



TREE SURVEY REPORT

PRE-DEVELOPMENT

Robert C Yates

June 2022

SITE : 40, Mentmore Road, Cheddington, Bucks.

CLIENT : Executors of the estate of Mr Brazier

RGS – ARBORICULTURAL CONSULTANTS

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A pre-development advisory document, broadly in accord with British Standard 5837 : 2012 'Trees in relation to Design, demolition & construction - Recommendations', designed to inform the conceptual design by highlighting the above and below ground arboricultural constraints in the context of a proposed development.

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1.0 Terms of Reference

- 1.1 We are instructed by PPS Ltd. on behalf of the executors of the estate of the late Mr Colin Brazier, to undertake a pre-development tree survey and impact assessment on land at 40, Mentmore Road, Cheddington, which is to be in line with B.S. 5837 : 2012 'Trees in Relation to Design, Demolition & Construction - Recommendations'.
- 1.2 All trees on or immediately adjacent the application site have been inspected from ground level only. Should further, more detailed inspection be deemed appropriate, this will be covered under Recommendations. Trees are dynamic living organisms, whose health and condition can be subject to rapid change, depending on a number of external and internal factors. The conclusions and recommendations contained in this report relate to the trees at the time of inspection.
- 1.3 The site survey and tree assessment was undertaken by Robert Yates (Principal at RGS); Robert Yates holds the formal qualification Tech.Cert.(Arbor.A), the LANTRA Certificate in Professional Tree Inspection and is a member of the Consulting Arborist Society, the Arboricultural Association and The Royal Forestry Society.
- 1.4 This report, its appendices and any subsequent revisions or additional information, will form part of any formal planning application in respect of the development of this site, and as such will be open to public scrutiny and comment.

2.0 Survey Methodology

- 2.1 The trees have been assessed using the current recommendations, as detailed in British Standard 5837 : 2012 'Trees in relation to Design, Demolition & Construction – Recommendations', in order to arrive at a Retention Category for each individual tree or group of trees. A Root Protection Area (RPA) has been assigned to each tree, based on its stem diameter and in some cases crown spread, which has then been used to produce the Tree Constraints/Protection Plans (attached as appendix 3). For full details of the relevant assessment criteria and retention categories see Table 1 of B.S. 5837 (attached as appendix 4).
- 2.2 All surveyed trees or groups of trees have been given a notional reference number i.e. T1 – T7, G1 – G4. All collected survey data and work recommendations for the trees is presented in the survey schedule which forms appendix 2 to this report. For the location of trees see appendix 3A (Tree Constraints Plan - Existing).

3.0 Site Overview / Design Brief

- 3.1 The survey area extends to approximately 0.22 hectares, as shown on the attached Tree Constraints Plan (Appendix 3A). The site comprises the gardens surrounding the existing bungalow.
- 3.2 The development proposal briefly comprises the erection of two detached and two semi-detached dwellings with access off Mentmore Road and from Church Hill.

4.0 Summary of Findings & Conclusions

- 4.1 A total of **7no.** individual trees and **4no.** groups of trees have been surveyed (whilst hedgerows have not been surveyed in detail, descriptive notes are included on the plan at Appendix 3A). A breakdown of the numbers of trees in each retention category can be seen in the table below:

Table 1

Retention Category	Individual Trees (T)	Groups of Trees (G)
A High Quality	0	0
B Moderate Quality	3	1
C Low Quality	3	3
U (Unsuitable for retention – Poor Quality)	1	0
Totals	7	4

- 4.2 All U Category (poor quality) trees should generally be removed for reasons of sound arboricultural practice or health & safety, irrespective of any development proposals, unless they offer particular conservation value to the site, in which case this will be highlighted in the survey schedule along with appropriate recommendations.
- 4.3 As regards the C category trees, it may not always be possible, or even desirable to retain low quality trees within the context of a proposed development, unless in such a location that they do not represent a significant constraint on the design brief. Young trees, and those with a stem diameter of less than 150mm, will normally be placed in the C category, unless it is considered that they are of especially good form or are of a species that is particularly rare, in which case they may be upgraded. In certain cases it may be appropriate to consider re-location of young C category trees within the site.
- 4.4 All A & B Category trees (high & moderate quality) will, under normal circumstances, be retained on development sites, and should ideally influence and inform the conceptual design, site layout, and in some cases the specific construction methods to be used – The root protection area and/or crown spread of these trees will generally form a construction exclusion zone, although under certain circumstances it may be possible to build or operate within these areas providing that appropriate measures and specifications have been formally agreed between the local planning authority, the consulting arboriculturist and the developer/client.

5.0 Arboricultural Impact Assessment

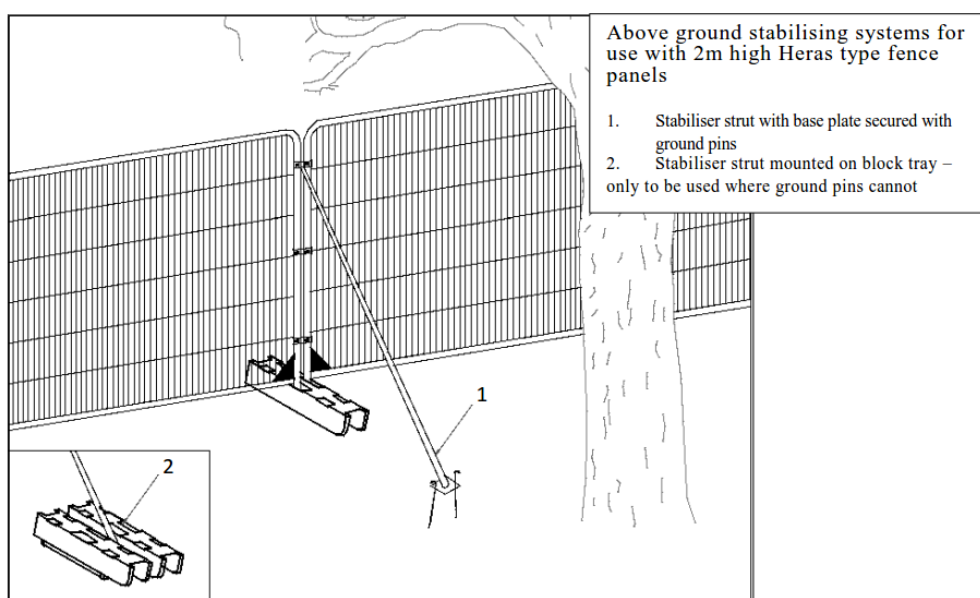
- 5.1 Based upon the proposed site layout, as included at Appendix 3B, the following impacts and implications have been identified and their arboricultural significance assessed.
- 5.1.1 To facilitate the proposed development it will be necessary to remove a total of five individual trees and two groups; these comprise five low quality, one moderate quality and one of poor quality. In addition, the boundary hedgerow of Snowberry will also be removed to facilitate the new access and also alternative boundary planting. The loss of these arboricultural features in the context of this site represents an insignificant impact upon the visual amenity of the immediate and surrounding area.
- 5.1.2 The footprint of Plot 1 will marginally encroach into the root protection area of G2; similarly, a section of G2 will pose a constraint upon the construction works unless appropriate facilitation pruning is undertaken. It is not anticipated however, that the degree of encroachment would pose a significant impact upon the health and vigour of the trees; the recommendations for facilitation pruning are included in the schedule at Appendix 2.

- 5.1.3 Construction access to a very small proportion of the root protection area of tree T3 will be required; again, this is considered to be of no significance, since it amounts to less than 1% of the total area.
- 5.1.4 To adequately protect the retained trees along the northeast boundary of the site, temporary exclusion barriers will be required for the duration of the construction works, thereby to exclude all construction activities.
- 5.1.5 With regard to proposed underground services, although no details are currently available, it is not anticipated that these would conflict with the root protection area of any retained trees, assuming that the access roads would present the most favourable routes.

6.0 Recommendations / Tree Protection Strategy

- 6.1 All tree removal works and facilitation/remedial pruning, as specified at Appendix 2, must only be carried out by suitably qualified and experienced contractors, and should conform to guidelines set out in British Standard 3998 : 2010 'Tree Work – Recommendations'. This should take place before any other enabling works on site.
- 6.2 Temporary tree protection fencing is to be erected prior to any enabling works, other than tree work, commencing on the site, in the locations indicated on the Tree Protection Plan at Appendix 3B; the fencing is to be to the specification shown at Fig.1. The fenced areas are to exclude all construction activities for the duration of the development works and shall be affixed with appropriate signage at regular intervals to warn contractors that the enclosed areas are strictly off-limits.

Fig.1 Example of suitable temporary tree protection fencing - Specification



Note: Where used to protect hedgerows the stabiliser strut can be dispensed with

- 6.3 It is further recommended that a scheme of replacement/new planting is prepared, in particular to redress the removal of trees T6 & T7, but there is also scope for additional specimen tree planting close to the junction of Mentmore Road and Church Hill. *(Note: The new planting shown in blue on the proposed plan at Appendix 3B is only indicative at this stage).*

7.0 Statutory Obligations

- Works to trees which are covered by Tree Preservation Orders [TPOs] or are within a Conservation Area [CA] require permission or consent from the Local Planning Authority [LPA]. Full planning consent will, however, override the need for a separate application, providing that details of all tree works were included in the submission and subsequently approved by the local authority.
- It is a criminal offence under normal circumstances to disturb or destroy - whether intentional or unintentional - the nesting sites of wild birds or the roost sites of bats, under the 'Wildlife & Countryside Act 1981, the 'Countryside and Rights of Way Act 2000' and the 'Conservation of Habitats & Species Regulations 2017'.

Therefore, avoid carrying out significant tree works during the bird nesting season [mid-March to end of August] and ensure that trees are professionally surveyed for signs of bat roosts and/or bat activity before starting any significant tree work, such as felling or heavy crown reduction. Further advice on how to proceed should bat occupation be suspected can be obtained from your local office of Natural England or any qualified ecologist.

APPENDIX 1 :

KEY TO SURVEY CRITERIA & HEADINGS:

Tree No.	Notional ID given to each tree or group of trees (unless tagged)
Species	Botanical name with common name in brackets
Age Class	Young, semi-mature, early mature, mature or over-mature
Height	Estimated in metres
Crown Spread	Crown spread (North / East / South / West) measured from centre of trunk, in metres
Crown clearance	Approximate height between lowest part of canopy and ground level (metres)
Stem dia.	Trunk diameter (mm) measured at 1.5m above ground level, or other height as specified
Vigour	Objective assessment of a tree's vigour e.g. shoot extension growth (normal, reduced or low)
Amenity	Subjective assessment of a tree's contribution to the amenity value of the immediate area: High to Low
Condition	Good, Fair or Poor, based on the general health and structural condition of the tree
Recommendations	Remedial works in order to facilitate retention, or recommendation to remove
Ret.Cat.	Based on B.S.5837 Retention categories: A = Those of High Quality & Value B = Those of Moderate Quality & Value (Sub-categories 1, 2, 3 for A & B categories in brackets) C = Those of Low Quality & Value U = Unsuitable for retention
RPA	Root Protection Area, measured in metres (radius) from centre of tree, or may be expressed in m ²

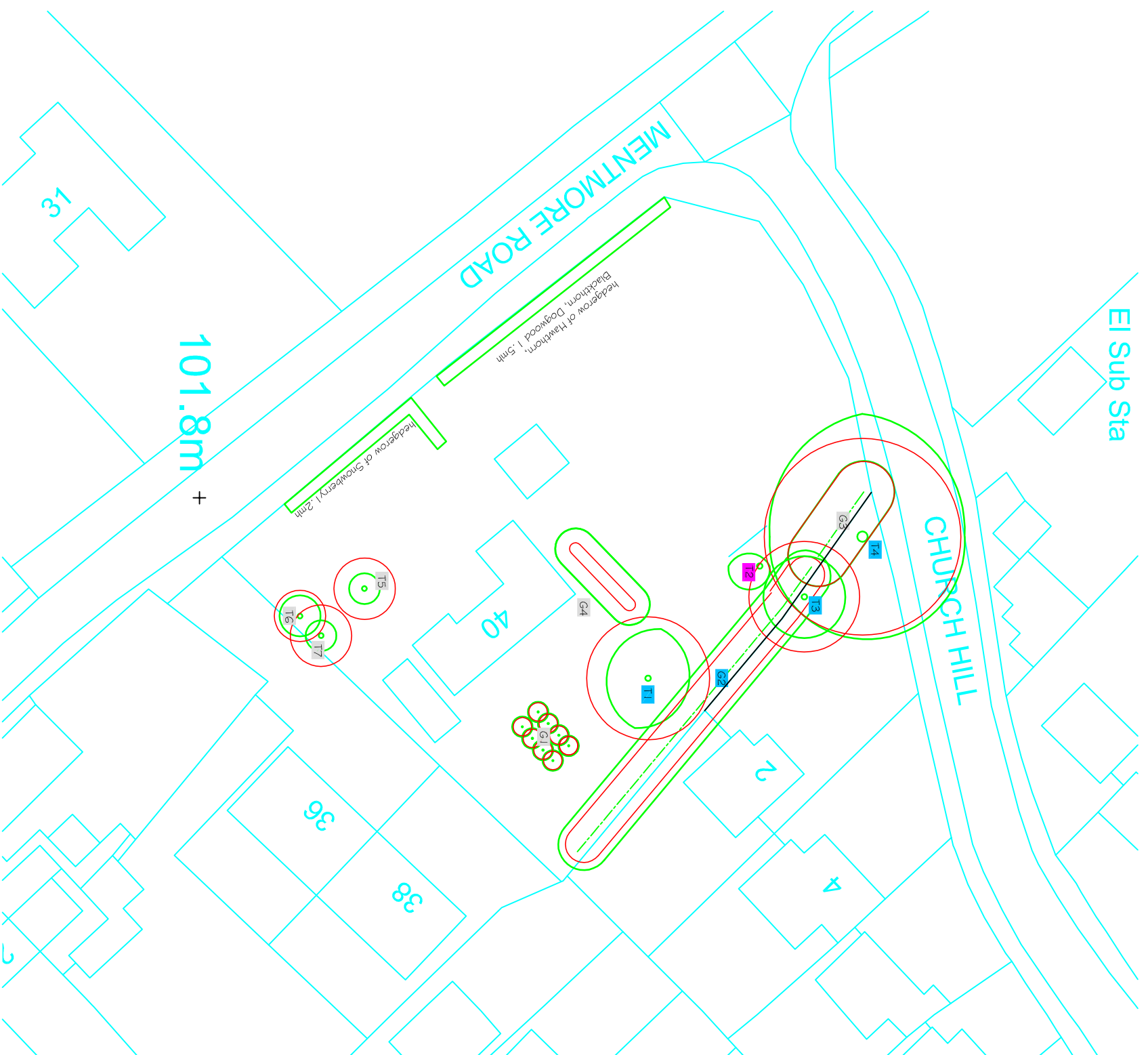
APPENDIX 2 : SURVEY SCHEDULE (Page 1 of 3)

Tree No.	Species (common name)	Age class	Height (m)	Crown Spread (m) :				Crown Clearance	Stem dia. (mm)	Vigour	Amenity Value	Condition	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				N	E	S	W									
T1	<i>Malus domestica</i> (Apple)	Over-mature	8	4	5	4	5	1	500	normal	low	Good/fair	Co-dominant from 2.5m, large internal stem cavity/decay at 1.6m	Remove to facilitate alternative planting/landscaping	B (3)	(6.0)
T2	<i>Prunus domestica</i> (Plum)	Over-mature	4	1	2	3	1	1	290	low	low	Fair/poor	In decline	REMOVE	U	n/a
T3	<i>Aesculus hippocastanum</i> (Horse Chestnut)	Early mature	12	4	4	4	4	2	320 220 220	normal	moderate	Good/fair	Located off site, 3 stems from base	No works required	B (1)	5.4
T4	<i>Salix alba Tristis Chrysocoma</i> (Golden Weeping Willow)	mature	16	10	10	9	12	0	800	normal	Mod/high	Good/fair	Located off site	Reduce crown spread to south & west (over site) by 2m & 3m respectively + crown lift to 2.5m over site	B (1)	9.6
T5	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	Early mature	4	1.5	1.5	1.5	1.5	0	300	normal	low	Good/fair	Previously reduced in height & routinely trimmed	Remove to facilitate development	C	(2.5)

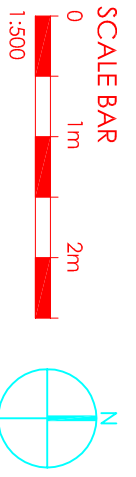
40 Mentmore Road, Cheddington : Tree Survey Report – June 2022

Tree No.	Species (common name)	Age class	Height (m)	Crown Spread (m) :				Crown Clearance	Stem dia. (mm)	Vigour	Amenity Value	Condition	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				N	E	S	W									
T6	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	Early mature	9	2	2	2	2	0	210	normal	moderate	Good/fair	Ivy clad stem, crown combines with T7	Remove to facilitate development	C	(2.5)
T7	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	Early mature	10	1.5	1.5	1.5	1.5	0	250	normal	moderate	Good/fair	Ivy clad stem, crown combines with T6	Remove to facilitate development	C	(3.0)
G1	(Apple, Plum)	young	Avg. 1.5	1	1	1	1	0	Avg. 60	normal	low	fair	Eight trees planted in two linear rows	Remove to facilitate alternative planting/landscaping	C	(0.9)
G2	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	Early mature	Avg. 7.5	2	-	2.5	-	0	Avg. 160	normal	moderate	Good/fair	Linear group close to boundary, planted as formal hedgerow but now lapsed, sparse at west end	Reduce crown spreads to southwest by up to 1m over entire length & up to 1.5m as required to facilitate construction of Plot 1	B (2)	2.0
G3	X <i>Cupressocyparis leylandii</i> (Leyland Cypress)	Early mature	Avg. 9	2	-	3	-	0	Avg. 250	normal	Mod/low	fair	Linear group close to boundary, growing through crown of adjacent T6, sparse at east end	No works required	C	3.0

Tree No.	Species (common name)	Age class	Height (m)	Crown Spread (m) :				Crown Clearance	Stem dia. (mm)	Vigour	Amenity Value	Condition	Comments	Recommendations	Ret. Cat. (sub cat.)	RPA (m)
				N	E	S	W									
G4	<i>Malus domestica</i> (Apple) <i>Rubus fruticosus</i> (Bramble)	Semi-mature	3	2	2	2	2	0	50	Normal	Low	Poor	Small linear group, tree at northeast end has poor form, all infested with bramble	Remove to facilitate development	C	(0.6)



- LEGEND:**
- U Category Trees - REMOVE
 - A Category Trees - High Quality
 - B Category Trees - Moderate Quality
 - C Category Trees - Low Quality
 - Root Protection Area for A, B, & C category trees
 - Actual Crown Spread of Measured Trees/Groups



Project
Land adj. 40 Mentmore Road,
Cheddington, Bucks

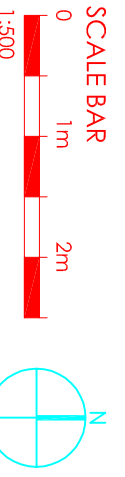
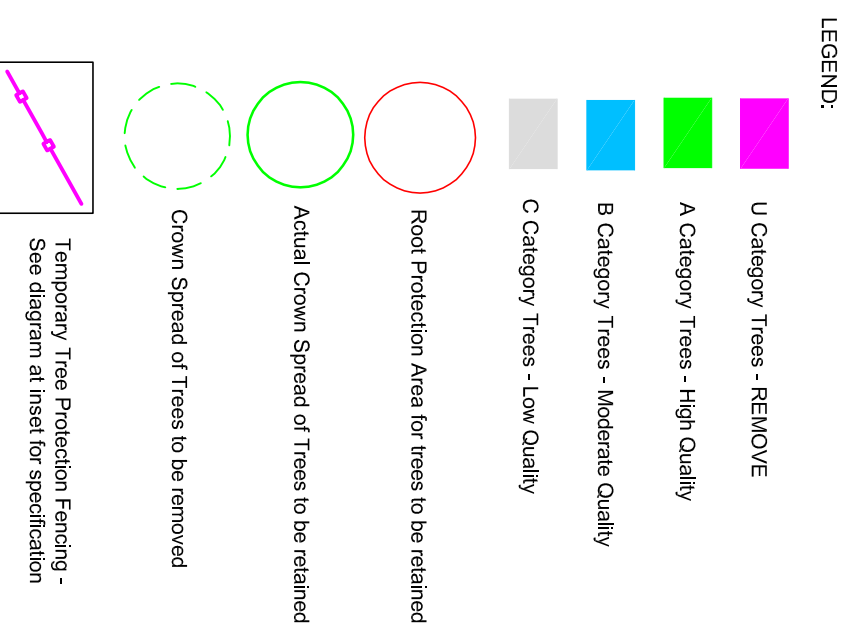
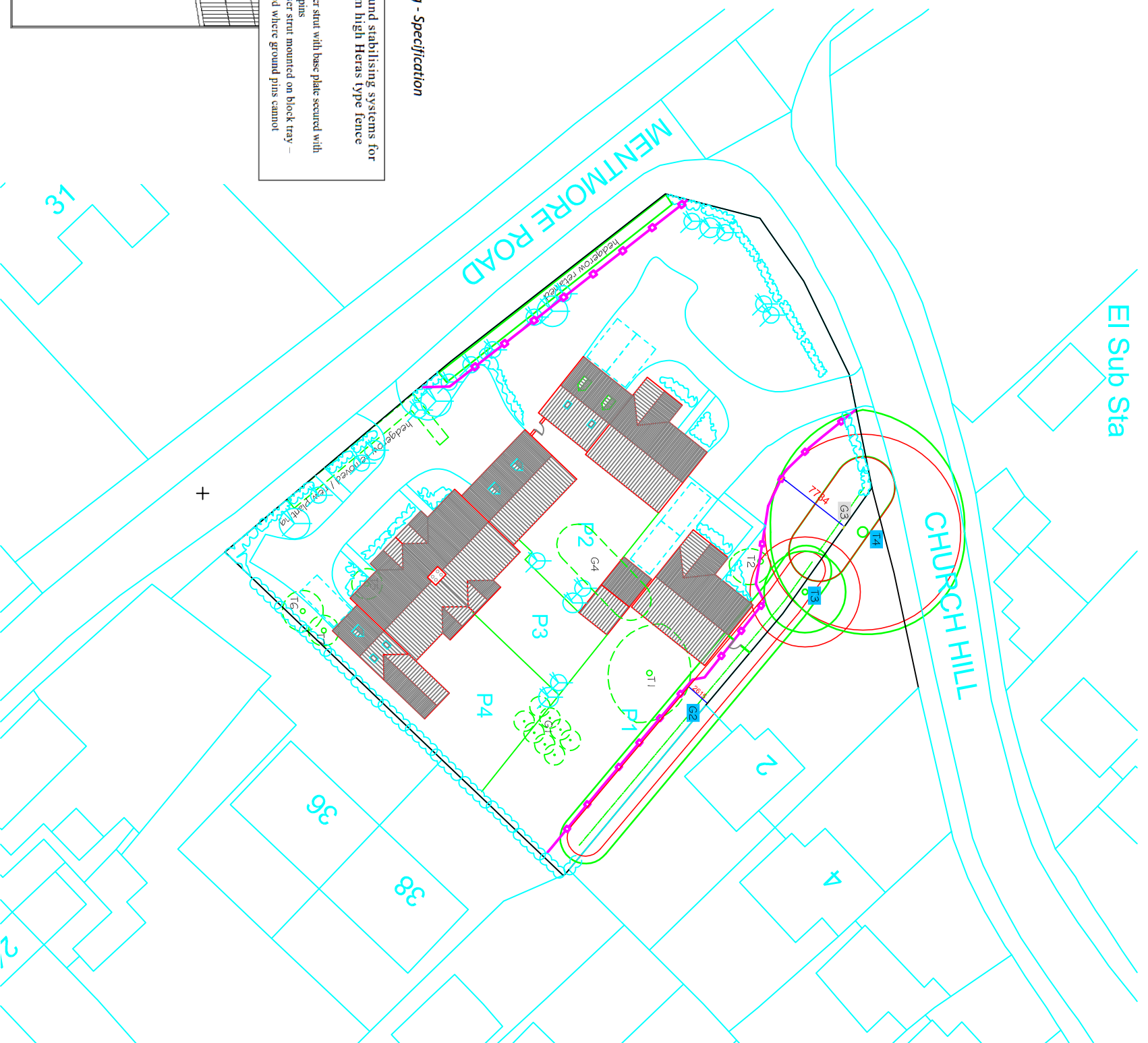
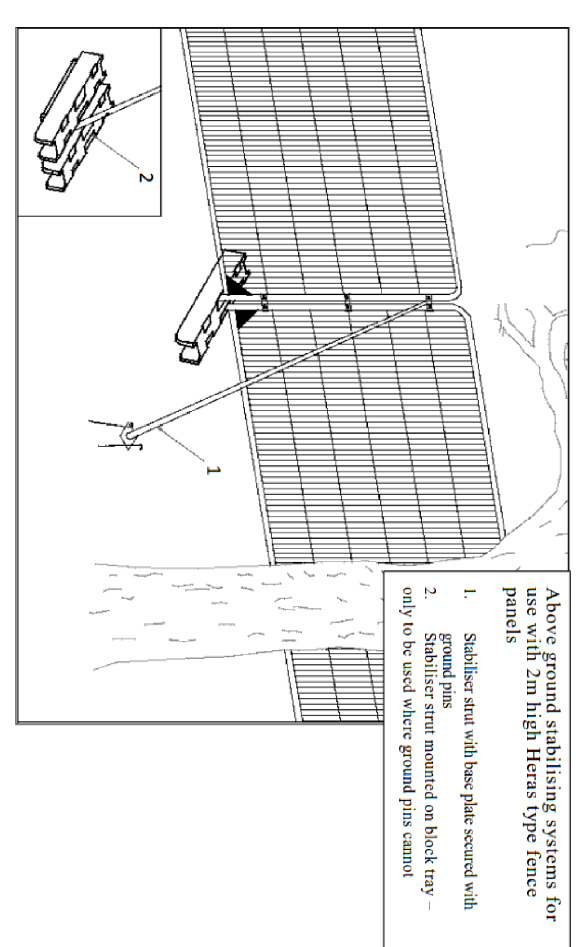
Client
The Executors of the estate
of Mr C Brazier

Title
Tree Constraints Plan - Existing

Drawn	RF/RY	Appendix 3A
Scale	1:500@A3	Date June2022

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Project
Land adj. 40 Mentmore Road,
Cheddington, Bucks

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Title
Tree Protection Plan - Proposed

Drawn	RF/RV	Appendix 3B
Scale	1:500@A3	Date June 2022

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APPENDIX 4

Table 1 : Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan																								
Trees unsuitable for retention (see Note)																												
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	<ul style="list-style-type: none"> • Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>			Dark Red																								
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:25%;"></th> <th style="width:25%; text-align: center;">1 Mainly arboricultural qualities</th> <th style="width:25%; text-align: center;">2 Mainly landscape qualities</th> <th style="width:25%; text-align: center;">3 Mainly cultural values, including conservation</th> </tr> </thead> <tbody> <tr> <td colspan="5">Trees to be considered for retention</td> </tr> <tr> <td> Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years </td> <td>Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)</td> <td>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</td> <td>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</td> <td>Light green</td> </tr> <tr> <td> Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years </td> <td>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</td> <td>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</td> <td>Trees with material conservation or other cultural value</td> <td>Mid blue</td> </tr> <tr> <td> Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter of 150mm </td> <td>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories</td> <td>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</td> <td>Trees with no material conservation or other cultural value</td> <td>Grey</td> </tr> </tbody> </table>						1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	Trees to be considered for retention					Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Light green	Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Mid blue	Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter of 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	Grey
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