Tree Check
Arboriculture Ltd.

Tree Survey and Categorisation
Land West of Mount Road
Rhigos
CF44 9YS

REVISION 1



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Technician Member

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Introduction

This survey was carried out by Ben Clark, Arboricultural Consultant, and Director at Tree Check Arboriculture Ltd. with over 9 years' experience in the arboriculture industry and holding the following qualifications:

- Level 4 Diploma in Arboriculture
- BSc. Geology (University of Southampton)
- LANTRA Professional Tree Inspection Certificate (PTI)
- Various NPTC qualifications in tree surgery.

Ben is a technician member of the arboricultural association and attends regular training and seminars to remain up to date with current arboricultural practices.

The methodology of this report is based on the recommendations provided by the British Standards Institute document BS5837: Trees in Relation to Design, Demolition and Construction – Recommendations, as well as other recommendations provided by institutions such as the Arborical Association.

Brief

Tree Check has been instructed by Lewis Taylor of Lighthouse Development Consulting on behalf of REWE 11 Ltd. to carry out a tree survey and categorisation at Land West of Mount Road, Rhigos with the aim of identifying tree related constraints present on site in order to inform the design process and enable tree protection measures to be devised and carried out as appropriate throughout the development.

The following information was available:

- Topographical Survey

It should be noted that not all of the trees recorded in this report were shown on the topographical plan, and their locations in the Tree Constraints Plan are based on GPS and should be taken as indicative only. All locations and distances should be checked on site.

The site was visited on the 23-Jan-2025 during overcast but dry weather conditions considered favourable for this type of survey.

Scope

- The purpose of this survey was to assess the location, size and general condition of the trees on and around site as well as determine their retention value and categorise them in accordance with the British standard: BS5837- Trees in Relation to Design, Demolition and Construction – Recommendations
- Trees have only received a cursory inspection and this report does not constitute a full tree condition/safety survey. Ongoing inspection should proceed as per the landowner's tree management plan. A suitably qualified arboricultural specialist should be consulted if a tree management plan is not already in place.
- A Tree Constraints Plan has been produced to indicate the locations of trees and the BS5837 calculated rooting areas. in relation to the site.
- Where trees have been noted to be hazardous in terms of unacceptable third-party risk this has been noted and recommendations given.
- General management recommendations have been given where appropriate.
- The inspection was carried out at ground level from inside the site and along adjacent public roads where appropriate. Trees were not climbed and no internal decay detection was used. It is our policy to recommend further investigation with decay detection equipment where features observed during visual inspection warrant such action.
- All heights of trees were estimated from ground level.
- Branch spread was measured from the base of the trees in four cardinal directions using a laser tape measure.

- Stem Diameter was measured at 1.5m above ground level using a diameter tape measure.
- Data on the observed structural condition of the tree has been entered, e.g., collapsing, leaning and the presence of any observed decay or physical defect has been noted.

Site Description

What3Words: ///verifying.celebrate.stocks

Nearest Postcode: CF44 9YS



The site is set at an elevation of 226 meters above sea level in an open area highly exposed to winds from all directions.

No soil analysis was carried out on site, however, data obtained from Cranefield Soil and Agrifood Institute [1] suggests the area is dominated by Slowly permeable wet very acid upland soils with a peaty surface.

The site primarily consists of agricultural fields, seemingly used for grazing. As a result, tree cover is sparse and largely confined to the periphery, where it exists in the form of hedgerow boundaries or their unmaintained remnants, often having developed into isolated standard trees. The only trees situated away from the site boundary are a pair of standard trees within the main field where they remain as the sole remnants of a historic banked hedgerow.

Based on enquiries made diectly to Rhondda Cynon Taff County Council, the site is not within a Conservation Area and does not contain any trees subject to Tree Preservation Orders (TPO's).

Section 1: Interpretation

BS Categories

Trees have been assigned retention categories in accordance with BS5837. These are as follows:

Category A- Trees with a high retention value which are either arboriculturally important, important within the landscape, or culturally/ecologically important.

Category B- Trees with a moderate retention value i.e. they are good examples of their species, provide some notable amenity value to the area, or provide significant ecological or cultural value.

Category C- Trees with a low retention value. Including trees with defects which reduce their amenity value or expected lifespan but not to the extent that they cannot be realistically retained within the development.

Category U- Trees of which retention is considered unrealistic within the context of the development due to poor condition and low life expectancy.

See Table 1 in the appendix section of this report for more information on the allocation of categories and subcategories.

Tree Age Ratings

Y- Young trees in their early stage of growth, have undergone minimal secondary thickening and are still primarily composed of active tissue.

EM- Early mature trees that have started to show characteristics of maturity such more developed crowns and increased stem thickness.

M- Mature fully developed trees.

OM- Over mature trees that are starting to show signs of decline.

A- Ancient trees that have reached a notably old age for their species and are therefore considered to be important.

V- Veteran trees with notable features such as wounds, cavities, cracks, etc. that provide significant habitat value. These are usually older trees.

Root Protection Areas (RPA's)

Root Protection areas have been calculated according to BS5837 and represent the estimated minimum rooting area required by the tree to carry out its functions.

Excavation in this area can cause physiological or structural harm to a tree and the movement of machinery or personnel over this area can cause soil compaction and in turn, physiological harm to the tree.

These areas may need to be segregated from the rest of this site using tree protective fencing and if excavations in these areas are unavoidable in the context of the design, then they should be carried out in accordance with an arboricultural method statement produced by a suitably trained and qualified arboriculturalist.

Remaining Contribution

Remaining contribution has been estimated based on the trees overall condition, approximate age, and the life expectancy of the species in question. This is based on the assumption that new factors are not introduced that will affect the trees life expectancy, such as pathogens, climate factors or other biotic or abiotic influences.

Terminology

See appendix v for a glossary of the terms commonly used in tree reports.

Trees and groups are numbered with the following prefixes:

- **T-** individual trees.
- **G-** groups of trees with similar characteristics and rooting areas.
- **H-** Hedgerows.
- **W-** woodland groups, designated as such due to the presence of woodland features such as natural regeneration,

Target Occupancies

Very High target occupancy- Areas likely to be occupied by people at any time during the day or night, such as residential dwellings, A roads or Motorways where tree failures can have severe consequences or areas occupied by vital or high value infrastructure such as powerlines.

High target occupancy- Areas likely to be occupied by people for a large part of the day, such as gardens, places of work, as well as lower value infrastructure such as fences etc. or residential streets or busy B roads.

Moderate target occupancy- Areas likely to be transiently occupied by people at certain times of the day, such as official footpaths, parks etc. Also includes quiet B roads or access roads and very low value infrastructure such as stock fencing.

Low target occupancy- Areas unlikely to be occupied by people at any time of the day, such as agricultural fields or overgrown areas with limited access, with no infrastructure that could be damaged by tree failure and minimal potential consequences arising from tree failure.

Section 2: Findings

Species Recorded

The following tree species were recorded on site (in alphabetical order):

- Blackthorn - *Prunus spinosa*
- Common alder - *Alnus glutinosa*
- Common ash - *Fraxinus excelsior*
- Common beech - *Fagus sylvatica*
- Common dogwood - *Cornus sanguinea*
- Common hawthorn - *Crataegus monogyna*
- Common holly - *Ilex aquifolium*
- Crab apple - *Malus sylvestris*
- Goat willow - *Salix caprea*
- Grey alder - *Alnus incana*
- Hazel - *Corylus avellana*
- Hybrid larch - *Larix x eurolepis*
- Leyland cypress - *X Cuprocyparis leylandii*
- Lodgepole pine - *Pinus contorta*
- Pedunculate oak - *Quercus robur*
- Scots pine - *Pinus sylvestris*
- Silver birch - *Betula pendula*
- Sitka spruce - *Picea sitchensis*

Retention Categories

No Category A trees were identified on site.

The following Category B trees were identified on site:

- G7
- G9
- G10
- G12
- G13
- G14
- G15
- W1
- T6
- T13
- T16
- T17
- T18
- T19
- T20
- T22
- T23
- T24
- T28
- T29
- T30
- T31
- T33
- T34
- T35
- T44

The following trees were identified as Category U, their removal is recommended before work begins on site:

- T7
- T8
- T10
- T11
- T15
- T21
- T27
- T36
- T41
- T42
- T43
- T45

All remaining trees are category C and pose no major constraints on the site.

Findings Table

Ref	Tag	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Lowest Branch (m)	Survey Notes	Recommendations	Life Stage	Life Expectancy (years)	Retention Category	RPA Area (m^2)	RPA Radius (m)	Photo
					N	E	S	W										
G1	351	Common hawthorn (*Crataegus monogyna*)	6	100	2.5	2.5	2.5	2.5	1	1.5	Unremarkable trees outside of site but within potential influencing distance. Observed at a distance from within site, all dimensions estimated.	No action required at this time.	M	20-40	C2	4	1.2	/
G2	358 - 359	Common hawthorn (*Crataegus monogyna*)	9	210	2	2	2	2	5	5	Two hedgerow trees of average form, isolated by the loss of surrounding hedgerow.	No action required at this time.	EM	20-40	C2	19	2.5	/
G3	363 - 364	Common hawthorn (*Crataegus monogyna*) Blackthorn (*Prunus spinosa*)	8	200	1.5	1.5	1.5	1.5	1.5	1.5	Part of the sporadic, bank and ditch hedgerow adjacent to the site entrance track. Ground is compacted 1.5m to the west due to farm traffic, rooting area is likely restricted beyond this point.	No action required at this time.	EM	20-40	C2	18	2.4	/
G4	367 - 368	Common hawthorn (*Crataegus monogyna*)	4	140	1	1	1	1	1.5	1.5	Two trees of average form. Part of an old bank hedgerow. A limb on the eastern side of tree with tag 367 has failed into the neighbouring field.	Remove failed limb from tree with tag 367.	EM	20-40	C2	8	1.7	/
G5	N/A	Pedunculate oak (*Quercus robur*)	12	220	4	4	4	4	5	5	Three trees of average form at the side boundary. Rooting areas separated from the rest of site by a watercourse.	No action required at this time.	EM	20-40	B2	21	2.6	/
G6	N/A	Goat willow (*Salix caprea*) Common dogwood (*Cornus sanguinea*)	8	80	4	4	4	4	0	0	Unremarkable scrubby growth at the site boundary.	No action required at this time.	Y	40+	C2	2	1.0	/

Ref	Tag	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Lowest Branch (m)	Survey Notes	Recommendations	Life Stage	Life Expectancy (years)	Retention Category	RPA Area (m^2)	RPA Radius (m)	Photo
					N	E	S	W										
G7	378 - 379	Silver birch (*Betula pendula*) Common hawthorn (*Crataegus monogyna*) Hazel (*Corylus avellana*) Pedunculate oak (*Quercus robur*) Goat willow (*Salix caprea*)	18	700	8	8	8	8	1.5	1.5	Standard trees of reasonable form developed from an unmaintained bank and ditch hedgerow. Numerous failed primary branches resting in the water course. Rooting areas separated from site by the water course.	Target prune failed branches to the branch collar and remove arisings from the water course.	M	20-40	B2,3	221	8.4	/
G8	N/A	Pedunculate oak (*Quercus robur*) Goat willow (*Salix caprea*) Silver birch (*Betula pendula*) Common alder (*Alnus glutinosa*)	18	400	4.5	4.5	4.5	4.5	1.5	1.5	Trees of average form outside of site but within potential influencing distance and overhanging the northern site boundary. Providing screening between site and the road.	No action required at this time.	EM	20-40	B2	72	4.8	/
G9	N/A	Common ash (*Fraxinus excelsior*) Goat willow (*Salix caprea*)	8	200	3	3	3	3	1.5	1.5	Trees outside of site but within potential influencing distance. Rooting areas separated from site by a water course. Observed at a distance from within site, all dimensions estimated.	No action required at this time.	EM	20-40	C2	18	2.4	/

Ref	Tag	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Lowest Branch (m)	Survey Notes	Recommendations	Life Stage	Life Expectancy (years)	Retention Category	RPA Area (m^2)	RPA Radius (m)	Photo
					N	E	S	W										
G10	N/A	Common alder (*Alnus glutinosa*) Pedunculate oak (*Quercus robur*) Goat willow (*Salix caprea*) Silver birch (*Betula pendula*)	18	250	4.5	4.5	4.5	4.5	1.5	1.5	Trees of average form outside of site but within potential influencing distance and overhanging the northern site boundary. Providing screening between site and the road. Trees are situated on the far side of a water course which segregates their rooting area from site.	No action required at this time.	EM	20-40	B2	28	3.0	/
G11	N/A	Common ash (*Fraxinus excelsior*) Goat willow (*Salix caprea*) Silver birch (*Betula pendula*)	18	350	4	4	4	4	2	4	Trees outside of site but within potential influencing distance. Observed at a distance from within site. All dimensions estimated. Ash tree with Ash Dieback Disease (*Hymenoscyphus fraxineus*) health stage 3 observed, location indicated on the attached tree constraints plan. Multiple failed primary branches and stems observed, locations indicated on the attached tree constraints plan.	If trees are within the client's ownership, fell the infected ash tree and remove failed stems and branches.	EM	20-40	B2	55	4.2	1, 2
G12	N/A	Goat willow (*Salix caprea*) Silver birch (*Betula pendula*)	13	300	5	5	5	5	1	1	Trees outside of site but within potential influencing distance. Observed at a distance from within site, all dimensions estimated. Goat willow with a failed limb resting on the boundary fence observed. Location annotated on the attached tree constraints plan.	Remove the failed limb as annotated on the attached tree constraints plan.	EM	20-40	B2	40	3.6	/

Ref	Tag	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m) N	E	S	W	Crown Clearance (m)	Lowest Branch (m)	Survey Notes	Recommendations	Life Stage	Life Expectancy (years)	Retention Category	RPA Area (m^2)	RPA Radius (m)	Photo
G13	N/A	Common ash (*Fraxinus excelsior*) Silver birch (*Betula pendula*) Goat willow (*Salix caprea*) Lodgepole pine (*Pinus contorta*)	18	400	5	5	5	5	0	1	Trees situated outside of site but within potential influencing distance. Observed at a distance from within site, all dimensions estimated. Provides good screening between site and the adjacent road.	No action required at this time.	EM	20-40	B2	72	4.8	/
H1	N/A	Common beech (*Fagus sylvatica*)	2.5	150	0.5	0.5	0.5	0.5	0	0	Hedgerow of average form providing screening between the Farmhouse and the adjacent road.	No action required at this time.	EM	20-40	C2	10	1.8	/
H2	N/A	Leyland cypress (*X Cuprocyparis leylandii*)	2.5	100	1	1	1	1	0	0	Unremarkable non-native hedge of average form providing screening between the farmhouse and the rest of site. Maintained at 2.5m.	Continue to box cut annually outside of nesting bird season.	EM	20-40	C2	4	1.2	/
W1	N/A	Common ash (*Fraxinus excelsior*) Sitka spruce (*Picea sitchensis*) Grey alder (*Alnus incana*) Hybrid larch (*Larix x eurolepis*) Scots pine (*Pinus sylvestris*) Goat willow (*Salix caprea*)	20	400	5	5	5	5	1	1.5	Trees outside of site but within potential influencing distance. Observed at a distance from within site. All dimensions estimated.	No action required at this time.	EM	20-40	B2,3	72	4.8	/

Ref	Tag	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Lowest Branch (m)	Survey Notes	Recommendations	Life Stage	Life Expectancy (years)	Retention Category	RPA Area (m^2)	RPA Radius (m)	Photo
					N	E	S	W										
T1	351	Blackthorn (*Prunus spinosa*)	6	100	2.5	2.5	2.5	2.5	1	1.5	A somewhat stunted tree in an exposed position, previously part of a banked hedgerow, plotted as individual trees in this area where is has become sporadic with large gaps between specimens.	No action required at this time.	M	20-40	C2	4	1.2	3
T2	352	Blackthorn (*Prunus spinosa*)	6	100	2.5	2.5	2.5	2.5	1	1.5	A somewhat stunted, multi-stemmed tree in an exposed position, previously part of a banked hedgerow, plotted as individual trees in this area where is has become sporadic with large gaps between specimens.	No action required at this time.	M	20-40	C2	4	1.2	/
T3	353	Blackthorn (*Prunus spinosa*)	5	80	0.5	0.5	0.5	0.5	1.5	1.5	An unremarkable tree, subordinate to T2.	No action required at this time.	EM	20-40	C2	2	1.0	/
T4	354	Common alder (*Alnus glutinosa*)	5	90	2	2	2	2	1.5	1.5	A twin stemmed tree of below average form, previously part of the now sporadic hedgerow. Extensive stem decay noted between ground level and 2m. Currently very low target occupancy	If the target occupancy is to increase throughout the development, coppice to 300mm above ground level leaving a clean 20° finishing cut. There is scope for RPA reduction following such works.	EM	10-20	C2	3	1.1	4

Ref	Tag	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Lowest Branch (m)	Survey Notes	Recommendations	Life Stage	Life Expectancy (years)	Retention Category	RPA Area (m^2)	RPA Radius (m)	Photo
					N	E	S	W										
T5	355	Common hawthorn (*Crataegus monogyna*)	6	180	2.5	2.5	2.5	2.5	1	1.5	Multi-stemmed tree with partial root plate failure. Currently very low target occupancy.	If the target occupancy is to increase throughout the development, coppice to 300mm above ground level leaving a clean 20° finishing cut. There is scope for RPA reduction following such works.	M	20-40	C2	14	2.2	/
T6	255	Common beech (*Fagus sylvatica*)	15	590	4	4	4	4	1.5	1.5	A tree of reasonably good form at the site boundary. The rooting area is separated from the rest of site by a drainage ditch 0.7m east of the base.	No action required at this time.	M	40+	B2	157	7.1	5
T7	357	Crab apple (*Malus sylvestris*)	6	450	2	4	2	0.5	0	0	Stem failure at 1.5m above ground level. Remaining lower stem is extensively decayed with coalescing internal decay cavities observed.	If proposed development permits, retain the lower stem for habitat value and remove the failed section from site.	M	<10	U	0	0.0	6
T8	360	Common hawthorn (*Crataegus monogyna*)	5	150	0.5	0.5	0.5	0.5	0	0	Standing dead and extensively decayed tree with limited crown intact.	Fell to ground level.	EM	<10	U	0	0.0	7

Ref	Tag	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Lowest Branch (m)	Survey Notes	Recommendations	Life Stage	Life Expectancy (years)	Retention Category	RPA Area (m^2)	RPA Radius (m)	Photo
					N	E	S	W										
T9	352	Blackthorn (*Prunus spinosa*)	6	100	2.5	2.5	2.5	2.5	1	1.5	Multi-stemmed tree adjacent to the site access road, previously part of a banked hedgerow, plotted as individual trees in this area where it has become sporadic with large gaps between specimens. Ground is compacted 0.5m to the west due to farm traffic, rooting area is likely restricted beyond this point.	No action required at this time.	M	20-40	C2	4	1.2	8
T10	362	Blackthorn (*Prunus spinosa*)	6	100	0.5	0.5	0.5	0.5	1.5	1.5	Extensively decayed base. Currently very low target occupancy.	If target occupancy is to increase, fell to ground level.	EM	20-40	U	0	0.0	9
T11	365	Crab apple (*Malus sylvestris*)	13	390	2.5	4	5	1.5	1	1.5	Extensively decayed base indicated by basic resonance testing with a sounding hammer. Basel decay cavity affecting over fifty percent of the circumference. Currently very low target occupancy	If the target occupancy is to increase during development fell to ground level.	M	<10	U	0	0.0	10
T12	366	Common hawthorn (*Crataegus monogyna*)	3	80	0.5	0.5	0.5	0.5	1.5	1.5	An unremarkable tree, subordinate to T11.	No action required at this time.	EM	20-40	C2	2	1.0	/
T13	369	Silver birch (*Betula pendula*)	12	400	4	4	2.5	2.5	5	5	A somewhat stunted tree of average form in an exposed. Part of the old, banked hedgerow.	No action required at this time.	M	20-40	B2	72	4.8	/
T14	370	Common hawthorn (*Crataegus monogyna*)	5	120	2.5	1	1	1	1	1	A somewhat stunted tree of average form in an exposed. Part of the old, banked hedgerow.	No action required at this time.	M	20-40	C2	6	1.4	/

Ref	Tag	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m) N	E	S	W	Crown Clearance (m)	Lowest Branch (m)	Survey Notes	Recommendations	Life Stage	Life Expectancy (years)	Retention Category	RPA Area (m^2)	RPA Radius (m)	Photo
T15	N/A	Goat willow (*Salix caprea*)	13	300	8	5	5	0.5	0	0	A twin stemmed tree outside of site but within potential influencing distance. Northern stem has failed leaving southern stem leaning towards site and poorly supported.	Fell to ground level.	M	<10	U	0	0.0	11
T16	N/A	Pedunculate oak (*Quercus robur*)	15	250	4	4	4	4	2	5	A tree of reasonably good form at the edge of site. Separated from the rest of the site by a drainage ditch. Originating from now defunct bank and ditch hedge.	No action required at this time.	EM	40+	B2	28	3.0	/
T17	N/A	Pedunculate oak (*Quercus robur*)	15	350	4	4	4	4	2	5	A tree of reasonably good form outside of site, but within potential influencing distance. Separated from the rest of the site by a drainage ditch. Originating from now defunct bank and ditch hedge. Observed at a distance from within site. All dimensions estimated.	No action required at this time.	EM	40+	B2	55	4.2	/
T18	N/A	Pedunculate oak (*Quercus robur*)	15	500	4	4	4	4	2	5	A tree of reasonably good form outside of site, but within potential influencing distance. Separated from the rest of the site by a drainage ditch. Originating from now defunct bank and ditch hedge. Observed at a distance from within site. All dimensions estimated.	No action required at this time.	EM	40+	B2	113	6.0	/

Ref	Tag	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Lowest Branch (m)	Survey Notes	Recommendations	Life Stage	Life Expectancy (years)	Retention Category	RPA Area (m^2)	RPA Radius (m)	Photo
					N	E	S	W										
T19	N/A	Pedunculate oak (*Quercus robur*)	15	600	7	6	6	6	2	5	A tree of reasonably good form outside of site, but within potential influencing distance. Separated from the rest of the site by a drainage ditch. Originating from now defunct bank and ditch hedge. Observed at a distance from within site. All dimensions estimated.	No action required at this time.	EM	40+	B2	162	7.2	/
T20	N/A	Pedunculate oak (*Quercus robur*)	15	320	3	4	3	2	2	5	A tree of reasonably good form at the edge of site. Separated from the rest of the site by a drainage ditch. Originating from now defunct bank and ditch hedge.	No action required at this time.	EM	40+	B2	46	3.8	/
T21	371	Pedunculate oak (*Quercus robur*)	4	250	4	4	2	0	0	0	A tree of poor form at the edge of site. Separated from the rest of the site by a drainage ditch. Originating from now defunct bank and ditch hedge. Leaning heavily towards site with extensive decay on the tension side of the stem. Currently very low target occupancy.	If target occupancy is to increase through the course of the development, fell to ground level.	EM	<10	U	0	0.0	12

Ref	Tag	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Lowest Branch (m)	Survey Notes	Recommendations	Life Stage	Life Expectancy (years)	Retention Category	RPA Area (m^2)	RPA Radius (m)	Photo
					N	E	S	W										
T22	N/A	Pedunculate oak (*Quercus robur*)	15	300	4	4	4	1.5	2	5	A tree of reasonably good form at the edge of site. Separated from the rest of the site by a drainage ditch. Originating from now defunct bank and ditch hedge. Fractured and partially failed primary branch resting in the water course.	Target prune the partially failed branch back to the branch collar.	EM	40+	B2	40	3.6	/
T23	N/A	Pedunculate oak (*Quercus robur*)	8	250	2	4	2	4	2	5	A tree of reasonably good form at the edge of site. Separated from the rest of the site by a drainage ditch. Originating from now defunct bank and ditch hedge.	No action required at this time.	EM	40+	B2	28	3.0	/
T24	N/A	Pedunculate oak (*Quercus robur*)	15	750	4	7	7	7	0	0	A tree of reasonably good form outside of site, but within potential influencing distance and overhanging site with branches resting on the ground on the eastern side of the water course. Separated from the rest of the site by a drainage ditch. Originating from now defunct bank and ditch hedge. Observed at a distance from within site. All dimensions estimated.	No action required at this time.	EM	40+	B2	254	9.0	/

Ref	Tag	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Lowest Branch (m)	Survey Notes	Recommendations	Life Stage	Life Expectancy (years)	Retention Category	RPA Area (m^2)	RPA Radius (m)	Photo
					N	E	S	W										
T25	372	Silver birch (*Betula pendula*)	15	350	2	8	2	2	1	3	Tree originating outside of site but leaning at an acute angle into site. Basal decay cavity effecting 20% of the circumference at the base. Currently very low target occupancy.	If target occupancy is to increase through the course of development, reduce eastern crown by 2m and reinspect at 18 month intervals to monitor decay.	EM	10-20	C2	55	4.2	/
T26	N/A	Goat willow (*Salix caprea*)	8	80	1	1	1	1	1.5	1.5	Tree situated within the watercourse. Previously coppiced at just below 1.5m above ground level, a new crown has formed of poorly attached regrowth shoots from the extensively decayed stem. Very low target occupancy.	No action required at this time.	M	10-20	C2	2	1.0	/
T27	373	Silver birch (*Betula pendula*)	10	250	1.5	1.5	1.5	1.5	0	0	Twin stemmed specimen. Northern stem has failed into site. Remaining southern stem has 50% crown dieback and is extensively decayed. Currently very low target occupancy.	If the target occupancy is to increase throughout the development, fell to ground level.	EM	<10	U	0	0.0	/
T28	N/A	Pedunculate oak (*Quercus robur*)	15	800	8	8	8	8	2	5	A tree of reasonably good form outside of site, but within potential influencing distance. Separated from the rest of the site by a drainage ditch. Originating from now defunct bank and ditch hedge. Observed at a distance from within site. All dimensions estimated.	No action required at this time.	EM	40+	B2	289	9.6	/

Ref	Tag	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Lowest Branch (m)	Survey Notes	Recommendations	Life Stage	Life Expectancy (years)	Retention Category	RPA Area (m^2)	RPA Radius (m)	Photo
					N	E	S	W										
T29	N/A	Silver birch (*Betula pendula*)	15	350	4	4	4	1.5	2	5	A tree of reasonably good form at the edge of site. Separated from the rest of the site by a drainage ditch. Originating from now defunct bank and ditch hedge. Fractured and partially failed primary branches resting in the water course.	Target prune the partially failed branches back to the branch collar.	EM	40+	B2	55	4.2	/
T30	N/A	Silver birch (*Betula pendula*)	15	350	4	4	4	2.5	2	5	A tree of reasonably good form at the edge of site. Separated from the rest of the site by a drainage ditch. Originating from now defunct bank and ditch hedge. Fractured and partially failed primary branches resting in the water course.	Target prune the partially failed branches back to the branch collar.	EM	40+	B2	55	4.2	/
T31	373	Pedunculate oak (*Quercus robur*)	15	700	8	8	8	8	1	1.5	A tree of reasonably good form at the edge of site. Separated from the rest of the site by a drainage ditch. Originating from now defunct bank and ditch hedge.	No action required at this time.	EM	40+	B2	221	8.4	/

Ref	Tag	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Lowest Branch (m)	Survey Notes	Recommendations	Life Stage	Life Expectancy (years)	Retention Category	RPA Area (m^2)	RPA Radius (m)	Photo
					N	E	S	W										
T32	375	Silver birch (*Betula pendula*)	15	240	3	8	1	0	1	3	Tree originating at the site boundary but leaning at an acute angle into site. Previously twin stemmed but the western stem has failed and is resting in the water course. Subordinate to the larger neighbouring oak tree which provides significant wind dampening to the remaining stem.	Remove the failed stem from the water course.	EM	10-20	C2	26	2.9	/
T33	372	Pedunculate oak (*Quercus robur*)	13	240	3	3	3	2	1.5	2	A tree of reasonably good form at the edge of site. Separated from the rest of the site by a water course.	No action required at this time.	EM	40+	B2	26	2.9	/
T34	377	Silver birch (*Betula pendula*)	13	240	3	3	3	2	1.5	2	A tree of reasonably good form at the edge of site. Separated from the rest of the site by a water course.	No action required at this time.	EM	40+	B2	26	2.9	/
T35	379	Common alder (*Alnus glutinosa*)	15	940	5	5	5	5	1.5	3	A triple stemmed tree with developing veteran features including numerous decay cavities throughout the crown. Extensive basal swelling observed, likely in response to internal decay. Currently very low target occupancy.	If target occupancy is to increase detailed investigation into decay will be required.	OM	20-40	B2,3	399	11.3	13, 14
T36	381	Goat willow (*Salix caprea*)	7	200	0	3	6	3	0	0	Tree originating outside of site but failed into site and resting on the boundary fence.	Cut back to the boundary fence and remove arisings from site.	EM	<10	U	0	0.0	/
T37	N/A	Goat willow (*Salix caprea*)	13	250	4	4	4	4	1.5	3	Tree of average form. Shared canopy with G12 but situated on the near side of the water course.	No action required at this time.	EM	20-40	C2	28	3.0	/

Ref	Tag	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Lowest Branch (m)	Survey Notes	Recommendations	Life Stage	Life Expectancy (years)	Retention Category	RPA Area (m^2)	RPA Radius (m)	Photo
					N	E	S	W										
T38	N/A	Goat willow (*Salix caprea*)	8	100	1	2	2	2	1.5	3	Tree of average form. Shared canopy with G12 but situated on the near side of the water course.	No action required at this time.	EM	20-40	C2	4	1.2	/
T39	N/A	Silver birch (*Betula pendula*)	13	250	3	3	3	3	5	5	Tree of average form. Shared canopy with G12 but situated on the near side of the water course.	No action required at this time.	EM	20-40	C2	28	3.0	/
T40	N/A	Goat willow (*Salix caprea*)	10	80	3	3	3	3	1	1	Unremarkable tree of average form situated outside of site but within potential influencing distance. Rooting area separated from site by a water course.	No action required at this time.	Y	20-40	C2	2	1.0	/
T41	N/A	Goat willow (*Salix caprea*)	7	200	6	3	0	3	0	0	Tree originating outside of site but failed into site and resting on the boundary fence.	Cut back to the boundary fence.	EM	<10	U	0	0.0	/
T42	N/A	Goat willow (*Salix caprea*)	7	200	6	3	0	3	0	0	Tree originating outside of site but failed into site and resting on the boundary fence.	Cut back to the boundary fence.	EM	<10	U	0	0.0	/
T43	N/A	Goat willow (*Salix caprea*)	7	200	3	1	3	5	0	0	Tree originating outside of site but failed into site and resting on the boundary fence.	Cut back to the boundary fence.	EM	<10	U	0	0.0	/
T44	382	Pedunculate oak (*Quercus robur*)	15	790	6	6.5	6.5	6.5	1.5	2.5	A tree of seemingly good form. Appears to have originated as part of a banked hedgerow but now isolated. Dominant within the surrounding area.	No action required at this time.	M	40+	B2	282	9.5	/
T45	383	Common holly (*Ilex aquifolium*)	12	350	2	4	1	1	0	0	Standing dead tree with limited crown intact.	Fell to ground level.	M	<10	U	0	0.0	/

Section 3: Preliminary Management Recommendations

- The trees or groups with reference numbers: G11, T15 are considered unsafe and recommended remedial work should be considered a top priority, regardless of the progression of development.
- All other category U trees are considered to have a low target occupancy and unlikely to cause damage or injury in the event of failure. These may be retained on site if the surrounding land use is to remain unchanged through the development. These trees should not, however, be considered a constraint to the design layout.
- Use the findings of this report to inform the site design and minimize tree losses and damage to retained trees. Considering the following points:
    - Any excavation works within the Root Protection Areas (RPAs) of retained trees, including drainage and service installation, as well as foundation laying should be avoided wherever possible.
    - No Strip foundations should be used in the RPA's of trees to be retained trees. Alternative Pile foundations can be used where construction within RPAs is unavoidable, but the footprint of structures should not cover more than 20% of the RPA of trees that are to be retained.
    - Installation of hard surfaces over the RPAs of trees should be avoided wherever possible.
    - Avoid creating level changes within the RPAs of trees.
    - If works within the RPAs of retained trees cannot be avoided, specialist engineering techniques should be provided in an arboricultural method statement.
    - If an incursion into the Root Protection Area (RPA) is significant enough that an Arboricultural Method Statement cannot adequately minimize the risk of damage or loss, the tree should be considered lost to development. This should be clearly stated in the Arboricultural Impact Assessment, and the affected tree should be removed before commencing construction works, following planning approval.
    - Category C trees do not necessarily constrain the site design but can be retained if desired, as long as their presence does not conflict with the desired layout.
    - Make efforts to retain category A and B trees.
    - Consult the project arboriculturalist on the future stem thickening of trees near light structures, services and surfacing, such as footpaths, walls, and fencing, and use the guidance provided in Table A of BS5837 and outlined in the appendix section of this report to avoid the positioning of structures too close to trees causing future damage.
    - Consider the shading impact of retained trees on buildings. Position spaces requiring natural light away from trees or facing away from trees to minimise future pressure for tree removal.
- Commission an Arboricultural Impact Assessment upon completion of the design to determine if retained trees are at risk of damage from the proposed development.
- Commission an Arboricultural Method Statement, where necessary, to minimize the risk of damage or loss of retained trees.
- Obtain relevant approval from the Local Planning Authority (LPA) before proceeding with tree clearance works. **Removal of category U trees can proceed immediately where they pose a current safety concern.**
- Reinspect retained trees upon completion of the development.
- Install barrier fencing around all RPAs and tree crowns, where possible, to protect all trees before commencing any works on the site. This should establish a construction exclusion zone.
- Follow the steps outlined in the Arboricultural Method Statement when construction activities within the RPAs of retained trees are unavoidable.
- It is strongly recommended all recommended works are completed within the specified time frame. Failure to do so may increase the risk of damage or injury.
- Unless specified in this report, the assessment of trees does not consider any habitat constraints that may be present. Ensure that tree surgeons commissioned for tree work are aware of their responsibilities under the Wildlife and Countryside Act (1981) regarding protected species.
- Conduct relevant soil analysis by geophysical engineering specialists to determine constraints related to shrinkable clay soils.
- Ensure that all tree work is carried out by suitably qualified operatives in accordance of the relevant industry best practices and British Standard (BS3998: Tree Work: Recommendations).
- Trees require regular inspection and maintenance particularly in situations where they are close to high usage areas such as residential properties and roads. The recommended date for next inspection is: 23/07/2026

Appendices

Appendix i: Photographs taken on site.

Appendix ii: Tree constraints plan showing the location of trees and their root protection areas

Appendix iii: A cascade chart from BS5837: 2012- Trees in relation to design, demolition, and construction– Recommendations explaining the categorisation of trees.

Appendix iv: A diagram showing the recommended configuration for tree protective fencing, from BS5837: 2012- Trees in relation to design, demolition, and construction– Recommendations.

Appendix v- Minimum distance between young trees or new planting and structure to avoid direct damage to a structure from future tree growth

Appendix vi: A Glossary of terms and phrases commonly used in tree reports.

Appendix vii: references.

Appendix i: Photos

Photo 1: G11 Ash tree with Ash Dieback Disease, health stage 4.



Photo 2: G11 Multiple failed primary branches and stems observed.



Photo 3: T1 A somewhat stunted tree in an exposed position, previously part of a banked hedgerow



Photo 4: T4 A twin stemmed tree of below average form, previously part of the now sporadic hedgerow.



Photo 5: the rooting area of T6 is separated from site by a water course.



Photo 6: T7 Stem failure at 1.5m above ground level



Photo 7: T8 Standing dead and extensively decayed tree.



Photo 8: T9 rooting area restricted by the compacted access road to the west.



Photo 9: T10 Extensively decayed base. Currently very low target occupancy.



Photo 10: T11 Extensively decayed base.



Photo 11: T15 Northern stem has failed leaving southern stem leaning towards site and poorly supported.



Photo 12: T21 is leaning heavily towards site with extensive decay on the tension side of the stem.

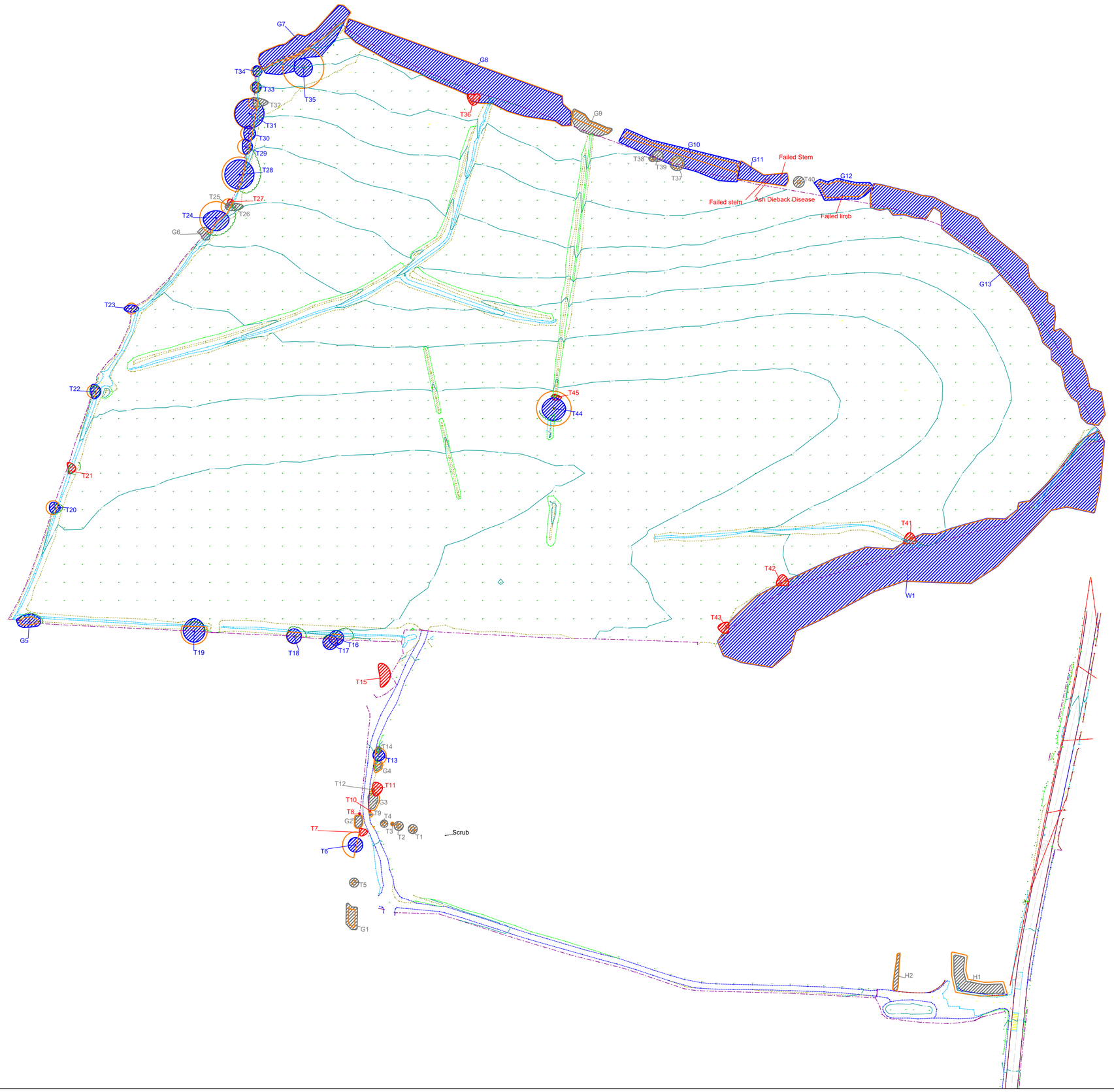


Photo 13: T35 Extensive basal swelling observed, likely in response to internal decay.



Photo 14: T35 A triple-stemmed tree with developing veteran features including numerous decay cavities throughout the crown.





Ref	Tag	Species	Height	Stem Diam (mm)	Life Stage	Life Expectancy	Retention Category	RPA Area (m^2)	RPA Radius (m)
G1	351	Common hawthorn (*Crataegus monogyna*)	6	100	M	20-40	C2	4.5	1.2
G2	358-359	Common hawthorn (*Crataegus monogyna*)	9	210	EM	20-40	C2	20	2.5
G3	363-364	Common hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*)	8	200	EM	20-40	C2	18	2.4
G4	367-36.	Common hawthorn (*Crataegus monogyna*)	4	140	EM	20-40	C2	8.9	1.7
G5	N/A	Pedunculate oak (*Quercus robur*)	12	220	EM	20-40	B2	22	2.6
G6	N/A	Goat willow (*Salix caprea*), Common dogwood (*Cornus sanguinea*)	8	80	Y	40+	C2	2.9	1
G7	378-379	Silver birch (*Betula pendula*), Common hawthorn (*Crataegus monogyna*), Hazel (*Corylus avellana*), Pedunculate oak (*Quercus robur*), Goat willow (*Salix caprea*)	18	700	M	20-40	B2, 3	222	8.4
G8	N/A	Pedunculate oak (*Quercus robur*), Goat willow (*Salix caprea*), Silver birch (*Betula pendula*), Common alder (*Alnus glutinosa*)	18	400	EM	20-40	B2	72	4.8
G9	N/A	Common ash (*Fraxinus excelsior*), Goat willow (*Salix caprea*)	8	200	EM	20-40	C2	18	2.4
G10	N/A	Common alder (*Alnus glutinosa*), Pedunculate oak (*Quercus robur*), Goat willow (*Salix caprea*), Silver birch (*Betula pendula*)	18	250	EM	20-40	B2	28	3
G11	N/A	Common ash (*Fraxinus excelsior*), Goat willow (*Salix caprea*), Silver birch (*Betula pendula*)	18	350	EM	20-40	B2	55	4.2
G12	N/A	Goat willow (*Salix caprea*), Silver birch (*Betula pendula*)	13	300	EM	20-40	B2	41	3.6
G13	N/A	Common ash (*Fraxinus excelsior*), Silver birch (*Betula pendula*), Goat willow (*Salix caprea*), Lodgepole pine (*Pinus contorta*)	18	400	EM	20-40	B2	72	4.8
H1	N/A	Common beech (*Fagus sylvatica*)	3	150	EM	20-40	C2	10	1.8
H2	N/A	Leyland cypress (*X Cuprocyparis leylandii*)	3	100	EM	20-40	C2	4.5	1.2
W1	N/A	Common ash (*Fraxinus excelsior*), Sitka spruce (*Picea sitchensis*), Grey alder (*Alnus incana*), Hybrid larch (*Larix x eurolepis*), Scots pine (*Pinus sylvestris*), Goat willow (*Salix caprea*)	20	400	EM	20-40	B2, 3	72	4.8
T1	351	Blackthorn (*Prunus spinosa*)	6	100	M	20-40	C2	4.5	1.2
T2	352	Blackthorn (*Prunus spinosa*)	6	100	M	20-40	C2	4.5	1.2
T3	353	Blackthorn (*Prunus spinosa*)	5	80	EM	20-40	C2	2.9	1
T4	354	Common alder (*Alnus glutinosa*)	5	90	EM	10-20	C2	3.7	1.1
T5	355	Common hawthorn (*Crataegus monogyna*)	6	180	M	20-40	C2	15	2.2
T6	255	Common beech (*Fagus sylvatica*)	15	590	M	40+	B2	157	7.1
T7	357	Crab apple (*Malus sylvestris*)	6	450	M	<10	U	0	0
T8	360	Common hawthorn (*Crataegus monogyna*)	5	150	EM	<10	U	0	0
T9	352	Blackthorn (*Prunus spinosa*)	6	100	M	20-40	C2	4.5	1.2
T10	362	Blackthorn (*Prunus spinosa*)	6	100	EM	20-40	U	0	0
T11	365	Crab apple (*Malus sylvestris*)	13	390	M	<10	U	0	0
T12	366	Common hawthorn (*Crataegus monogyna*)	3	80	EM	20-40	C2	2.9	1
T13	369	Silver birch (*Betula pendula*)	12	400	M	20-40	B2	72	4.8
T14	370	Common hawthorn (*Crataegus monogyna*)	5	120	M	20-40	C2	6.5	1.4
T15	N/A	Goat willow (*Salix caprea*)	13	300	M	<10	U	0	0
T16	N/A	Pedunculate oak (*Quercus robur*)	15	250	EM	40+	B2	28	3
T17	N/A	Pedunculate oak (*Quercus robur*)	15	350	EM	40+	B2	55	4.2
T18	N/A	Pedunculate oak (*Quercus robur*)	15	500	EM	40+	B2	113	6
T19	N/A	Pedunculate oak (*Quercus robur*)	15	600	EM	40+	B2	163	7.2
T20	N/A	Pedunculate oak (*Quercus robur*)	15	320	EM	40+	B2	46	3.8
T21	371	Pedunculate oak (*Quercus robur*)	4	250	EM	<10	U	0	0
T22	N/A	Pedunculate oak (*Quercus robur*)	15	300	EM	40+	B2	41	3.6
T23	N/A	Pedunculate oak (*Quercus robur*)	8	250	EM	40+	B2	28	3
T24	N/A	Pedunculate oak (*Quercus robur*)	15	750	EM	40+	B2	254	9
T25	372	Silver birch (*Betula pendula*)	15	350	EM	10-20	C2	55	4.2
T26	N/A	Goat willow (*Salix caprea*)	8	80	M	10-20	C2	2.9	1
T27	373	Silver birch (*Betula pendula*)	10	250	EM	<10	U	0	0
T28	N/A	Pedunculate oak (*Quercus robur*)	15	800	EM	40+	B2	290	9.6
T29	N/A	Silver birch (*Betula pendula*)	15	350	EM	40+	B2	55	4.2
T30	N/A	Silver birch (*Betula pendula*)	15	350	EM	40+	B2	55	4.2
T31	373	Pedunculate oak (*Quercus robur*)	15	700	EM	40+	B2	222	8.4
T32	375	Silver birch (*Betula pendula*)	15	240	EM	10-20	C2	26	2.9
T33	372	Pedunculate oak (*Quercus robur*)	13	240	EM	40+	B2	26	2.9
T34	377	Silver birch (*Betula pendula*)	13	240	EM	40+	B2	26	2.9
T35	379	Common alder (*Alnus glutinosa*)	15	940	OM	20-40	B2, 3	400	11
T36	381	Goat willow (*Salix caprea*)	7	200	EM	<10	U	0	0
T37	N/A	Goat willow (*Salix caprea*)	13	250	EM	20-40	C2	28	3
T38	N/A	Goat willow (*Salix caprea*)	8	100	EM	20-40	C2	4.5	1.2
T39	N/A	Silver birch (*Betula pendula*)	13	250	EM	20-40	C2	28	3
T40	N/A	Goat willow (*Salix caprea*)	10	80	Y	20-40	C2	2.9	1
T41	N/A	Goat willow (*Salix caprea*)	7	200	EM	<10	U	0	0
T42	N/A	Goat willow (*Salix caprea*)	7	200	EM	<10	U	0	0
T43	N/A	Goat willow (*Salix caprea*)	7	200	EM	<10	U	0	0
T44	382	Pedunculate oak (*Quercus robur*)	15	790	M	40+	B2	282	9.5
T45	383	Common holly (*Ilex aquifolium*)	12	350	M	<10	U	0	0

Key

- Category A.
Trees with high retention value.

- Category B.
Trees with moderate retention value.

- Category C.
Trees with low retention value.

- Category U.
Trees unsuitable for retention due to condition

- Root Protection Area (RPA)

Tree Key

Canopy extents, hatched area represents area within the canopy.

T1 — Location of tree base, taken from position on TOPO or GPS.

Reference number
(T for trees, G for groups, W for woodlands, H for hedges).

RPA- an indication of the estimated minumum rooting area required by the tree.
Calculated in accordance with BS5837.

Drawing designed to be viewed in colour.
Indicative only, check all RPA's on site in accordance with table.

Tree Constraints Plan Land West of Mount Road Revision 1

1:1100 at A1

Client	Light House Development Consultancy
Survey Code	24178
Drawn by	LM
Surveyed by	BC
Date	23/01/2025

Tree Check Arboriculture Ltd.

Ben Clark
TechArborA, Dip Arb L4 (ABC)

Tree Check Arboriculture Ltd.
Tel. 07736236152
Email:ben@treecheck.co.uk
www.Treecheck.co.uk

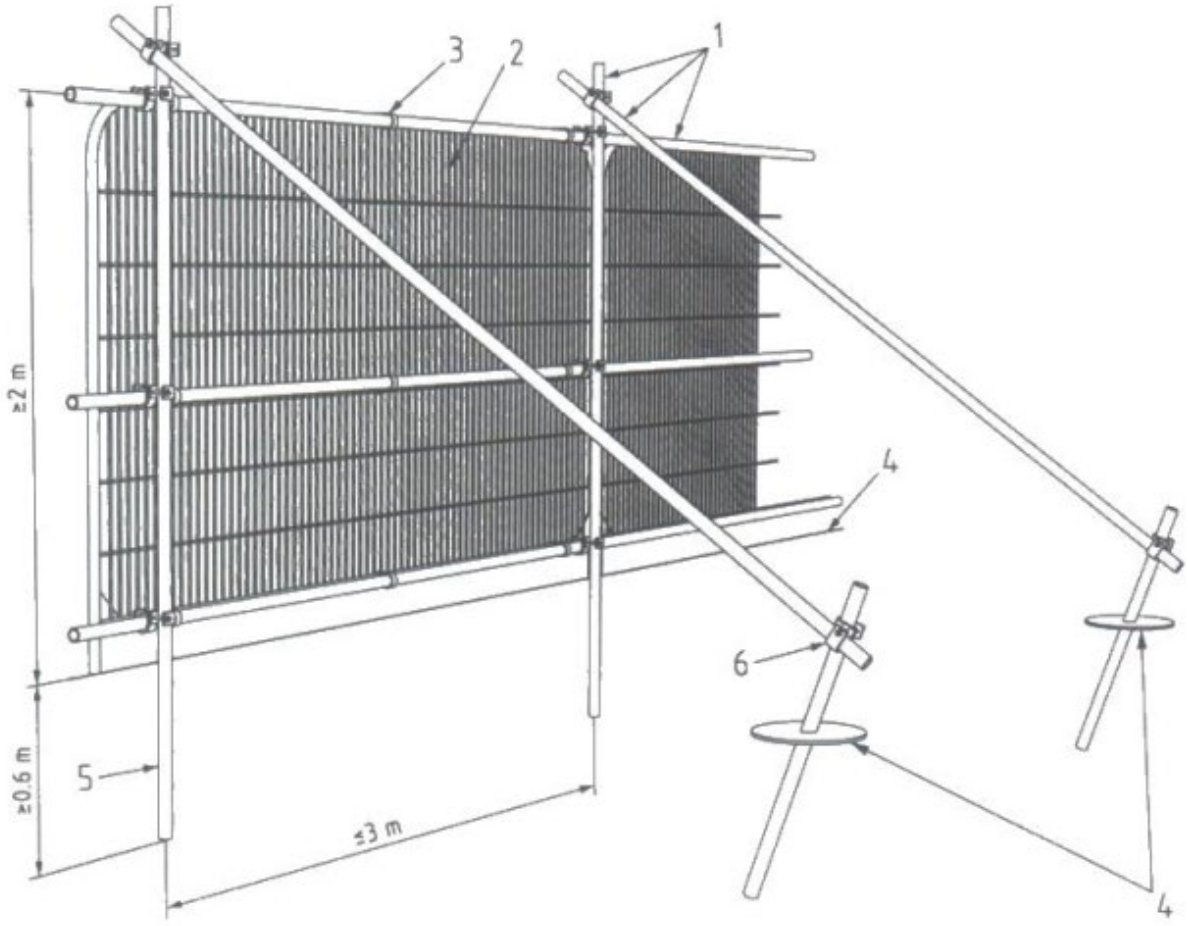
Appendix iii: Cascade Table for the Categorisation of Trees (BS5837)

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7			
	1 Mainly Arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Those of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as Arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation; historical, commemorative or other value (e.g. veteran trees or wood-pasture)	BRITISH STANDARD BS 5837:2012
Category B Those of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits	
Category C Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	

Appendix iv: Recommended Configuration for Tree Protective Fencing (BS5837)

Figure 2 **Default specification for protective barrier**



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Appendix v- Minimum distance between young trees or new planting and structure to avoid direct damage to a structure from future tree growth

Type of Structure		Minimum distance between young trees or new planting and structure, in metres (m)		
		Stem Ø <300mm*	Stem Ø 300mm-600mm*	Stem Ø >600mm*
Buildings and heavily loaded structures		-	0.5	1.2
Lightly loaded structures such as garages, porches etc.		-	0.7	1.5
Services	<1m deep	0.5	1.5	3
	>1m deep	-	1	2
Masonry boundary walls		-	1	2
In situ concrete paths and drives		0.5	1	2.5
Paths and drives with flexible surfaces or paving slabs		0.7	1.5	3

**diameter of stem at 1.5m above ground level at maturity.*

Appendix vi: Glossary

Aerial Inspection: **A close inspection of the aerial part of a tree, either by mobile elevated work platform (MEWP) or by a tree surgeon (climbing inspection).Adaptive Growth;** The growth of new wood in response to a stress concentration in the structure of a tree

Adventitious; A shoot which arises from tissue other than a growing shoot apex or bud, for instance in callus associated with a wound.

Anchorage; The holding of the structural root system of a tree with in the soil,.

Architecture; the formation and distribution of a trees branch system.

Arboricultural Impact Assessment: That part of the BS 5837 (2012) procedure that evaluates the tree-related constraints to a development (loss of trees, encroachment into root protection areas etc.).

Arboricultural Method Statement: That part of the BS 5837 (2012) procedure that sets out how site works should be carried out near trees to avoid accidental damage.

Arboriculturalist: A person skilled or knowledgeable in the field of arboriculture. The alternative term 'arboriculturalist' is sometimes used. A Person trained and experienced in the management of trees, and trees in relation to construction.,

Assessment; The process of examining the variables involving a trees condition and location in order to assess the risk posed by an individual tree.

Bole (trunk): The main , vertical stem or trunk of a tree.

Branch: a limb extending from the main stem or parent branch of a tree

Canopy: the combined foliage of a group of trees or a woodland, i.e. the combined area of numerous crowns.

Construction Exclusion Zone; The part of a development site from which all pedestrian and vehicular movements are excluded by protective fencing, typically to ensure the wellbeing of trees, during site works. Usually determined by the RPA of a tree.

Crown: in arboriculture the main foliage-bearing portion of a tree containing the leaves and branches

Defect: Any feature of a tree that is likely to make it less safe (in the case of a structural defect) or otherwise to reduce its health, longevity, landscape prominence or conservation value for any other reason.

Dysfunction: The cessation of physiological function in woody material, especially vascular functions such as water and sap transportation.

Failure: Fracture or deformation in any load bearing part of the tree, compromising stability or causing loss of support for part of, or all of the tree structure,

Group: More than one tree in close proximity that possess sufficient similarity or cohesiveness that they can be treated as a single entity for the purpose of this report.

Heave: deformation of shrinkable clay soil related to the expansion caused by rehydration.

Leader: the dominant, vertical shoot or stem of a tree.

Pruning: The cutting off or cutting back of tree branches or foliage to direct growth, remove an obstructing part, mitigate a nuisance, make safe, remove a diseased part, increase longevity, simulate natural damage, enhance habitat for wildlife etc.

Retained Tree: a tree that has been considered suitable for retention and therefore selected to remain as part of the final site layout.

Risk: the likelihood of a hazard to cause actual harm to people or property,

Root Protection Area (RPA); The area around the base of a tree that contains sufficient root volume to ensure the future well-being of the tree in the event of nearby soil disturbance (as on a development site). It is calculated according to guidelines in BS 5837 (2012).

Subsidence (branch): Branches, especially if spreading, tend gradually to subside under their own weight, and may eventually reach ground level in large open-grown trees. Rapid subsidence may result in crown separation or congested bark and can lead to branch failure where there is no support within the elastic limit of a given branch.

Subsidence (soil): Broadly, the downward movement of ground and an affected foundation influenced by soil properties, weather, foundation depth and nearby vegetation.

Targets: An element of tree risk: the subject of injury or damage within range of a hazard.

Tree: The definition of 'tree' is a composite of tree species, tree form and tree size. The blue book offers the following: A perennial plant with a self-supporting woody main stem, usually developing woody branches at some distance from the ground and growing to a considerable height and size. This definition has the three main elements in general form. **For the purposes of 5837 surveys, only plants with a stem diameter of 75mm or above are considered trees.**

Tree Constraint Plan (TCP): Site plan showing the tree-related constraints to development as envisaged in BS 5837 (2012). Common constraints are the loss of trees, encroachment into a tree's root protection area.

Tree Condition Inspection/Survey: A procedure to inspect a tree or trees. Variables used to describe a tree include position (if not already plotted on a topographical survey), species identity, maturity, various dimensions (main stem diameter, height, crown radius etc.), aspects of form, vigour, condition, incidence of pests, diseases, damage and defects, evidence of past management etc. Site factors, position in the landscape and site usage may also be relevant. , usually including its position, species identity, dimensions, age class, condition, conservation value etc. as appropriate, and to identify and evaluate defects. It is also common to make management recommendations (see schedule of works). Tree inspection is a fundamental of tree management and advisory practice in arboriculture.

Tree Preservation Order: (UK) an order made by a local authority or other planning authority to protect a tree, group of trees, area of (scattered) trees or woodland under Part VIII of the Town and Country Planning Act 1990. There have been several amendments, the latest being the Town and Country Planning (Tree Preservation) (England) Regulations 2012. An order is generally made on the grounds of amenity and expediency. Anyone proposing works to a TPO tree must seek prior consent from the authority using the form 1APP. With the advent of the 2012 regulations, some of the detail in existing TPOs in England has been revoked.

Tree Protection Plan: scale drawing prepared by an arboriculturalist showing the final layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method statement (AMS), which can be shown graphically.

Trunk: see bole.

Vigour: The health and resilience of a tree (from the Latin 'to be strong'), reflected in the capacity of the whole tree to grow (see growth rate). The term is often used as a description of overall condition on a qualitative scale from 'high' to 'low'.

Visual Tree Assessment (VTA): The standard approach to tree risk assessment consisting of the diagnosis of structural defects and the evaluation of their significance from visible signs and the application of biomechanical criteria. Simple equipment such as a sounding mallet, probe and binoculars are commonly used.

Wind exposure: the degree to which a tree or other object is exposed to wind, with regard both to duration and velocity, often taking into account prevailing wind directions.

Windthrow: the blowing over of a tree at its roots.

Appendix vii: References

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4. British Standards Institution (2012). Trees in relation to design, demolition and construction : recommendations. London, Eng.: B.S.I.
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Terms and conditions

The Client is the party commissioning and funding the survey. The Consultant is any person(s) employed by Tree Check Arboriculture LTD to carry out any related works, as well as Tree Check Arboriculture LTD as an entity.

Limitations

1. This survey reflects the condition of the trees as they were observed on 23-Jan-2025 The condition of trees can change quickly and if any significant change is observed then a qualified arboriculturist should be consulted regardless of the recommended reinspection period.
2. While every attempt has been made to provide accurate recommendations based on the condition of the observed trees, Tree Check Arboriculture Ltd. can accept no liability for damage, injury, or loss of property caused by faults that were not apparent at the time of inspection. These include but are not limited to faults that may only be visible seasonally such as fungal fruiting bodies, or faults that were obscured or inaccessible to the surveyor such as those high up in the crown or obscured by ivy.
3. During adverse weather conditions such as storms, otherwise healthy trees can fail. Trees should be visually inspected after any high winds.
4. This report cannot predict the reaction of inspected trees to external factors such as extreme climate events, accidents, or vandalism.
5. The author(s) can accept no liability for damages if the recommended works are not carried out as per this report in line with BS:3998.
6. Operational recommendations (e.g.) climb and dismantle, are for loose guidance only. It remains the responsibility of the assigned contractor to decide on the safest work method. Tree Check Arboriculture LTD. accepts no responsibility for damages occurring during the carrying out of recommended works.
7. This report does not cover any underground part of trees, nor does it consider any affect inspected trees may have on shrinkable clay soils since these issues are almost entirely restricted to areas of shrinkable clay soils and soil analysis was not specified in the brief.
8. **Recommendations made in this report do not override any legislation covering the affected trees. Trees in a conservation area, trees subject to preservation orders and groups of trees requiring felling licenses still require relevant permissions before work can be carried out. Unless otherwise agreed the Tree Check Arboriculture LTD will not be checking for the presence of this legislation or be applying for these permissions. The Client must contact the consultant if they are unsure on this matter.**
9. Certain areas of the site were inaccessible in the time scale of this survey due to dense vegetation cover. Areas and trees where this has been an issue are described in certain trees and groups in the survey table.
10. **The findings of this report cannot be relied upon after 12 months from the time of inspection or the recommended reinspection date (if sooner).**

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1. The report is for use by the client and any reasonably involved third party advisors only. Rights to reproduce, publish, or broadcast the contents of this reports are reserved.
2. It is prohibited to make any amendments or omissions to this report under any circumstances. This report should be provided unaltered and in full to any third-party advisors, contractors or other involved parties to ensure that the hazards highlighted are understood and the necessary remedial works are commissioned. Failure to comply will invalidate the report and Tree Check Arboriculture Ltd. will accept no liability for damages occurring.
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4. This report only covers the scope described in the introduction of this report, as discussed with the client, Trees, and methods of inspection not described in the scope were not included, and it is the client's responsibility to bring it to the attention of Tree Check Arboriculture LTD if they feel the scope doesn't fully meet their requirements.
5. The consultant is under no obligation to inspect trees in areas that are not freely accessible. It is the client's responsibility to ensure that all relevant areas of site are legally and practically accessible to the consultant.
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