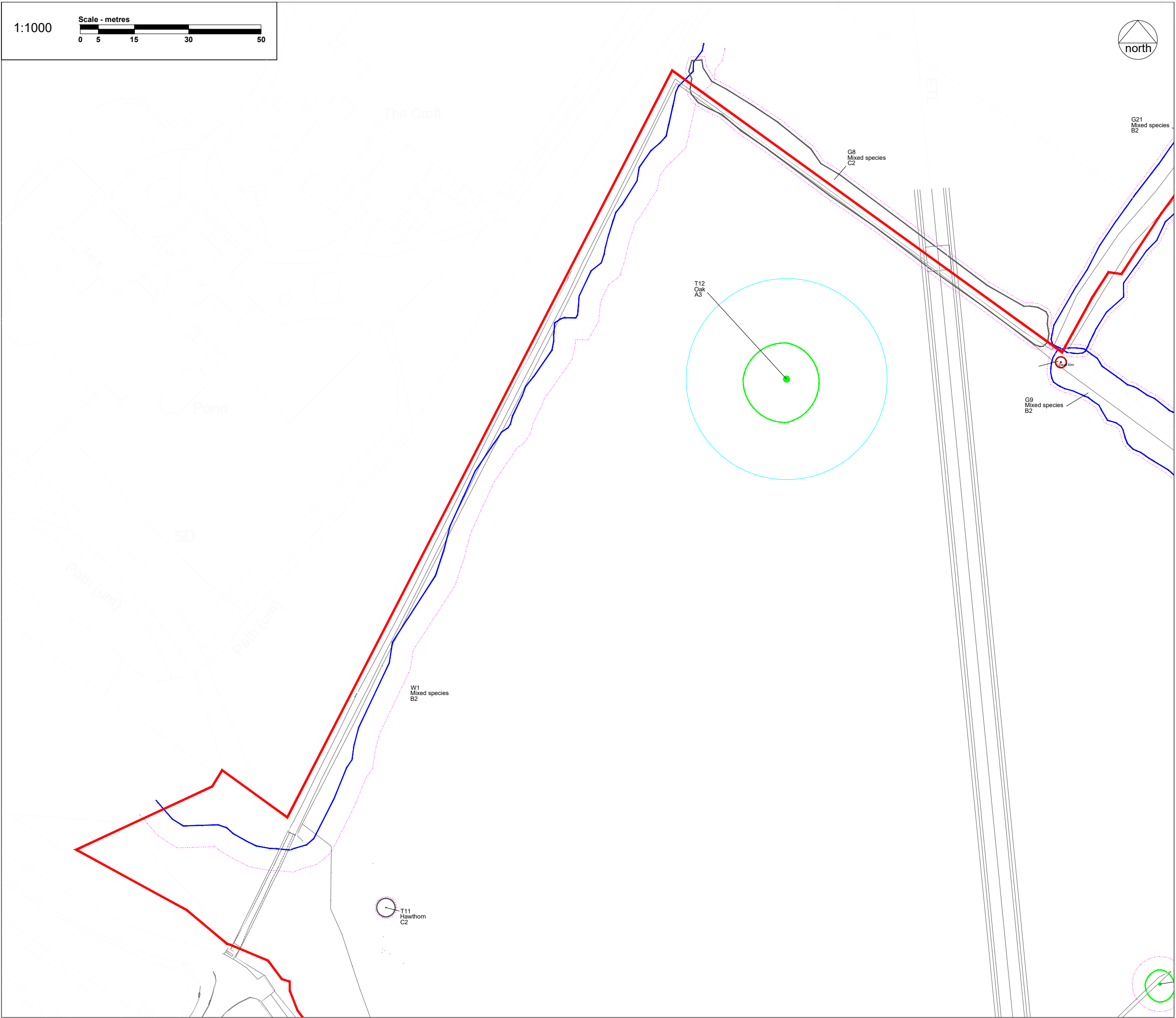
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1:1000



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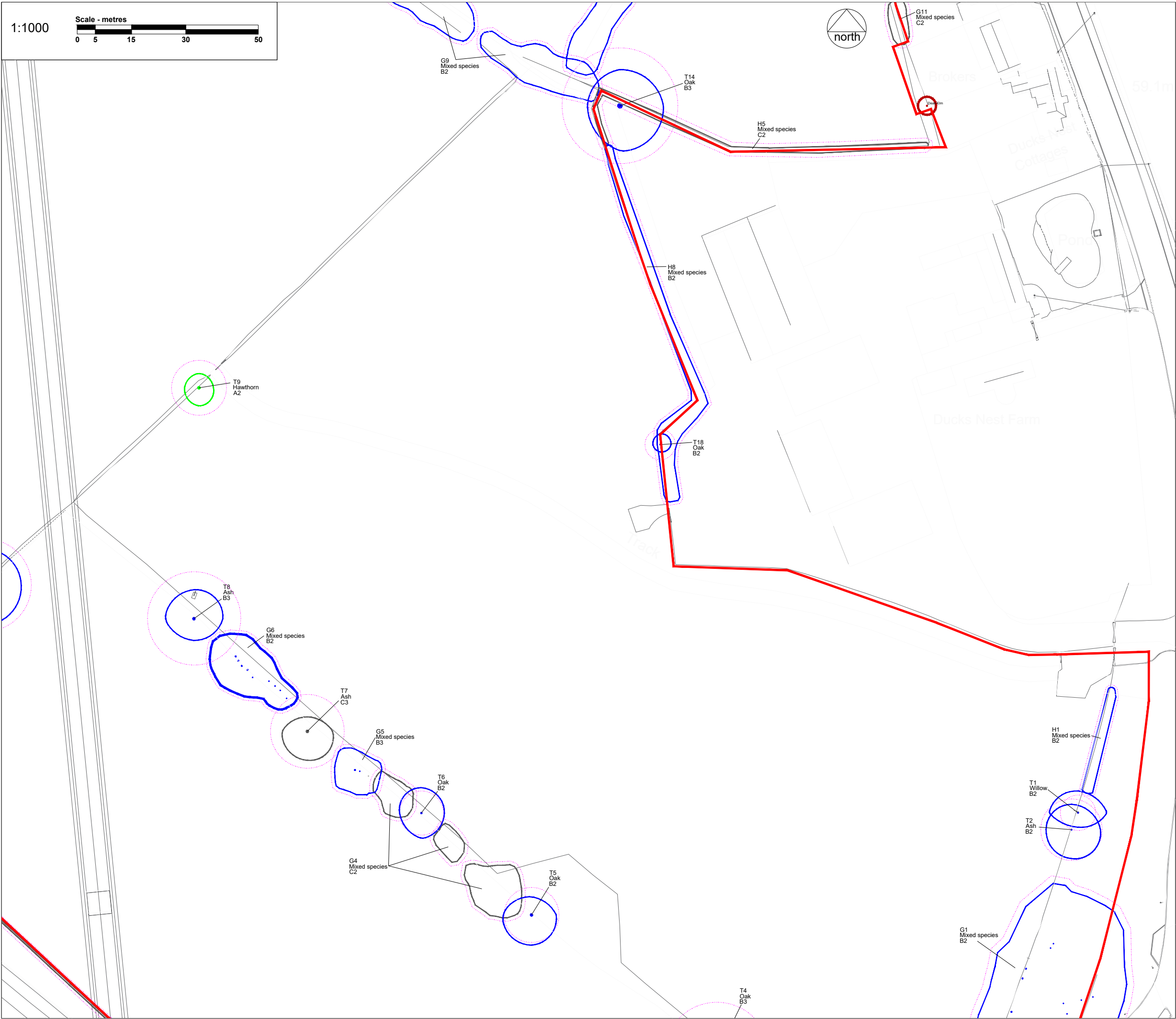


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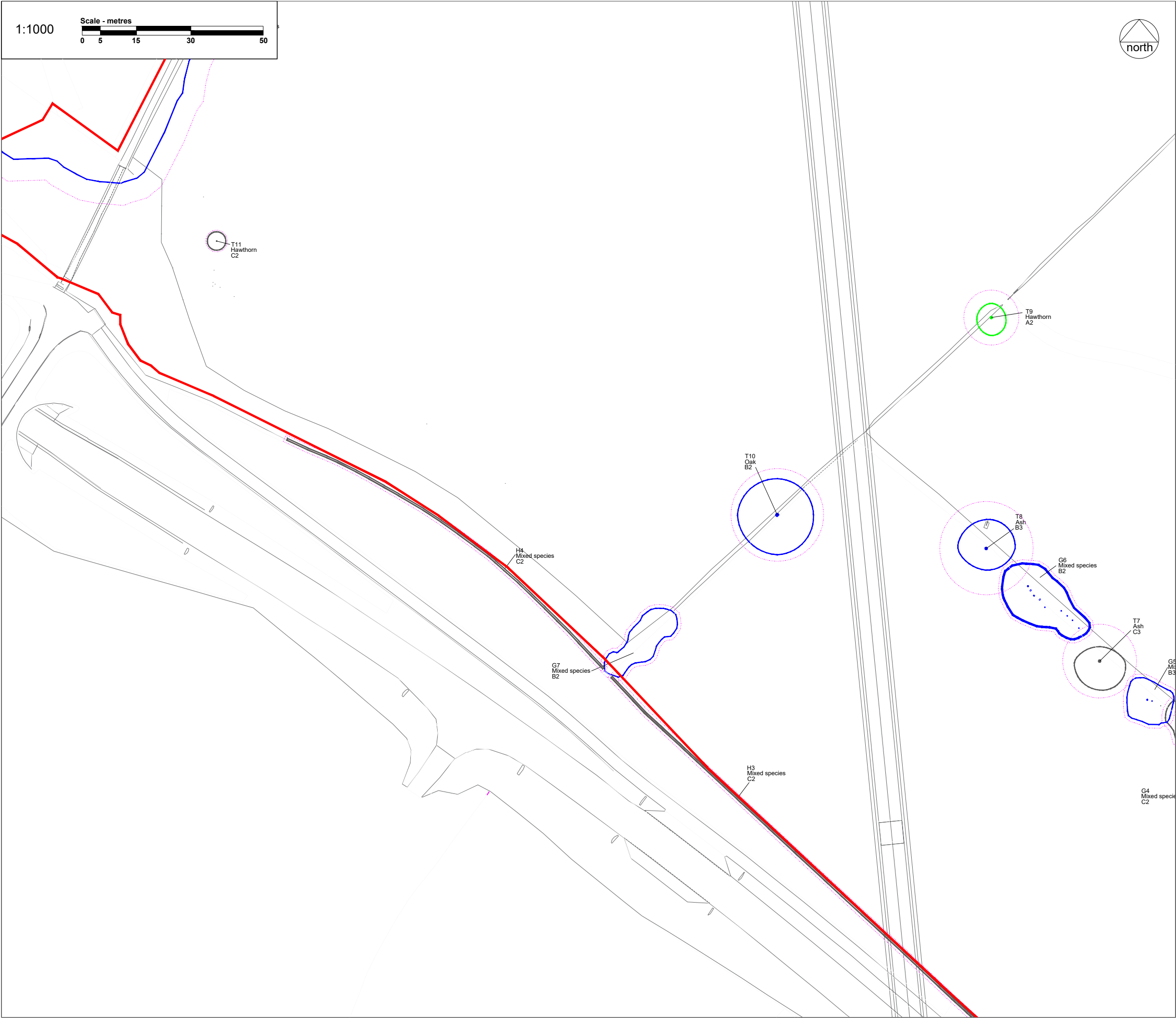
- Application boundary
- Tree (T) / Group (G) / Hedge (H) / Woodland (W) number
- Root Protection Area
- Veteran Tree / Ancient woodland Buffer Zone
- Example of a tree / woodland with a Tree preservation order including the TPO number
- BS5837:2012 Tree Categories
 - Canopy extent of tree: Category A - High quality
 - Canopy extent of tree: Category B - Moderate quality
 - Canopy extent of tree: Category C - Low quality
 - Canopy extent of tree: Category U - Unsuitable for retention

Notes
A full qualitative analysis of tree cover (The Tree Data Schedule) accompanies this drawing.
Do not scale off drawing - refer to Tree Data Schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
The original of this drawing was produced in colour – a monochrome copy should not be relied upon.
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KEY

- Application boundary
- T8 Tree (T) / Group (G) / Hedge (H) / Woodland (W) number
- Root Protection Area
- Veteran Tree / Ancient woodland Buffer Zone
- Example of a tree / woodland with a Tree preservation order including the TPO number
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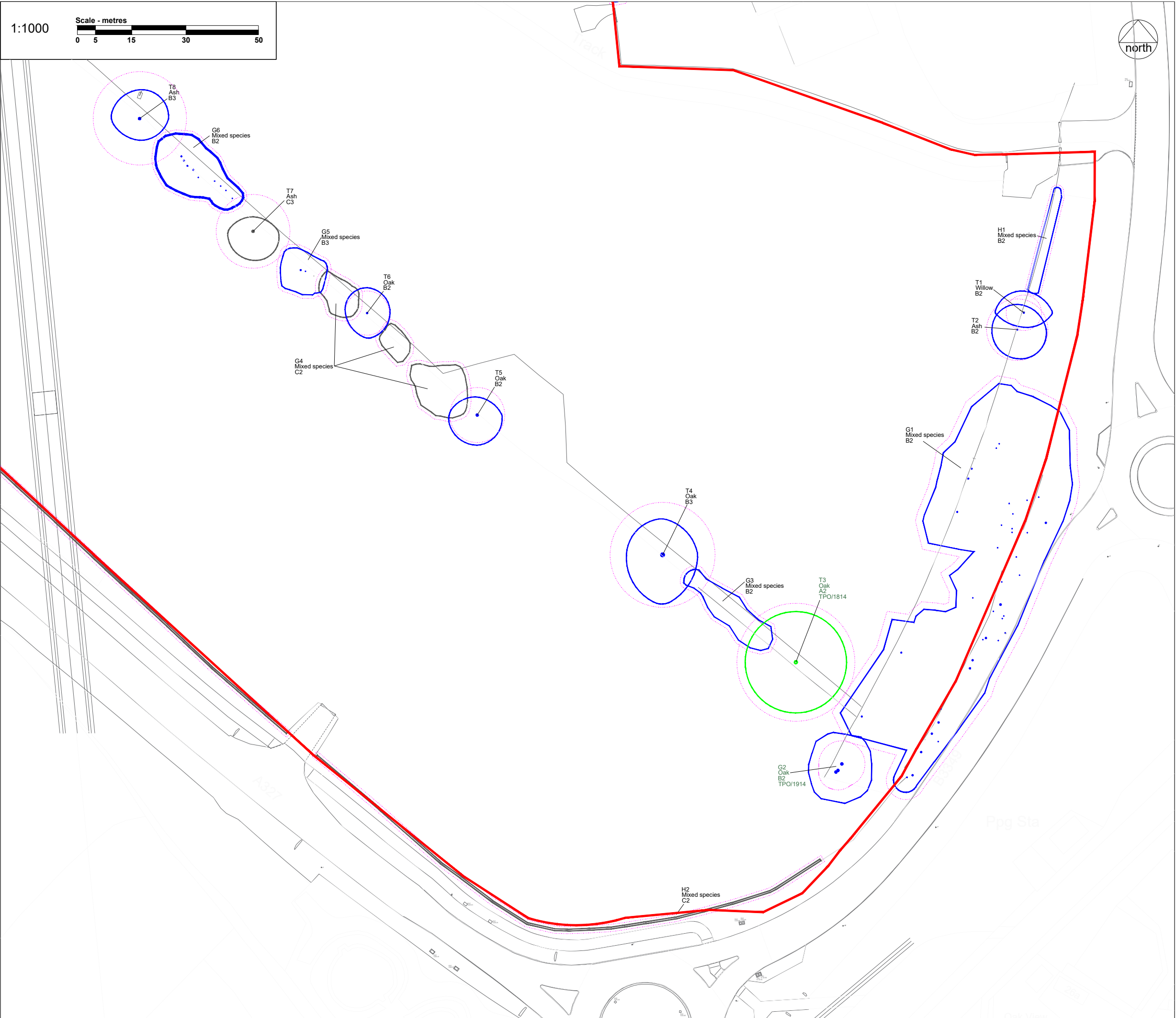
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KEY

Application boundary

T8

Tree (T) / Group (G) / Hedge (H) / Woodland (W) number

Root Protection Area

Veteran Tree / Ancient woodland Buffer Zone

T3
Oak
B2
TPO/1814

Example of a tree / woodland with a Tree preservation order including the TPO number

BS5837:2012 Tree Categories

Canopy extent of tree:
Category A - High quality

Canopy extent of tree:
Category B - Moderate quality

Canopy extent of tree:
Category C - Low quality

Canopy extent of tree:
Category U - Unsuitable for retention²

Notes
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APPENDIX B

Tree Data Schedule

Reference	Life Stage & Species	Height (m)	Crown Ht (m)	FSB Ht (m) Dir	Stem Diameter (mm)	Branch Spread N (m) E S	Observations	Preliminary management recommendations	Physio Cond Struct Cond	Life Expectancy	BS5837 Ret. Cat.
T1	M Goat willow <i>Salix caprea</i>	10	0	1.5	410	8 6 8 4	Plotted manually, leans significantly over site (NW), ivy clad, partially collapsed	No immediate action required	Good	40+	B2
				NW					Fair		
T2	M Ash <i>Fraxinus excelsior</i>	15	1.5	3	290 x 6	7 7 8 8	Multi-stemmed, ivy clad, dead wood, minor ash dieback	No immediate action required	Fair	20+	B2
				SE					Fair		
T3	M Oak <i>Quercus robur</i>	18	0.5	4	1360	14 14 14 14	Lichen, dead wood, historic branch failure	No immediate action required	Good	40+	A2
				S					Fair		
T4	M Oak <i>Quercus robur</i>	20	0	2.5	1210	10 10 9 14	Lichen, basal cavity (SW), significant dead wood (SW), hollow, peeling bark, snags	No immediate action required	Good	40+	B3
				SE					Fair		
T5	M Oak <i>Quercus robur</i>	13	0.5	2	630	8 5 7 8	Soil mound within RPA, significant trunk wound and multiple branch wounds into upper canopy probably old fire damage but canopy recovering	Remove soil mound	Good	40+	B2
				S					Fair		
T6	M Oak <i>Quercus robur</i>	13	1.5	2	510	6 7 6 7	Frith on branches, minor dead wood	No immediate action required	Good	40+	B2
				NW					Fair		
T7	M Ash <i>Fraxinus excelsior</i>	13	1	1	320 x 7	7 4 7 8	Old coppice with cavities, hollowing, significant dead wood, ash dieback present	No immediate action required	Fair	10+	C3
				SE					Fair		
T8	M Ash <i>Fraxinus excelsior</i>	15	0	0.5	380 x 8	8 8 8 6	Old coppice with cavities, hollowing, dead wood, lichen, fused branches, ash dieback present but canopy improved significantly since previous survey	No immediate action required	Fair	20+	B3
				W					Fair		

Reference	Life Stage & Species	Height (m)	Crown Ht (m)	FSB Ht (m) Dir	Stem Diameter (mm)	Branch Spread N (m) E S	Observations	Preliminary management recommendations	Physio Cond Struct Cond	Life Expectancy	BS5837 Ret. Cat.
T9	M Hawthorn <i>Crataegus monogyna</i>	9	0.5	0.5	170 x 14	4 4 5	Multi-stemmed at 0.5m, barbwire on trunk	No immediate action required	Good	40+	A2
				NE					Fair		
T10	M Oak <i>Quercus robur</i>	15	0	1.8	1070	11 10 11	Twin leader with occluded union, barbwire/trunk damage, significant epicormic growth on branches, dead wood	No immediate action required	Good	40+	B2
				N					Fair		
T11	EM Hawthorn <i>Crataegus monogyna</i>	6	0	0.5	250	3 3 3	Clad in bramble	No immediate action required	Good	20+	C2
				E					Fair		
T12	M Oak <i>Quercus robur</i>	19	1.5	1.8	1850	12 10 12	Basal cavities, hollow, dead wood, branch cavity. Recorded as a veteran within the Ancient Tree Inventory, Tree Id: 163762	No immediate action required	Good	40+	A3
				NW					Fair		
T13	M Ash <i>Fraxinus excelsior</i>	18	2	2.5	820	10 9 10	Ivy clad, twin leader, lichen on branches, ash dieback present	No immediate action required	Fair	20+	B2
				SE					Fair		
T14	M Oak <i>Quercus robur</i>	18	1.8	5	1330	9 10 13	Off site, dessicated fungal fruining bodies at base (Ganoderma), trunk wounds/cavities, multiple branch cavities, dead wood, snags	No immediate action required	Good	40+	B3
				N					Fair		
T15	EM Oak <i>Quercus robur</i>	9	2	2	170	2 3 2	Off site, restricted access	No immediate action required	Good	20+	C2
				NE					Fair		
T16	M Ash <i>Fraxinus excelsior</i>	17	3	3	400	5 5 6	Ivy clad, dead wood, ash dieback present	H&S inspection as adjacent to road	Fair	10+	C2
				W					Fair		

Reference	Life Stage & Species	Height (m)	Crown Ht (m)	FSB Ht (m) Dir	Stem Diameter (mm)	Branch Spread N (m) S W E	Observations	Preliminary management recommendations	Physio Cond Struct Cond	Life Expectancy	BS5837 Ret. Cat.
T17	M Ash <i>Fraxinus excelsior</i>	19	4	4	460	10	Ivy clad, old pollard at 4m, significant dead wood, ash dieback present	H&S inspection as adjacent to road	Fair	10+	C3
				N		10			Fair		
T18	EM Oak <i>Quercus robur</i>	10	1.5	1.5	350	3	Plotted manually, within hedge, multi-stemmed at 2m	No immediate action required	Good	40+	B2
				SE		2			Fair		

Reference	Life Stage & Species	Height up to (m)	Crown Ht (m)	FSB Ht (m) Dir	Stem Diameter up to (mm)	Branch Spread N (m) E S	Observations	Preliminary management recommendations	Physio Cond Struct Cond	Life Expectancy	BS5837 Ret. Cat.
G1	M Mixed -	13	0	0	600	- - -	Unmanaged, includes Willow (some collapsed), Hawthorn, Oak, Goat willow, Ash (with dieback)	No immediate action required	Good	40+	B2
				-		- - -			Fair		
G2	EM Oak <i>Quercus robur</i>	13	0.5	-	530	- - -	Restricted access, 2 or 3 trees (one may be twin stemmed), partially suppressed, dead wood	No immediate action required	Good	40+	B2
				-		- - -			Fair		
G3	EM Mixed -	6	0	-	200	- - -	Unmanaged, includes Hawthorn, Plum, bramble	No immediate action required	Good	40+	B2
				-		- - -			Fair		
G4	EM Mixed -	7	0	-	100	- - -	Unmanaged, Ash suckers from fallen tree, includes Blackthorn, Hazel, Elder, Elm (some dead), Dog rose, gappy	No immediate action required	Good	10+	C2
				-		- - -			Fair		
G5	M Ash <i>Fraxinus excelsior</i>	13	0.5	-	300	- - -	Two(?) old coppice stools with cavities, lichen, ash dieback present	No immediate action required	Fair	20+	B3
				-		- - -			Fair		
G6	M Mixed -	10	0.5	-	450	- - -	Multi-stemmed, Hawthorn, Hazel & Field maple	No immediate action required	Good	40+	B2
				-		- - -			Fair		
G7	EM Mixed -	9	0	-	300	- - -	Unmanaged, predominantly Hawthorn with Goat willow, bramble, multi-stemmed	No immediate action required	Good	40+	B2
				-		- - -			Fair		
G8	SM Mixed -	6	0	-	150	- - -	Unmanaged, sporadic trees in area of brambles, Oak & Holm oak	No immediate action required	Good	20+	C2
				-		- - -			Fair		

Reference	Life Stage & Species	Height up to (m)	Crown Ht (m)	FSB Ht (m) Dir	Stem Diameter up to (mm)	Branch Spread N W (m) E S	Observations	Preliminary management recommendations	Physio Cond Struct Cond	Life Expectancy	BS5837 Ret. Cat.
G9	EM Mixed -	12	0	1.5	250	- -	Unmanaged, includes Oak, Hawthorn, Blackthorn, Elm, Ash, Willow, Plum, Field maple, Hazel, Elder	No immediate action required	Good	40+	B2
				E		-			Fair		
G10	EM Mixed -	13	0	-	250	- -	Unmanaged but grazed by livestock up to 1.5m, includes Hawthorn, Oak, Plum, Hazel, Field maple, Blackthorn	No immediate action required	Good	20+	B2
				-		-			Fair		
G11	SM Mixed -	4	-	-	150	- -	Off site, maintained, predominantly Lawson cypress with Leyland cypress	No immediate action required	Good	40+	C2
				-		-			Fair		
G12	M Mixed -	22	0	-	700	- -	Off site multi-stemmed Lawson cypress (larger tree) and on site early mature partially suppressed Turkey oak	No immediate action required	Good	40+	C2
				-		-			Fair		
G13	EM Mixed -	10	0	-	200	- -	Unmanaged, includes Hawthorn, Hazel, Elm (some dead), Blackthorn, Holly, Spindle, Dog rose, bramble	No immediate action required	Good	40+	B2
				-		-			Fair		
G14	EM Mixed -	9	0	-	200	- -	Unmanaged, includes Hawthorn, Hazel, Elm (some dead), Blackthorn, Holly, Spindle, Dog rose, bramble	No immediate action required	Good	40+	B2
				-		-			Fair		
G15	EM Mixed -	15	0	-	350	- -	Unmanaged some ivy clad, predominantly Oak with Ash (dieback present), understorey includes Field maple, Blackthorn, Hawthorn, Crab apple, Spindle, Dog rose	No immediate action required	Good	40+	B2
				-		-			Fair		
G16	EM Mixed -	5	0	-	100	- -	Unmanaged, predominantly Blackthorn with Hawthorn, Field maple, Holly	No immediate action required	Good	40+	B2
				-		-			Fair		

Reference	Life Stage & Species	Height up to (m)	Crown Ht (m)	FSB Ht (m) Dir	Stem Diameter up to (mm)	Branch Spread N W (m) E S	Observations	Preliminary management recommendations	Physio Cond Struct Cond	Life Expectancy	BS5837 Ret. Cat.
G17	EM Oak <i>Quercus robur</i>	14	1	- -	440	- - - -	3 trees, ivy clad, partially suppressed	No immediate action required	Good Fair	40+	B2
G18	M Ash <i>Fraxinus excelsior</i>	19	1.5	- -	550	- - - -	5 off site trees, partially suppressed, dieback present	No immediate action required	Fair Fair	20+	B2
G19	EM Hawthorn <i>Crataegus monogyna</i>	9	0	- -	250	- - - -	Covered with ivy and bramble	No immediate action required	Good Fair	20+	B2
G20	EM Mixed -	9	0	- -	150	- - - -	Unmanaged, predominantly Hazel with Hawthorn, Elder, Elm (some dead/dying), Oak, Field maple	No immediate action required	Good Fair	20+	C2
G21	EM Mixed -	13	0	- -	400	- - - -	Unmanaged, predominantly multi-stemmed Willow with Blackthorn	No immediate action required	Good Fair	40+	B2
H1	EM Mixed -	3	0	- -	150	- - - -	Maintained (except top), predominantly Hawthorn with Willow, Hazel, Blackthorn, Field maple	No immediate action required	Good Fair	40+	B2
H2	Y Mixed species -	3	-	- -	<75	- - - -	Planted in 2 rows with stakes & guards but no evidence of maintenance, includes Hazel, Dogwood, Hawthorn, Blackthorn, Dog rose, Goat willow, Holly, Privet, some dead. Several standard trees planted at intermittent intervals: 2 Field maple, 1 Apple, 1 Oak (dieback), 2 Alder (one with dead top but significant regrowth), 3 dead.	Maintain	Fair Fair	10+	C2
H3	Y Mixed species -	3	-	- -	<75	- - - -	Planted in 2 rows with stakes & guards but no evidence of maintenance, includes Hazel, Dogwood, Hawthorn, Blackthorn, Dog rose, Goat willow, Holly, Privet, some dead, 18m section less established with more failures. Several standard trees planted at intermittent intervals: 1 Field maple, 1 Apple, 1 Oak (dieback), 2 Whitebeam, 1 Cherry, 1 Rowan, 6 dead.	Maintain	Fair Fair	10+	C2

Reference	Life Stage & Species	Height up to (m)	Crown Ht (m)	FSB Ht (m) Dir	Stem Diameter up to (mm)	Branch Spread N W (m) E S	Observations	Preliminary management recommendations	Physio Cond Struct Cond	Life Expectancy	BS5837 Ret. Cat.
H4	Y Mixed species -	3	-	- -	<75	- -	Planted in 2 rows with stakes & guards but no evidence of maintenance, includes Hazel, Dogwood, Hawthorn, Blackthorn, Dog rose, Goat willow, Holly, Privet, some dead. Several standard trees planted at intermittent intervals: 1 Field maple, 2 Apple, 1 Oak, 1 Alder (dead top but significant regrowth), 2 Rowan, 6 dead.	Maintain	Fair Fair	10+	C2
H5	EM Mixed -	5	0	- -	100	- -	Off site, predominantly Leyland cypress with Elder, Holly, Elm, Hazel, Willow, Cherry, Purple plum, Oak	No immediate action required	Good Fair	40+	C2
H6	EM Mixed -	2	0	- -	100	- -	Partially maintained, restricted access, gappy, predominantly Elm with Hawthorn, Elder, bramble	No immediate action required	Fair Fair	40+	B2
H7	EM Mixed -	6	0	- -	100	- -	Partially maintained around 2m in height but some up to 6m, restricted access, gappy, predominantly Elm (including dead/dying) and bramble with Hawthorn, Elder	No immediate action required	Fair Fair	20+	C2
H8	EM Mixed -	5	0	- -	100	- -	Maintained (except top), predominantly Hawthorn and Plum with Willow, Hazel, Purple plum, Field maple	No immediate action required	Good Fair	40+	B2
W1	M Mixed -	22	0	- -	800	- -	Off site, unmanaged, adjacent footpath, predominantly Beech (originally hedge), includes Holly, Corsican pine, Oak, Atlas blue cedar, Yew, Hawthorn, Sycamore, Ash, Purple Norway maple, dead fallen Larch	No immediate action required	Good Fair	40+	B2

APPENDIX C

Explanation of Terms

Reference Numbering

Each tree, group of trees or hedgerow is given an individual reference, made up of sequential numbers prefixed by a letter where:

T = Individual Tree, **G** = Group, **H** = Hedge, **S** = Stump, **R** = Reference, **X** = Shrub, **JK** = Japanese Knotweed

Age and Species

Life Stage

Trees are assigned to one of five age classes as follows:

Young (Y)	Tree in establishment stage, normally up to 5-10 years old
Semi-mature (SM)	Establishing tree with potential for significant growth both in terms of tree height and crown spread. Typically, having attained at least 25% of likely mature height and crown spread
Early Mature (EM)	Establishing tree with potential for significant growth both in terms of tree height and crown spread. Typically, having attained at least 50% of likely mature height and crown spread
Mature (M)	Established tree, typically having attained at least 70% of likely mature height and crown spread
Over-mature (OM)	Extensive decline in physiological functions and/or structural integrity
Veteran (V)	A tree that shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species.

Species

Tree names and other plant names follow Stace (1997) and are provided as both Common (English) species names and scientific (Latin) names.

Size and Spread

Height

Current tree height in metres.

Stem Diameter

Stem diameter, measured in millimetres, at 1.5m above ground-level. On multi-stemmed trees this measurement is taken using the guidance in Annex C of BS5837:2012.

Branch Spread

Radial crown spread measured in four compass directions (north, south east, and west) using magnetic north.

First Significant Branch (FSB)

Height of first significant branch above adjacent site ground-level in metres and direction of growth measured in one compass direction using magnetic north.

Crown Height

Height of crown clearance above adjacent site ground-level in metres. Where this varies around the canopy, the height of the lowest point is recorded.

Observations

This section provides details, where relevant, pertaining to the tree's position, form, pruning history and an account of any significant defects observed. Access restrictions and other incidental observations are also noted here.

Recommendations

These are normally based upon remedial action to address any observed significant defects. These may be recommended for tree safety reasons, or for reasons of good arboricultural practice and tree management.

Condition and Value

Physiological Condition

Good	Healthy tree with no symptoms of significant disease
Fair	Tree with early signs of disease, small defects, decreased life expectancy, or evidence of less than average vigour for the species
Poor	Significant disease present, limited life expectancy, or with very low vigour for the species and evidence of physiological stress
Dead/dying	Tree is in advanced stages of physiological failure and is dying or dead

Structural Condition

Good	No significant structural defects observed
Fair	Some structural defects observed, including the presence of deadwood in otherwise healthy trees with a good life expectancy
Poor	Significant structural defects observed resulting in a tree which is likely to require either monitoring or remedial action
Dead/dying	Major defects which compromise the safety of the tree. Remedial works or tree removal are likely to be required in many target locations

Life Expectancy or Estimated Remaining Contribution (ERC)

The estimated number of years before the tree may require removal is expressed as one of the following categories: (i) <10 years; (ii) 10+ years; (iii) 20+ years; (iv) 40+ years.

BS5837 Retention Category

Each tree, group of trees or hedge is assigned to a retention category where:

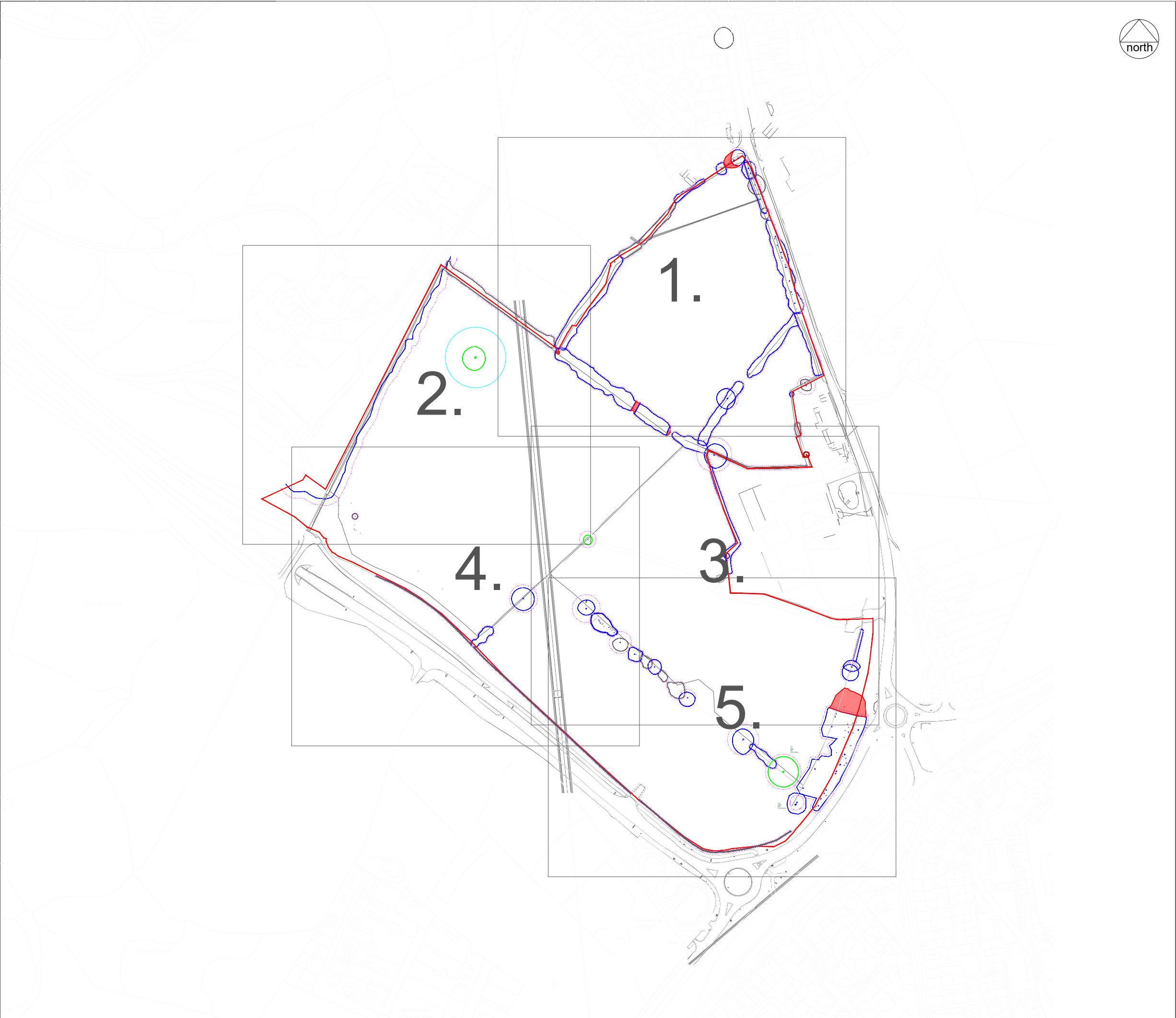
A	Trees of high quality, retention is highly desirable
B	Trees of moderate quality where retention is desirable
C	Trees of low quality, or young trees with a stem diameter <150mm. Category C trees may be retained, replaced or relocated
U	Trees unsuitable for retention or trees which should be removed

In accordance with BS5837:2012, a numerical suffix is added to the retention category of each tree, which indicates the principal reason for the value of each tree or group of trees, where:

1	Mainly arboricultural values, including fine examples of the species
2	Mainly landscape values, including trees providing screening and/or softening effects to the locality, or trees of visual prominence
3	Mainly cultural values, including conservation, historical and commemorative values

APPENDIX D

Tree Retention & Removal Plans



KEY

Application boundary

T8

Tree (T) / Group (G) / Hedge (H) / Woodland (W) number

Root Protection Area

Veteran Tree / Ancient woodland Buffer Zone

T3
Oak
B2
TPO1814

Example of a tree / woodland with a Tree preservation order including the TPO number

BS5837:2012 Tree Categories

Canopy extent of tree:
Category A - High quality

Canopy extent of tree:
Category B - Moderate quality

Canopy extent of tree:
Category C - Low quality

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TITLE:
Tree Retention and Removal Plan - Overview

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KEY

Application boundary

T8

Tree (T) / Group (G) / Hedge (H) / Woodland (W) number

Root Protection Area

Veteran Tree / Ancient woodland Buffer Zone

T3 Oak B2 TPO1814

Example of a tree / woodland with a Tree preservation order including the TPO number

BS5837:2012 Tree Categories

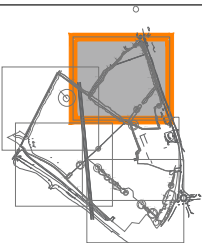
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Tree Retention and Removal Plan - Sheet 1 of 5

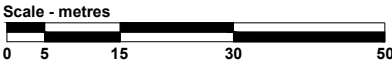
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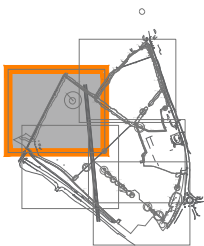
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KEY

- Application boundary
- T8** Tree (T) / Group (G) / Hedge (H) / Woodland (W) number
- Root Protection Area
- Veteran Tree / Ancient woodland Buffer Zone
- Example of a tree / woodland with a Tree preservation order including the TPO number
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 - Canopy extent of tree: Category A - High quality
 - Canopy extent of tree: Category B - Moderate quality
 - Canopy extent of tree: Category C - Low quality
 - Canopy extent of tree: Category U - Unsuitable for retention

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Tree Retention and Removal Plan - Sheet 2 of 5

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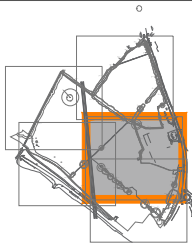
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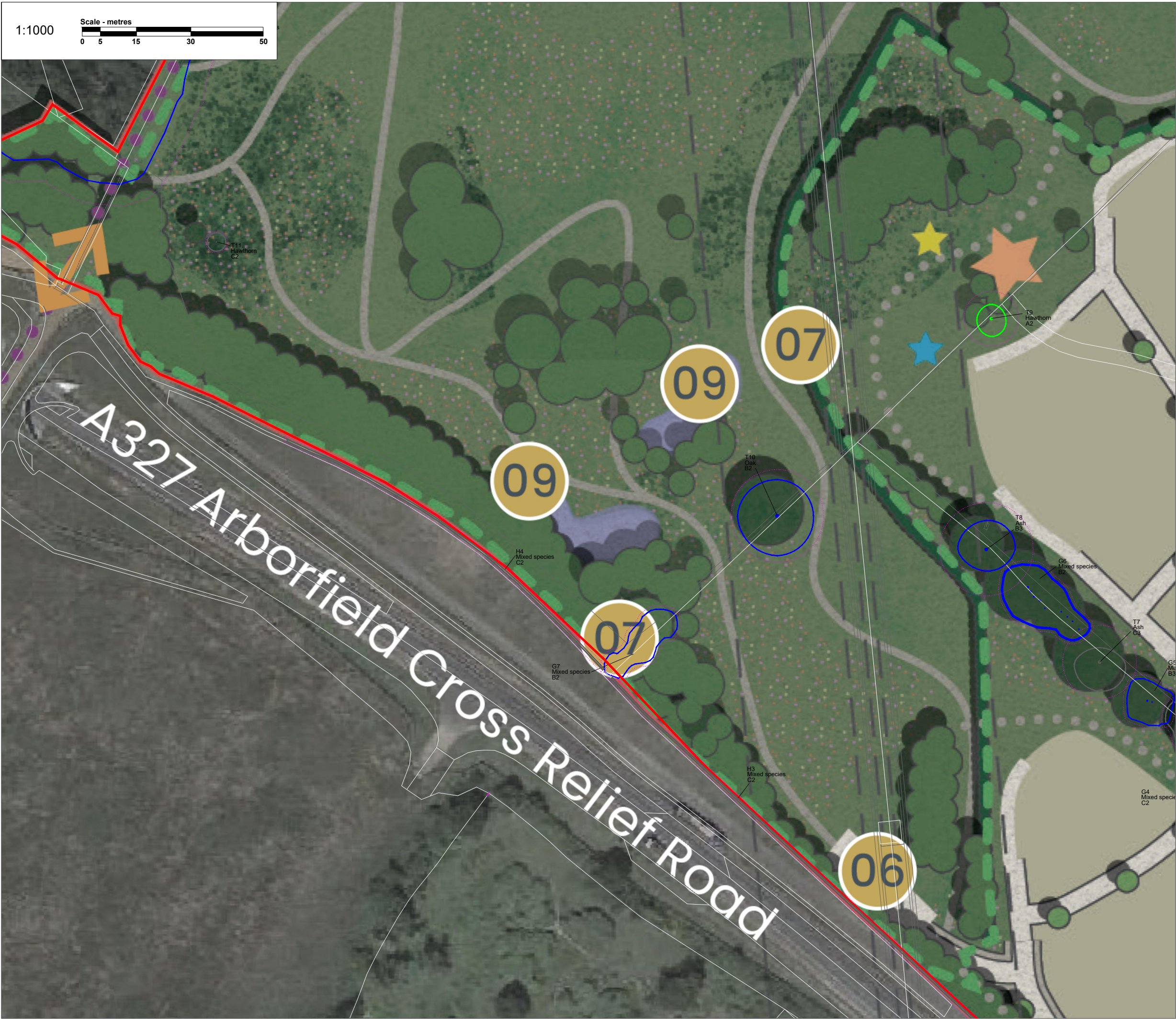
KEY

- Application boundary
- T8** Tree (T) / Group (G) / Hedge (H) / Woodland (W) number
- Root Protection Area
- Veteran Tree / Ancient woodland Buffer Zone
- Example of a tree / woodland with a Tree preservation order including the TPO number
- BS5837:2012 Tree Categories
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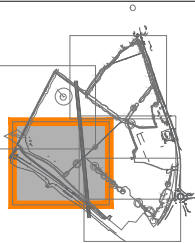
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Ducks Nest Farm
TITLE:
Tree Retention and Removal Plan - Sheet 3 of 5
SCALE AT A3:
1:1000
DATE:
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KEY

-  Application boundary
-  Tree (T) / Group (G) / Hedge (H) / Woodland (W) number
-  Root Protection Area
-  Veteran Tree / Ancient woodland Buffer Zone
-  Example of a tree / woodland with a Tree preservation order including the TPO number
- BS5837:2012 Tree Categories**
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KEY

- Application boundary
- T8** Tree (T) / Group (G) / Hedge (H) / Woodland (W) number
- Root Protection Area
- Veteran Tree / Ancient woodland Buffer Zone
- Example of a tree / woodland with a Tree preservation order including the TPO number

BS5837:2012 Tree Categories

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Notes

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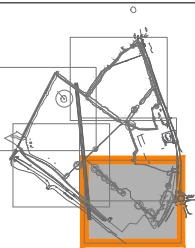
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APPENDIX E

Tree Protection Plans



KEY

Application boundary

T8

Tree (T) / Group (G) / Hedge (H) / Woodland (W) number

Root Protection Area

Veteran Tree / Ancient woodland Buffer Zone

T3
Oak
B2
TPO1814

Example of a tree / woodland with a Tree preservation order including the TPO number

Tree Protection Fence

BS5837:2012 Tree Categories

Canopy extent of tree:
Category A - High quality

Canopy extent of tree:
Category B - Moderate quality

Canopy extent of tree:
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Canopy extent of tree:
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TITLE:
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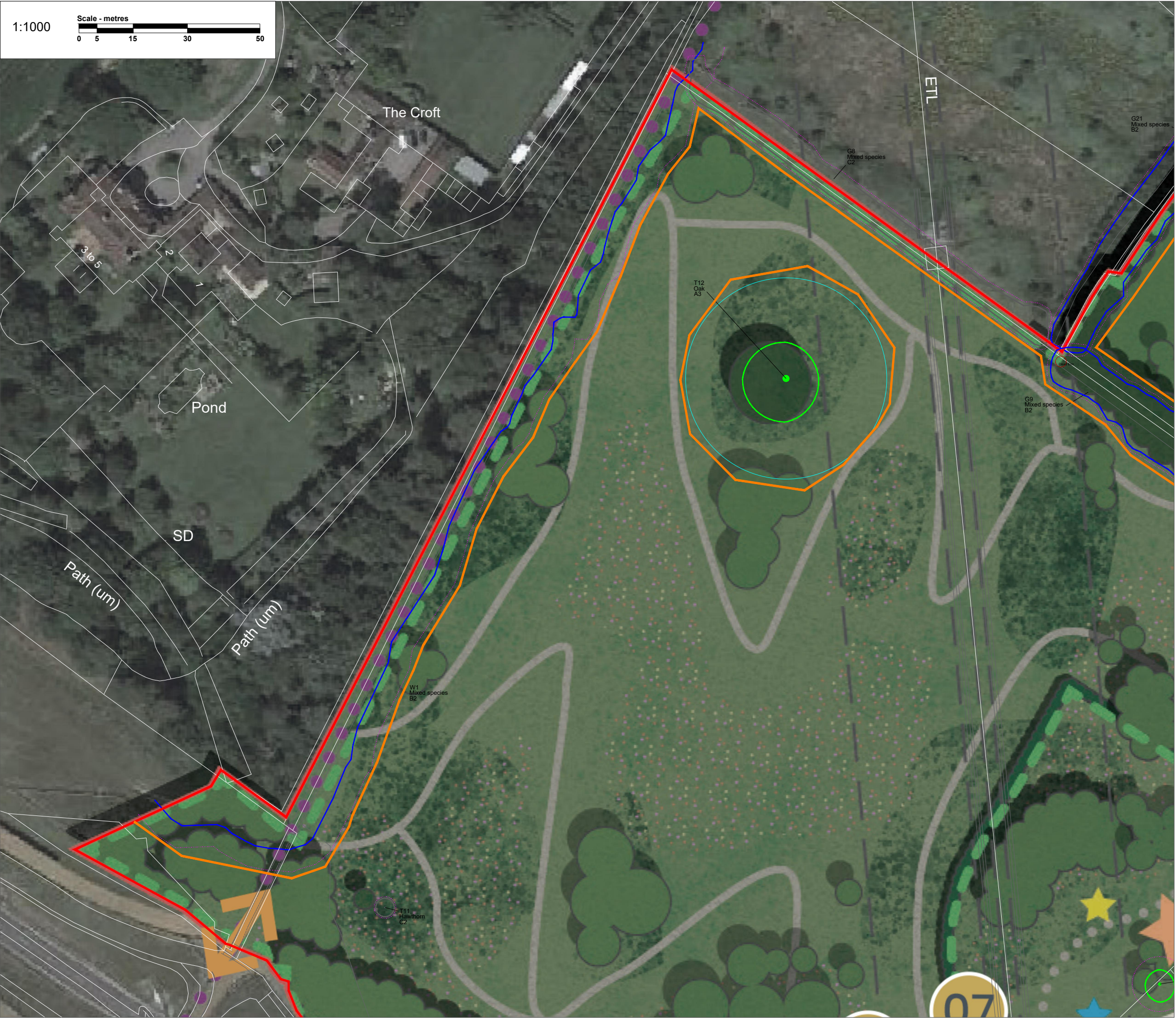
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KEY

Application boundary

T8

Tree (T) / Group (G) / Hedge (H) / Woodland (W) number

Root Protection Area

Veteran Tree / Ancient woodland Buffer Zone ,

T3
Oak
B2
TPO/1814

Example of a tree / woodland with a Tree preservation order including the TPO number

Tree Protection Fence

BS5837:2012 Tree Categories

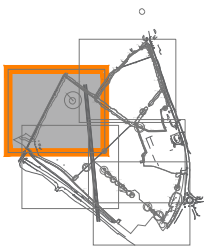
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KEY

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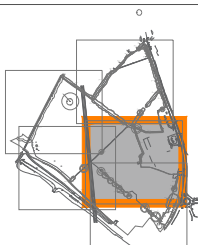
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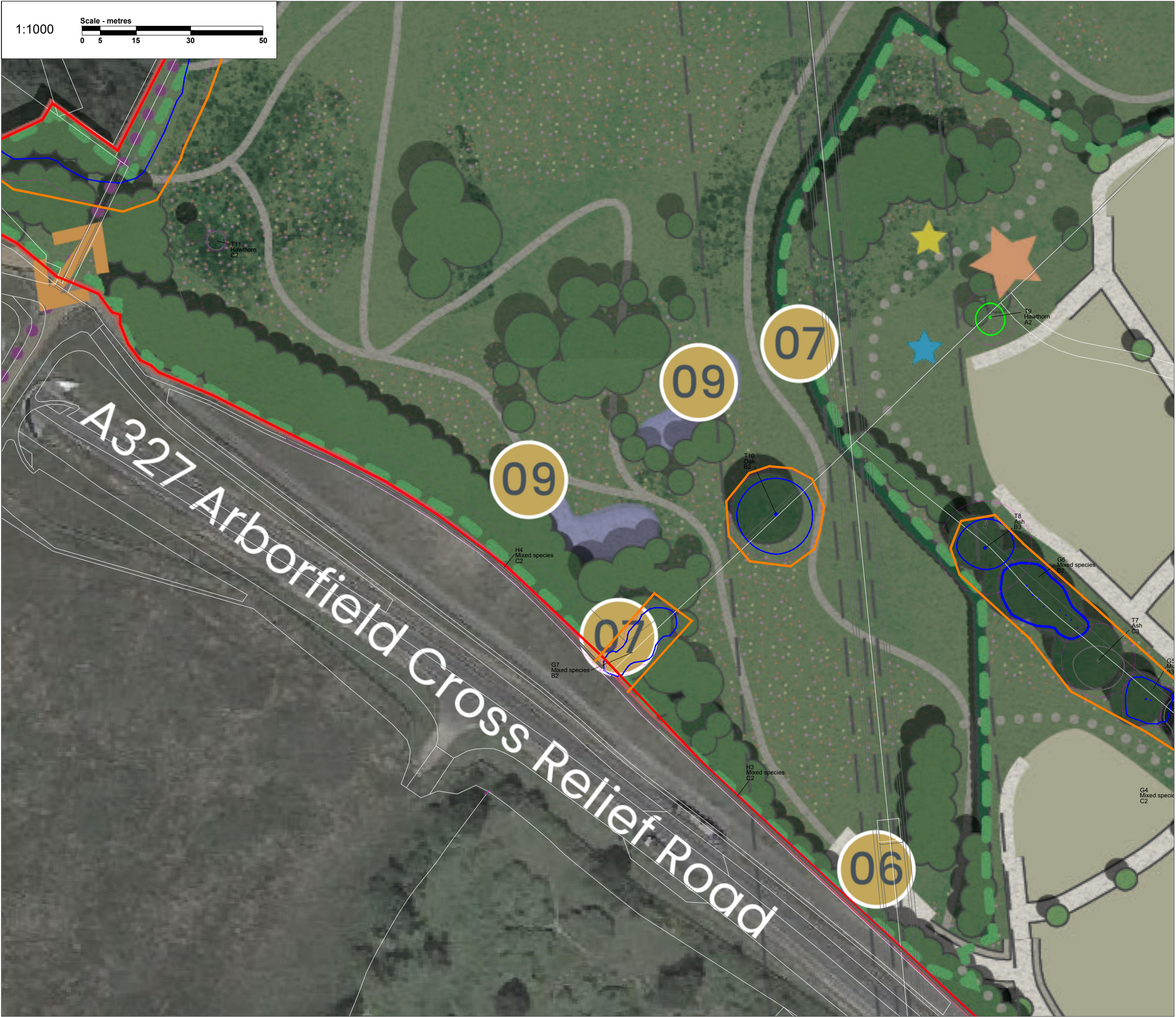
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