



**Land off Hob Lane and
Pheasant Oak Farm,
Balsall Common**

**Arboricultural Impact
Assessment
(Incorporating Tree
Protection Measures)**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
**Barwood Development
Securities Ltd**

August 2023

Report Reference
edp5006_r013a

Document Control

DOCUMENT INFORMATION

Client	Barwood Development Securities Ltd
Report Title	Arboricultural Impact Assessment (Incorporating Tree Protection Measures)
Document Reference	edp5006_r013a

VERSION INFORMATION

	Author	Formatted	Peer Review	Proofed by/Date
013_DRAFT	DGa	MWI	LSh	-
013a	DGa	-	GSn	CRo 090823

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PLANS

Plan EDP 1: Arboricultural Impact Assessment Plan (edp5006_d024a 11 August 2023 VMS/DGa)

Section 1

Introduction

- 1.1 This Arboricultural Impact Assessment (AIA) has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Barwood Development Securities Ltd ('the Applicant') in relation to the proposed development of Land off Hob Lane and Pheasant Oak Farm, Balsall Common (hereafter referred to as 'the Site').
- 1.2 It sets out the nature and extent of tree losses and provides mitigation and protection measures to ensure the viable long-term retention of retained trees in the context of the development proposals.

SITE CONTEXT

- 1.3 The Site is located to the south-east of the village of Balsall Common and comprises pasture fields surrounding a complex of agricultural buildings.
- 1.4 The Site lies within the administrative boundary of Solihull Metropolitan Borough Council (SMBC).

DEVELOPMENT PROPOSALS

- 1.5 An outline planning application is to be submitted to SMBC for "*residential development (up to 250 homes including 30% affordable) with vehicular access off Waste Lane; associated landscaping and new public open spaces; community growing area/orchard; and enhancements to Millenium Way through the site*" and this AIA is submitted to inform this application.
- 1.6 This AIA has been prepared using EDP's arboricultural constraints information contained within the Arboricultural Baseline Note at **Appendix EDP 1**.
- 1.7 This baseline survey data was collected by EDP in February 2019 and updated in July 2022. The survey data is provided within **Appendix EDP 1**, with the Tree Constraints Plan included.

AIMS AND OBJECTIVES

- 1.8 The purpose of this AIA is to assess the impacts upon the tree stock from the proposed development and demonstrate which trees can be retained and which will require removal. In addition, it will provide mitigation measures, such as protective fencing, to ensure the safe, long-term retention of any retained tree should the development be permitted.

RELEVANT BASELINE DOCUMENTS

- 1.9 EDP's Arboricultural Baseline Note is relevant to the provisions of this AIA and this AIA should be read in conjunction with it where applicable.

1.10 The following best practice guidance and informative standards are relevant to the provisions of the AIA and should be read in conjunction with the AIA where applicable:

- BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations. BSI 2012; and
- BS 3998:2010 Tree Work - Recommendations. BSI 2010.

Section 2 Arboricultural Impact Assessment

- 2.1 This Arboricultural Impact Assessment (AIA) has been prepared following site-based observations, a desktop study of the baseline survey data and consideration of the Illustrative Masterplan (**Appendix EDP 2**). In particular, it relates to the Tree Constraints Plan (contained within **Appendix EDP 1**), which is overlaid onto the proposed Illustrative Masterplan. The resulting drawing is an Arboricultural Impact Assessment Plan (see **Plan EDP 1**).
- 2.2 This AIA recognises that construction activities pose a threat to subject trees if treated inappropriately and assesses the likely impacts of the proposals on the tree stock and where appropriate, provides mitigation with the view of achieving a harmonious relationship between the trees and the built form.
- 2.3 Assessment of the impact of the proposals has been determined following consideration of the constraints each surveyed item poses by virtue of its position, branch spread and designated root protection area (RPA).
- 2.4 Consideration should be given to retaining all trees where possible. However, ultimately the removal of any tree is dependent on its proximity to the footprint of any proposal and associated landscaping.

TREE REMOVALS FOR REASONS OF SOUND ARBORICULTURAL MANAGEMENT

- 2.5 The BS 5837:2012 compliant survey identified a total of nine category U items, the condition of which was considered to be impaired to such an extent that they are unsuitable within the future context of the development proposals and are therefore not included in the calculations to follow. These are summarised in **Table EDP 2.1** and detailed in the Tree Survey Schedule contained within **Appendix EDP 1**.
- 2.6 Off-site items remain outside of control of the development and require the landowners' consent prior to any works or removals.
- 2.7 Due to their condition, category U items often have ecological value and therefore any work to or removal of category U items require cross-referencing with the ecological assessment prior to any work or felling taking place.
- 2.8 If category U items are to be retained as an ecological asset, arboricultural advice should be sought to ensure this can be achieved.

Table EDP 2.1: Tree Removal for Reasons of Sound Arboricultural Management

Tree Number	Tree Species	Tree Grade
T3	Wild cherry (<i>Prunus avium</i>)	U
T7	Unidentified	U

Tree Number	Tree Species	Tree Grade
G23	Hawthorn (<i>Crataegus monogyna</i>)	U
G24	Elder (<i>Sambucus nigra</i>) Goat willow (<i>Salix caprea</i>) Hawthorn	U
G32	Leyland cypress (<i>Cupressus x leylandii</i>)	U
T40	English oak (<i>Quercus robur</i>)	U
T46	Common ash (<i>Fraxinus excelsior</i>)	U
G83	Common ash Hawthorn	U
T93	Common ash	U

ITEMS IMPACTED BY DEVELOPMENT PROPOSALS

- 2.9 Assessment of the Illustrative Masterplan (**Appendix EDP 2**) determines that 30 items are impacted by the development proposals; these are detailed within **Table EDP 2.2**. 5 items are category A, of high quality; 6 items are category B, of moderate quality and 19 items are category C, of low quality.

Table EDP 2.2: Items Impacted by Development Proposals

Ref. Number	Species	Impact	Category Grading
T10	English oak	RPA encroachment by footpath	B
G14	Hawthorn	Partial removal	C
T16	English oak	RPA encroachment by footpath	B
G17	Italian cypress (<i>Cupressus sempervirens</i>)	Partial removal	C
G19	Common ash	Complete removal	C
G20	Beech (<i>Fagus sylvatica</i>)	Partial removal	C
G22	Blackthorn (<i>Prunus spinosa</i>)	Complete removal	C
T25	English oak	RPA encroachment by footpath	A
T26	English oak	RPA encroachment by footpath	A
G27	English oak	RPA encroachment by footpath	A
G36	Blackthorn	Partial removal	C

Ref. Number	Species	Impact	Category Grading
T37	English oak	RPA encroachment by footpath	A
T39	English oak	RPA encroachment by footpath	A
T41	English oak	RPA encroachment by footpath	B
H42	Blackthorn Elder	Complete removal	C
H43	Blackthorn Hawthorn	Complete removal	C
H48	Blackthorn Hawthorn	Partial removal	C
H51	Blackthorn Hawthorn	Partial removal	C
H53	Blackthorn Hawthorn	Complete removal	C
H55	Blackthorn Hawthorn	Partial removal	C
H58	Blackthorn Hawthorn Holly (<i>Ilex aquifolium</i>)	Complete removal	C
T59	English oak	Complete removal	B
G61	Hawthorn Hazel (<i>Corylus avellana</i>) Holly	RPA encroachment by footpath	C
G69	Wild cherry Red maple	Partial removal	B
H71	Blackthorn Hawthorn	Partial removal	C
H72	Blackthorn Hawthorn	Partial removal	C
H84	Blackthorn Hawthorn	Partial removal	C
H85	Blackthorn Hawthorn	Complete removal	C
G86	Poplar sp. (<i>Populus</i> sp.)	Complete removal	C

SUMMARY OF TREE LOSSES AND RETENTION

2.10 A summary of the tree losses and retention based upon the Illustrative Masterplan (**Appendix EDP 2**) is provided within **Table EDP 2.3**. In this context, the term ‘affected’ means partial removal or encroachment into the RPA of a retained item.

Table EDP 2.3: Summary of Tree Losses and Retention

	Existing	Trees, Groups and Hedgerows Lost Due to Proposals	Trees, Groups and Hedgerows Affected by Proposals	Trees, Groups and Hedgerows Unaffected by Proposals
Category A	13	0	5	8
Category B	49	1	4	44
Category C	56	8	11	37
Totals	118	9	20	89

MITIGATION

- 2.11 Existing trees identified for retention on the appended Arboricultural Impact Assessment Plan (**Plan EDP 1**) will continue to be managed in accordance with BS 5837:2012. Critically this requires arboricultural review of any future emerging detailed design and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012 (**Appendix EDP 3**), during the construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.
- 2.12 Should any trees be affected by the proposed development at the detailed design stage, these will be sensitively worked around to minimise any adverse effects. This can be achieved with the use of ground protection, no-dig technologies, hand digging and access facilitation pruning, where applicable. This level of detail will be assessed during the detailed design stage.

Section 3 Conclusions

- 3.1 Masterplanning of the development has been informed by arboricultural recommendations throughout. To ensure succession to the existing tree stock new planting is recommended. The new planting has potential for longevity within the landscape and will enhance the species diversity for the Site, whilst also contributing to the Green Infrastructure for the area.
- 3.2 The development complies with the National Planning Policy Framework (NPPF) in respect to veteran tree (**T60**) as this tree is being retained and the veteran tree buffer is being respected as shown on **Plan EDP 1**.
- 3.3 Existing trees identified for retention on the appended Arboricultural Impact Assessment Plan (**Plan EDP 1**) will continue to be managed in accordance with BS 5837:2012. Critically, this requires arboricultural review of any alteration to the development layout and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012, during the demolition and construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.
- 3.4 A suitably worded condition can secure any mitigation measures, which would be required to minimise harm and ensure safe, long-term retention to trees.

Appendix EDP 1
Arboricultural Baseline Note (edp5006_r002)

Land off Hob Lane and Pheasant Oak Farm, Balsall Common

Baseline Note in Respect of Arboriculture

edp5006_r002b

1. Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Barwood Development Securities Ltd (the client) to undertake a *BS 5837:2012 Trees in Relation to Design, Demolition and Construction* compliant survey of the trees in relation to the proposed development of the Land off Hob Lane and Pheasant Oak Farm, Balsall Common (hereafter referred to as 'the Site').
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cardiff, and Cheltenham. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk).
- 1.3 The Site is located to the south-east of the village of Balsall Common and lies within the administrative boundary of Solihull Metropolitan Borough Council (SMBC). The Site comprises pasture fields surrounding a complex of agricultural buildings.

2. Aims and Objectives

- 2.1. The purpose of this Baseline Note is to provide initial tree constraints information, which will feed into the masterplanning of the Site, which in turn will be submitted in support of the Site's promotion to SMBC.

3. Methodology and Limitations

- 3.1. An arboricultural survey was undertaken on 04 February 2019 and an update walkover survey on 20 July 2022, using a GPS-enabled tablet computer, which provides accuracy to within 0.5m. To assist in both the survey and depiction of the tree population, the survey worked from a base comprising high resolution aerial imagery. Site trees and other significant vegetation are as noted on the Tree Constraints Plan (**Annex EDP 1**). All surveyed items are detailed in the Tree Survey Schedule (**Annex EDP 2**). No other trees are covered by this survey.
- 3.2. All trees have been visually inspected from ground level unless otherwise stated, with no climbing or further detailed investigative tests being undertaken. The comments on their condition are based on observable factors present at the time of inspection. All measurements



are metric and have been recorded in accordance with the measurement conventions set out in Section 4.4.2.6 of BS 5837:2012.

3.3. Any recommendations given regarding longer-term management are made on the basis of optimising the life expectancy of site trees, given their current situation and any effects that may result from the development proposals.

3.4. Schedule EDP 1 (**Annex EDP 2**) provides information about the following factors in accordance with paragraph 4.4.2.5 of BS 5837:2012:

- Sequential reference number (recorded on **Annex EDP 1**);
- Species;
- Height;
- Stem diameter;
- Branch spread;
- Existing height above ground level;
- Life stage;
- Physiological condition;
- Structural condition;
- Preliminary management recommendations;
- Estimated remaining contribution;
- Category grading; and
- Tree works priority codes.

Limitations

3.5. No topographical survey information was available at the time of survey. The locations of arboricultural items have been plotted with the help of a GPS enabled tablet.

3.6. Due to the changing nature of trees and other site circumstances, this report and any recommendations made are limited to a 24 month period from the survey date. Any alterations



to the Site or the development proposals could change the current circumstances and may invalidate this report and any recommendations made.

- 3.7. Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer damage under average conditions. Regular inspections can help to identify potential problems before they become acute.
- 3.8. A lack of recommended work does not imply that a tree is safe and likewise, it should not be implied that a tree will be made safe following the completion of any recommended work.
- 3.9. The subject trees have not been tagged for identification purposes.

4. Planning Policy and Statutory Protection

Tree Preservation Orders and Conservation Areas

- 4.1. Consultation with SMBC's online mapping has confirmed that no trees are subject to a Tree Preservation Order (TPO).¹
- 4.2. The site is not within a designated conservation area.

5. National and Local Planning Policy

- 5.1 Paragraph 131 of the NPPF states; "*Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.*"
- 5.2 The *National Planning Policy Framework* (NPPF) assumes protection of all ancient woodland and veteran trees unless there are exceptional reasons for not doing so. The importance of ancient woodland and veteran trees as irreplaceable habitats is set out in paragraph 180c of the NPPF, which states:

¹ <https://solihull-abc.maps.arcgis.com/apps/webappviewer/index.html?id=36965bab4e8b4f84b0ae4ccd6b7dcea2>
accessed 09/08/2023



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

- 5.3 One veteran tree (**T60**) was identified during the survey process and is located in the north-western section of the site, within a hedgerow. Full information on these features is provided in **Annex EDP 2**.

Natural England and Forestry Commission Standing Advice: Ancient Woodland, Ancient Trees and Veteran Trees: Protecting them from Development

- 5.4 In respect of veteran trees, the standing advice from Natural England and the Forestry Commission² recommends that any development should be kept as far as possible from veteran trees, leaving a buffer of at least 15 times larger than the diameter or 5m from the edge of its canopy, if this is greater. The buffer is illustrated on **Annex EDP 1**.

Solihull Local Plan; Shaping a Sustainable Future (adopted December 2013)

- 5.5 Policy P14: Amenity states:

“The Council will seek to protect and enhance the amenity of existing and potential occupiers of houses, businesses and other uses in considering proposals for new development, and will:

...

iv: Safeguard important trees, hedgerows and woodlands, encourage new and replacement tree and hedgerow planting and identify areas that may be suitable for the creation of new woodlands. Priority will be given to locations that enhance or restore the green infrastructure network and to the planting of species characteristic of the Arden Warwickshire landscape”.

- 5.6. Paragraph 10.12.4 states:

“The policy recognises the importance of protecting and increasing trees and woodlands for amenity and other benefits, such as the enhancement or restoration of the Arden landscape, green infrastructure, conservation of biodiversity, informal recreation, and to address the impacts of climate change. Important trees, hedgerows and woodlands will include those covered by tree preservation orders, veteran trees or those with potential to be veteran trees, features characteristic of the Arden landscape or included in national or local biodiversity action plans, and trees and hedgerows covered by regulations or best practice guidance, such as the Hedgerow Regulations.”

² <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences#history>.



6. Overview of Tree Stock

- 6.1. The survey has identified 65 individual trees, 30 groups of trees and 32 hedgerows, totalling 127 items. Of these 127 items, 13 have been categorised as A, of high quality and value; 49 have been categorised as B, of moderate quality; and 56 have been categorised as C, of low quality. In addition, nine items have been categorised as U and due to their impaired condition are considered unsuitable for retention.
- 6.2. One veteran tree (**T60**) was identified during the survey process and is located in the north-western section of the site, within a hedgerow. Full information on these features is provided in **Annex EDP 2**.
- 6.3. An illustrative summary of the species diversity, age distribution and grading categorisation for the site is provided in **Annex EDP 3**.
- 6.4. All surveyed items are as noted on **Annex EDP 1** and detailed in Schedule EDP 1 (**Annex EDP 2**).

7. Site Constraints

- 7.1 Of the items surveyed, 13 have been identified as category A, of high quality and value and a further 49 items have been identified as category B, of moderate quality and value. All trees provide landscape, environmental and/or amenity value to their surroundings, however, the retention and protection of both category A and B items should be prioritised due to their condition, age and retention span.
- 7.2 The required root protection area (RPA) for each item is as described in Schedule EDP 2 (**Annex EDP 4**) and is depicted on **Annex EDP 1**. These RPAs should be considered sacrosanct to ensure appropriate protection is afforded to the roots. The footprint of the promotion's masterplan should not conflict with the RPAs of any items being retained.
- 7.3 All off-site items indicated on the **Annex EDP 1** remain outside of the direct control of the scheme, however, their above- and below-ground constraints will need to be considered during the design process.

Veteran Trees

Natural England and Forestry Commission Standing Advice: Ancient Woodland, Ancient Trees and Veteran Trees: Protecting them from Development

- 7.4 In respect of the veteran tree (**T60**), the standing advice from Natural England and the Forestry Commission³ recommends that any development should be kept as far as possible from veteran trees, leaving a buffer of at least 15 times larger than the stem diameter or 5m from the edge of its canopy, if this is greater. The buffer for **T60** is 15.6m in accordance with Natural England

³ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences#history>.



and the Forestry Commission⁴ recommendations (15 x stem diameter). The buffer is illustrated on **Plan EDP 1** as an orange circle.

7.5 In respect of the buffer, Natural England and Forestry Commission Standing Advice recommendations are as follows:

“Where possible, a buffer zone should:

- *contribute to wider ecological networks;*
- *be part of the green infrastructure of the area; and*

A buffer zone should consist of semi-natural habitats such as:

- *woodland; and*
- *a mix of scrub, grassland, heathland and wetland.*

The proposal should include creating or establishing habitat with local and appropriate native species in the buffer zone.

You should consider if access is appropriate. You can allow access to buffer zones if the habitat is not harmed by trampling.

You should not approve development proposals, including gardens, within a buffer zone.

You should only approve sustainable drainage schemes if:

- *they do not affect root protection areas*
- *any change to the water table does not negatively affect ancient woodland or ancient and veteran trees”.*

8. Conclusion

8.1 One veteran tree (**T60**) has been identified during the survey process within the Site. A veteran tree, by a recognised criterion, 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 species⁵.

⁴ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences#history>.

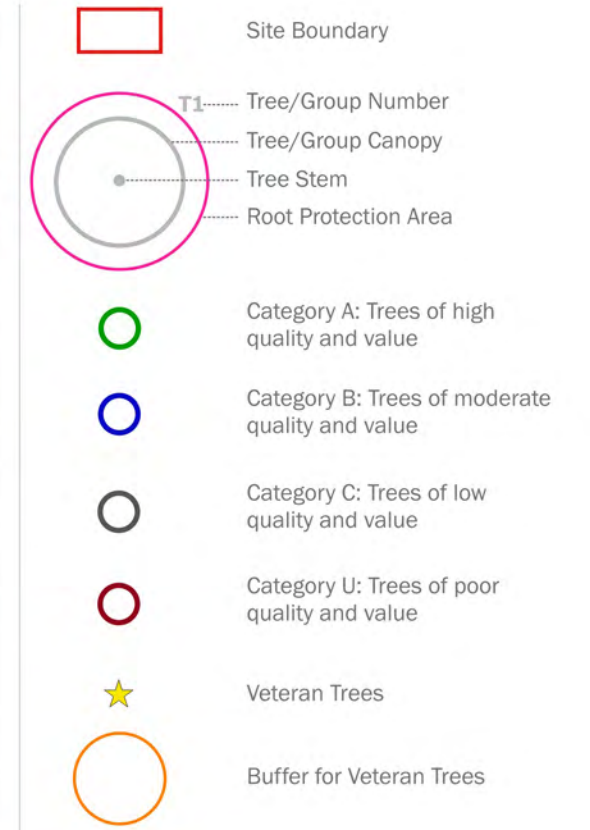
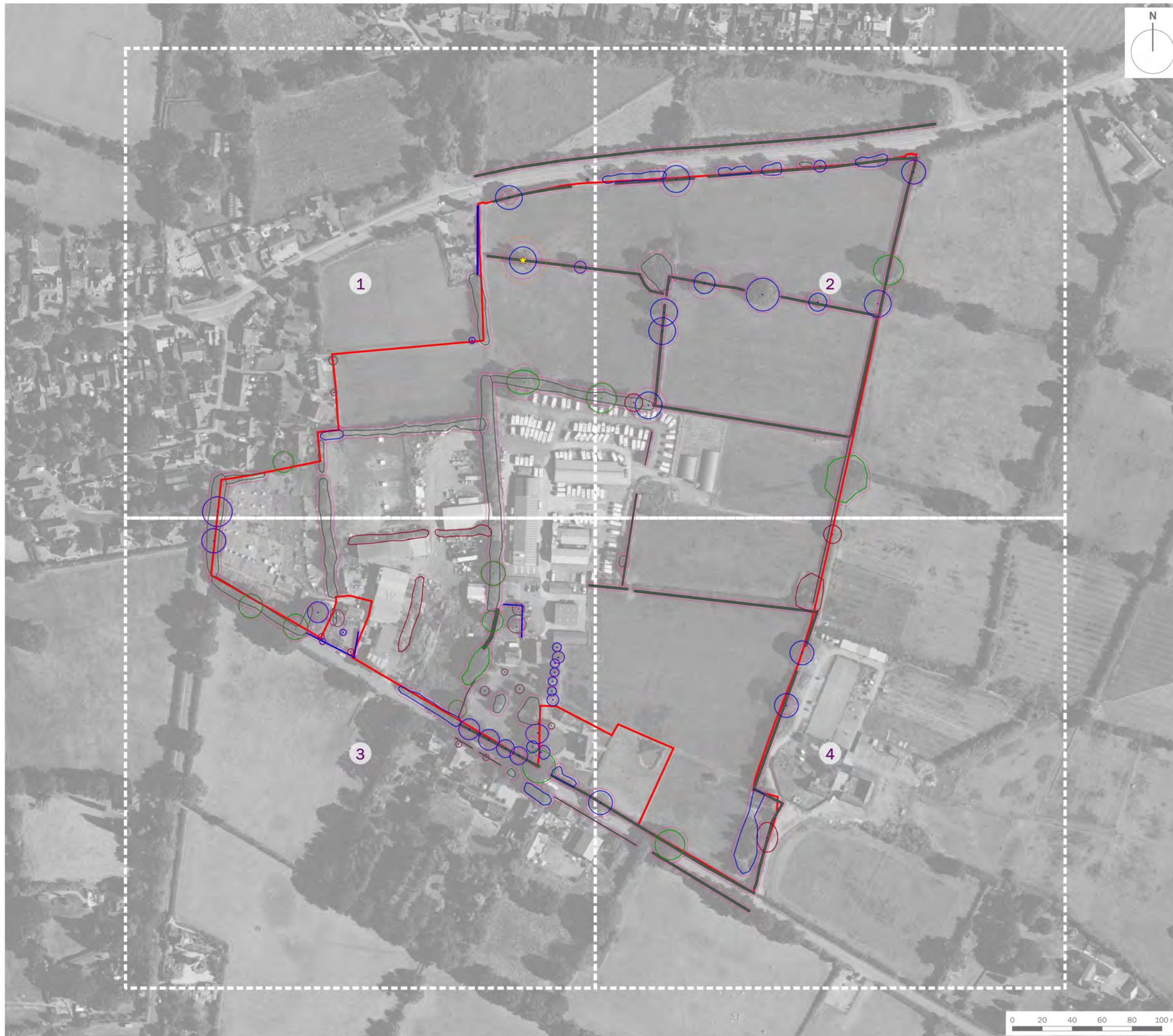
⁵ Natural England Ancient woodland and veteran trees: protecting them from development
<https://www.gov.uk/topic/planning-development/protected-sites-species>.



-
- 8.2 It is recommended that any development should be kept as far as possible from the veteran tree, with a buffer area maintained between the items and any development boundary. Veteran trees should be prioritised for retention in line with the NPPF.
 - 8.3 Of the items surveyed, 13 have been identified as category A, of high quality and a further 49 items have been identified as category B, of moderate quality. Both category A and B items should be prioritised for retention due to their condition, age and retention span.
 - 8.4 The arboricultural constraints information provided with this Baseline Note will feed into the promotion's masterplan.



**Annex EDP 1
Tree Constraints Plan
(edp5006_d001b 14 August 2023 GYo/LTa)**


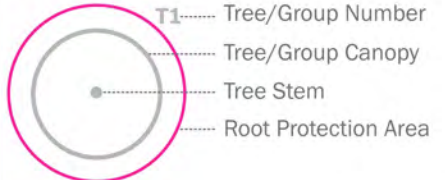








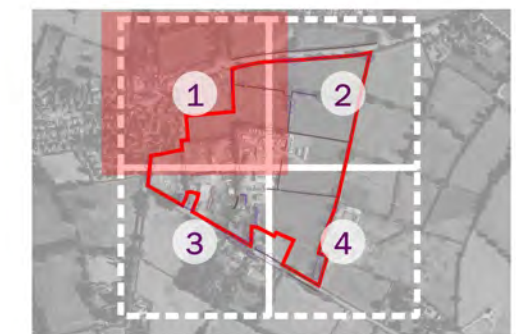
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project title	Land off Hob Lane and Pheasant Oak Farm, Balsall Common		
drawing title	Plan EDP 1: Tree Constraints Plan (Overview)		
date	14 AUGUST 2023	drawn by	GYo
drawing number	edp5006_d001b	checked	LTA
scale	1:2,500 @ A3	QA	JFr



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



-  Site Boundary
-  T1 Tree/Group Number
Tree/Group Canopy
Tree Stem
Root Protection Area
-  Category A: Trees of high quality and value
-  Category B: Trees of moderate quality and value
-  Category C: Trees of low quality and value
-  Category U: Trees of poor quality and value
-  Veteran Trees
-  Buffer for Veteran Trees



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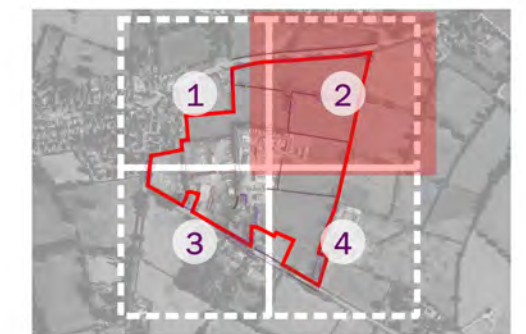
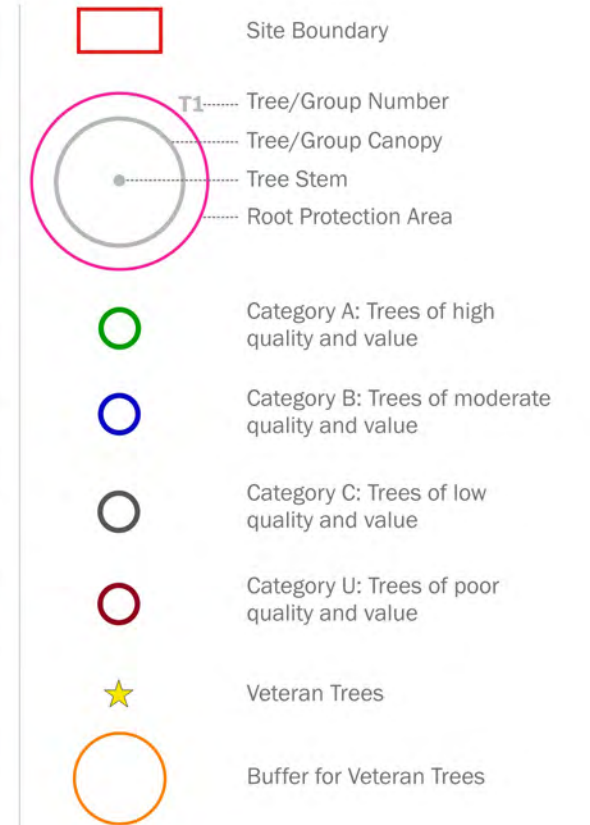
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Land off Hob Lane and Pheasant Oak Farm, Balsall Common

drawing title
Plan EDP 1: Tree Constraints Plan (Sheet 1 of 4)

date	14 AUGUST 2023	drawn by	GYo
drawing number	edp5006_d001b	checked	LTA
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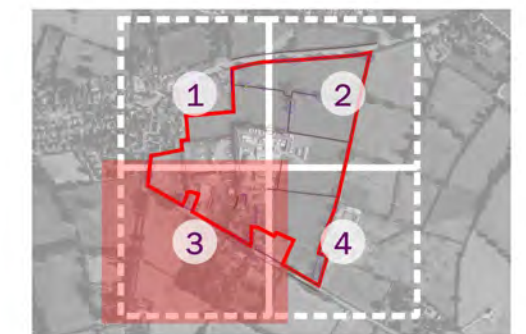
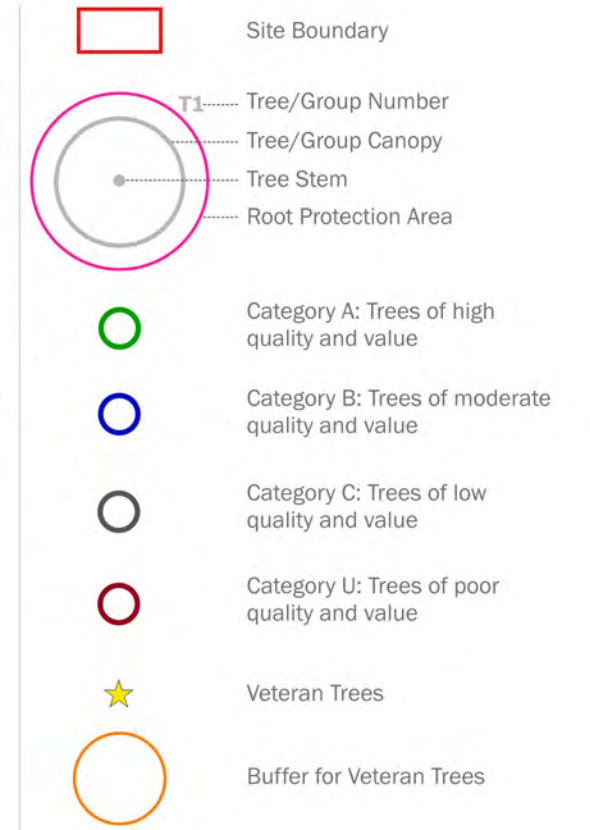
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Land off Hob Lane and Pheasant Oak Farm, Balsall Common

drawing title
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date	14 AUGUST 2023	drawn by	GYo
drawing number	edp5006_d001b	checked	LTA
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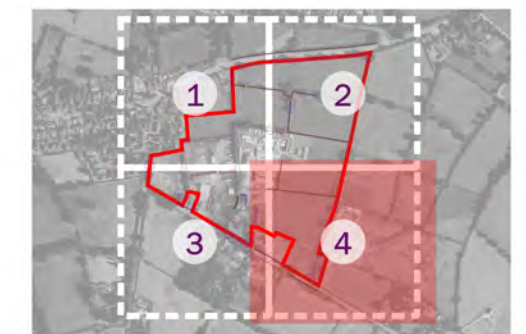
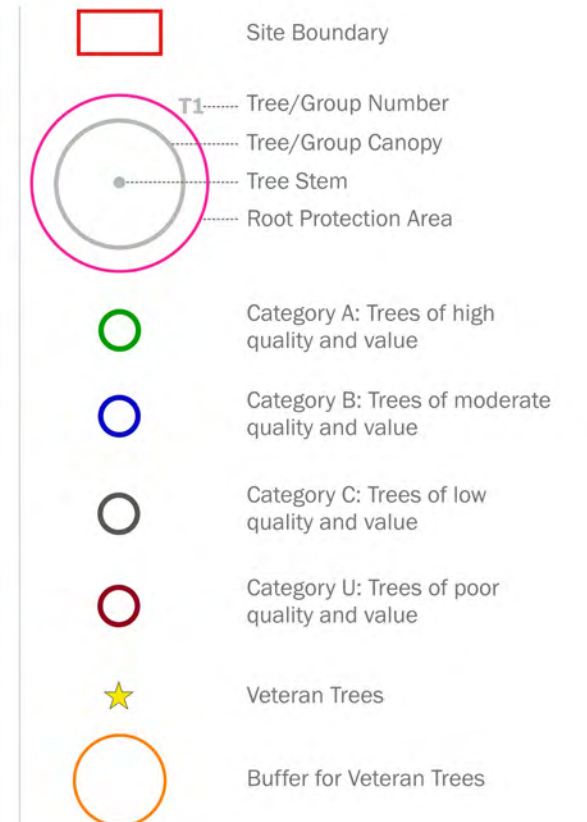
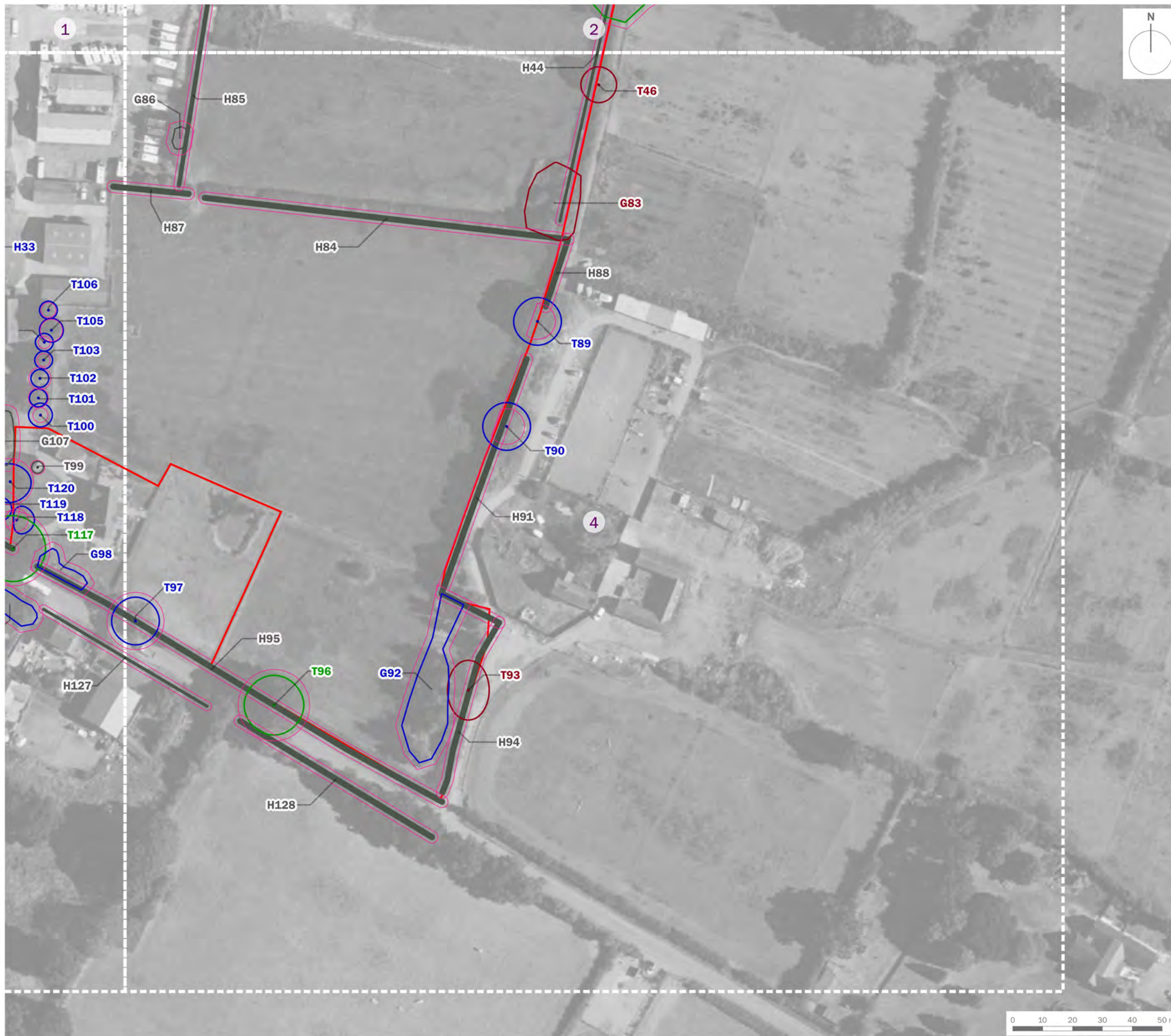
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Plan EDP 1: Tree Constraints Plan (Sheet 3 of 4)

date	14 AUGUST 2023	drawn by	GYo
drawing number	edp5006_d001b	checked	LTA
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drawing title

Plan EDP 1: Tree Constraints Plan (Sheet 4 of 4)

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Annex EDP 2
Schedule EDP 1
Tree Survey Key and Schedule

Sequential Reference Number	T - Individual specimen; G - Group, Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; and W - A larger group or area of trees that should be regarded as a single woodland unit
Species	Common English names are used wherever possible for simplicity
Height	An approximation of height (in metres) is provided for the highest point of the tree.
Stem Diameter	This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS 5837:2012.
Branch Spread	This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Annex EDP 1 .
Existing Height Above Ground Level	An approximation of height (in metres) of crown clearance above adjacent ground level.
Life Stage	There are six classes to which trees are assigned: Young; Semi Mature; Early Mature; Mature; Over Mature; and Veteran.
Physiological Condition	An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.
Structural Condition	Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect ⁶ ".

⁶ BS 5837:2012 Section 4.4.2.5



<p>Preliminary Management Recommendations</p>	<p>These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.</p>
<p>Estimated Remaining Contribution</p>	<p>The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity:</p> <p>Less than 10;</p> <p>10+;</p> <p>20+; and</p> <p>40+.</p>
<p>Category Grading</p>	<p>Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS 5837:2012.</p>
<p>Tree Works Priority Codes</p>	<p>Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows:</p> <p>Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard;</p> <p>Priority 2: Work that should be undertaken prior to any works commencing on site; and</p> <p>Priority 3: Work that should be undertaken following the completion of the development.</p>

Client:	Barwood Development Securities Ltd	Site:	Land off Hob Lane and Pheasant Oak Farm, Balsall Common
Date of Survey:	04/02/2019 and 20/07/22	Consultant:	Rob C and Luke T
Tagged:	N/A	Weather:	Bright and Clear

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
H2	Blackthorn (Prunus spinosa) Holly (Ilex aquifolium)	2	10x100	1	1	1	1	N/A	Mature	Fair	Fair	Road to east.	No Work Recommended	20+	B2	3.79
T3	Wild Cherry (Prunus avium)	5	290	2	2	2	2	2	Mature	Poor	Poor	Pruning wounds - unsympathetic - Lopped historically. Decaying hardwood visible on stem wound.	No Work Recommended	<10	U	3.48
T4	Magnolia (Magnolia sp.)	5	130 130 130	2	2	2	2	2	Mature	Fair	Fair	Minor decay suspected at base.	No Work Recommended	20+	B1	2.7
T5	Laburnum (Laburnum anagyroides)	5	100 100 100 100	2	2	2	2	1.5	Mature	Fair	Fair	Growing out of hedgerow stem obscured. Superficial branch damage over hedge.	No Work Recommended	20+	B1	2.4
H6	Blackthorn (Prunus spinosa)	1.5	10x50	1	1	1	1	N/A	Early Mature	Fair	Fair	Well trimmed.	No Work Recommended	20+	B2	1.9
T7	Unidentified	2	200	2	2	2	2	1.5	Mature	Dead	Dead	Suspected dead stem smothered in ivy.	No Work Recommended	<10	U	2.4
T8	Leyland Cypress (Cupressus x leylandii)	18	480	5.5	5.5	5.5	2	1.5	Mature	Fair	Fair	Rubbing branches and tight unions in crown. May cause excessive shade if land to north is developed.	No Work Recommended	10+	C1	5.76
T9	Leyland Cypress (Cupressus x leylandii)	18	390	5.5	2	5.5	2	1.5	Mature	Fair	Fair	Included union at 4m.	No Work Recommended	10+	C	4.68
T10	English Oak (Quercus robur)	16	500	7	7	7	7	2	Mature	Fair	Fair	Stem smothered in ivy. Access to base restricted by fence. Significant amount of small diameter dead wood.	No Work Recommended	20+	B1	6
G11	Silver Birch (Betula pendula)	10	10x200	2	2	2	2	2	Early Mature	Fair	Fair	Road to South.	No Work Recommended	10+	C	7.59
T12	English Oak (Quercus robur)	20	700	10	8	7	8	2	Mature	Fair	Fair	Access to base restricted. All readings estimated. Growing out of hedgerow. Road to south.	No Work Recommended	40+	A1	8.4
T13	English Oak (Quercus robur)	20	700	8	8	8	8	2	Mature	Fair	Fair	Growing out of hedgerow. Access to base restricted. All readings estimated. Road to south.	No Work Recommended	40+	A1	8.4
G14	Hawthorn (Crataegus monogyna)	10	10x200	2	2	2	2	N/A	Early Mature	Fair	Fair	Road to west of group.	No Work Recommended	10+	C	7.59
T15	English Oak (Quercus robur)	18	700	8	8	8	8	2	Mature	Fair	Fair	Dead wood in canopy. Ivy on stem. Growing out of hedge - access restricted. Readings estimated.	No Work Recommended	20+	B1	8.4
T16	English Oak (Quercus robur)	18	800	10	10	10	10	3	Mature	Fair	Fair	Smothered in ivy. Growing out of hedge access restricted. Readings estimated.	No Work Recommended	20+	B1	9.6
G17	Italian Cypress (Cupressus sempervirens)	5	10x100	2	2	2	2	N/A	Early Mature	Fair	Fair	Offsite group. Sparse. No coherence.	No Work Recommended	10+	C2	3.79
T18	Red Oak (Quercus rubra)	12	500	7	7	7	7	2	Mature	Fair	Fair	Offsite specimen tree. Historically reduced with moderate sympathy. No access to base. Readings estimated.	No Work Recommended	40+	A1	6
G19	Common Ash (Fraxinus excelsior)	8	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Field boundary hedge.	No Work Recommended	10+	C	5.69
G20	Beech (Fagus sylvatica)	5	10x100	2	2	2	2	1	Mature	Fair	Fair	Boundary group. Partially offsite. Sparse.	No Work Recommended	10+	C2	3.79
G21	Lawson Cypress (Chamaecyparis lawsoniana)	6	300 300 300	2	2	2	2	1.5	Mature	Fair	Fair	Offsite group. Well manicured trees.	No Work Recommended	20+	B1,2	6.24
G22	Blackthorn (Prunus spinosa)	6	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Field boundary group. Sparse in places.	No Work Recommended	10+	C2	5.69
G23	Hawthorn (Crataegus monogyna)	6	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Growing on banks of stream directly north of barn.	No Work Recommended	<10	U	5.69
G24	Elder (Sambucus nigra) Goat Willow (Salix caprea) Hawthorn (Crataegus monogyna)	8	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Self set vegetation on neglected strip of land.	No Work Recommended	<10	U	5.69
T25	English Oak (Quercus robur)	16	700	8	8	8	8	2	Mature	Fair	Fair	Dead wood in crown. Growing out of boundary group. Access restricted. Readings estimated.	No Work Recommended	40+	A1	8.4
T26	English Oak (Quercus robur)	20	700	7	7	7	7	2	Mature	Fair	Fair	Growing out of boundary group - access restricted. Smothered in ivy.	No Work Recommended	40+	A1	8.4
G27	English Oak (Quercus robur)	16	10x500	2	2	2	2	2	Mature	Fair	Fair	Group of oak in good condition. Vegetation at base restricts access and obscures view of bases	No Work Recommended	40+	A2	15
H28	Leyland Cypress (Cupressus x leylandii)	6	10x250	3	3	3	3	N/A	Mature	Fair	Fair	Neglected leylandii hedge. Will become oppressive if not brought into management.	No Work Recommended	10+	C2	9.49
T29	English Oak (Quercus robur)	16	500	6	6	6	6	2	Mature	Fair	Fair	Growing out of hedgerow. Access to base restricted.	No Work Recommended	40+	A1	6

Sequential Reference Number -T - Individual specimen; G - Group. Trees that form cohesive arboricultural features either aerodynamically, visually or culturally. H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.

Species -Common English names are used wherever possible for simplicity.

Height -An approximation of height (in metres) is provided for the highest point of the tree.

Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.

Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.

Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.

Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following. Canopy Density. It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".

Management Recommendations -These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

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Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.

Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.

Root Protection Radius -The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
H30	Hawthorn (Crataegus monogyna)	2	10x150	1	1	1	1	N/A	Mature	Fair	Fair	Managed hedge.	No Work Recommended	10+	C2	5.69
G31	Elder (Sambucus nigra)	8	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Tall screen. Road to south	No Work Recommended	20+	B2	5.69
G32	Leyland Cypress (Cupressus x leylandii)	12	10x200	2	2	2	2	2	Mature	Dead	Dead	Dead Leyland cypress.	No Work Recommended	<10	U	7.59
H33	Leyland Cypress (Cupressus x leylandii)	1.5	10x100	1	1	1	1	N/A	Mature	Fair	Fair	Well maintained hedgerow	No Work Recommended	20+	B2	3.79
T34	Goat Willow (Salix caprea)	4	200	4	4	4	4	1.5	Early Mature	Fair	Fair	Access restricted. Growing in garden of residence.	No Work Recommended	10+	C1	2.4
T35	Cider Gum (Eucalyptus gunni)	10	400	8	6	4	6	2	Mature	Fair	Poor	Historically topped. Heavy regrowth failure likely.	No Work Recommended	10+	C1	4.8
G36	Blackthorn (Prunus spinosa)	8	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Boundary group.	No Work Recommended	10+	C2	5.69
T37	English Oak (Quercus robur)	18	1000	8	10	8	12	2	Mature	Fair	Fair	Major Dead wood in crown. Fungus at base (east) - Grifola frondosa. Growing out of hedgerow - access restricted. Reduce crown by 2-3m. Monitor for further fruiting bodies.	Reduce crown by 2-3m. Monitor for further fruiting bodies.	40+	A1	12
G38	Elder (Sambucus nigra) English Oak (Quercus robur) Goat Willow (Salix caprea) Hawthorn (Crataegus monogyna)	8	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Unmanaged boundary group.	No Work Recommended	10+	C2	5.69
T39	English Oak (Quercus robur)	16	900	10	10	10	10	N/A	Mature	Fair	Fair	Significant Dead wood in crown but vigour is good. Access to base restricted by boundary group.	No Work Recommended	40+	A1	10.8
T40	English Oak (Quercus robur)	10	600	6	6	6	6	1.5	Mature	Dead	Dead	Tree nearly dead - cause not identified.	No Work Recommended	<10	U	7.2
T41	English Oak (Quercus robur)	12	1000	9	9	9	9	1.5	Mature	Fair	Fair	Smothered in ivy. Growing out of hedgerow - access restricted. Dead wood in canopy. Access to base restricted.	No Work Recommended	20+	B1	12
H42	Blackthorn (Prunus spinosa) Elder (Sambucus nigra)	4	10x150	1	1	1	1	N/A	Mature	Fair	Fair	Unmanaged hedgerow	No Work Recommended	10+	C2	5.69
H43	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna)	2	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Well failed hedge.	No Work Recommended	10+	C2	5.69
H44	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna)	1.5	10x150	1	1	1	1	N/A	Mature	Fair	Fair	Suspected offsite. Ditch to west.	No Work Recommended	10+	C2	5.69
G45	English Oak (Quercus robur)	14	600 1000	2	2	2	2	2	Mature	Fair	Fair	Burrs and epicormics on stems. Suspected offsite. No access to base. Growing out of hedge. Ditch to west.	No Work Recommended	40+	A1,2	13.99
T46	Common Ash (Fraxinus excelsior)	10	500	6	6	6	6	2	Mature	Fair	Fair	Suspected offsite. Ditch to west. No access to base. Readings estimated. Inonotus bracket at 6m south. Fell - ground level	Fell - ground level	<10	U	6
H47	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna)	2	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Well failed hedge.	No Work Recommended	10+	C2	5.69
H48	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna)	2	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Well failed hedge.	No Work Recommended	10+	C2	5.69
T49	English Oak (Quercus robur)	8	700	6	6	6	6	2	Mature	Fair	Fair	Growing out of hedgerow. Access to base restricted. Epicormics and burrs on stem.	No Work Recommended	20+	B1	8.4
T50	English Oak (Quercus robur)	16	1010	11	11	11	11	2	Over Mature	Fair	Fair	Epicormics on major scaffolds. Bottle-butting at base of stem (south). Major deadwood. Growing out of hedgerow - access restricted.	No Work Recommended	20+	B1	12.12
H51	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna)	2	10x100	2	2	2	2	N/A	Mature	Fair	Fair	Failed hedgerow No work required	No work required	10+	C2	3.79
T52	English Oak (Quercus robur)	14	900	7	7	7	7	2	Mature	Fair	Fair	Growing out of hedgerow. Access restricted. Cavity under buttress on south west.	No Work Recommended	20+	B1	10.8

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Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density. It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.
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Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.
Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.
Root Protection Radius -The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
H53	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna)	2	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Failed hedge.	No Work Recommended	10+	C2	5.69
G54	Common Ash (Fraxinus excelsior) English Oak (Quercus robur) Goat Willow (Salix caprea) Hawthorn (Crataegus)	14	10x300	2	2	2	2	2	Mature	Fair	Fair	Some dead trees in group. Inbetween 2 ponds.	No Work Recommended	10+	C2	11.38
H55	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna)	2	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Failed hedge	No Work Recommended	10+	C2	5.69
T56	English Oak (Quercus robur)	16	800	9	9	9	9	2	Mature	Fair	Fair	Growing out of hedgerow. Access restricted. Ganoderma resinaceum bracket at base (west). Ivy on stem. Deadwood.	No Work Recommended	20+	B1	9.6
T57	English Oak (Quercus robur)	9	900	9	9	9	9	2	Mature	Fair	Fair	Access restricted. Growing out of hedge.	No Work Recommended	20+	B1	10.8
H58	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna) Holly (Ilex aquifolium)	2	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Failed hedge.	No Work Recommended	10+	C2	5.69
T59	English Oak (Quercus robur)	8	350	4	4	4	4	2	Early Mature	Fair	Fair	Flail damage over field	No Work Recommended	20+	B1	4.2
T60	English Oak (Quercus robur)	16	1040	9	9	9	9	2	Mature (Veteran)	Fair	Poor	Completely hollow at base.	No Work Recommended	20+	B1,3	12.48
G61	Hawthorn (Crataegus monogyna) Hazel (Corylus avellana) Holly (Ilex aquifolium)	5	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Sides flailed	No Work Recommended	10+	C2	5.69
T62	English Oak (Quercus robur)	5	200	2	2	2	2	1	Early Mature	Fair	Fair	Offsite. Readings estimated.	No Work Recommended	20+	B1	2.4
T63	Purple Plum (Prunus cerasifera Pissardii)	8	200	3	3	3	3	1	Early Mature	Fair	Fair	Offsite. Readings estimated.	No Work Recommended	10+	C1	2.4
T64	Hawthorn (Crataegus monogyna)	6	200	2	2	2	2	N/A	Mature	Fair	Fair	Smothered in ivy. Offsite. Readings estimated.	No Work Recommended	10+	C1	2.4
H65	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna) Holly (Ilex aquifolium)	1.5	10x150	1.5	1.5	1.5	1.5	N/A	Mature	Fair	Fair	Offsite. Well maintained.	No Work Recommended	20+	B2	5.69

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Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.
Root Protection Radius -The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
H66	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna)	2	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Failed hedge. Road to north.	No Work Recommended	10+	C2	5.69
T67	Norway Maple (Acer platanoides)	12	400	8	9	8	9	1	Mature	Fair	Poor	Failure points above main fork exposing decaying heartwood. Growing out of hedgerow - access restricted. Reduce crown by 2m.	Reduce crown by 2m.	20+	B1	4.8
T68	Wild Cherry (Prunus avium)	4	130	1	1	1	1	2	Young	Fair	Fair	Roadside planting. Epicormics on stem. Offsite.	No Work Recommended	10+	C1	1.56
G69	Wild Cherry (Prunus avium) Red Maple (Acer rubrum)	8	10x250	2	2	2	2	1	Early Mature	Fair	Fair	Roadside planting. Offsite.	No Work Recommended	20+	B2	9.49
T70	English Oak (Quercus robur)	16	980	9	9	9	9	2	Mature	Fair	Fair	Deadwood in canopy. Failed limb at 3m west. Epicormics and burrs on stem. Growing out of hedgerow - access restricted.	No Work Recommended	20+	B1	11.76
H71	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna)	2	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Flailed hedge.	No Work Recommended	10+	C2	5.69
H72	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna)	2	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Failed hedge.	No Work Recommended	10+	C2	5.69
G73	Wild Cherry (Prunus avium)	10	10x250	2	2	2	2	1	Mature	Fair	Fair	Roadside planting. Offsite.	No Work Recommended	20+	B2	9.49
G74	Red Maple (Acer rubrum)	10	10x250	2	2	2	2	1	Early Mature	Fair	Fair	Offsite roadside planting. Acer rubrum.	No Work Recommended	20+	B2	9.49
H75	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna)	6	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Offsite hedgerow. Road to south.	No Work Recommended	10+	C2	5.69
T76	English Oak (Quercus robur)	14	700	8	8	8	8	2	Mature	Fair	Fair	Deadwood. Flail damage to lower limbs. Ditch to west. Recently severed ivy. Growing out of hedgerow - access restricted.	No Work Recommended	20+	B1	8.4
G77	Wild Cherry (Prunus avium)	6	10x250	2	2	2	2	1	Early Mature	Fair	Fair	Offsite roadside planting.	No Work Recommended	10+	C2	9.49
G78	Common Alder (Alnus glutinosa)	10	10x300	2	2	2	2	2	Early Mature	Fair	Fair	Roadside planting.	No Work Recommended	20+	B2	11.38
T79	Common Alder (Alnus glutinosa)	12	300	4	4	4	4	2	Early Mature	Fair	Fair	Roadside planting. Offsite. Failed over field.	No Work Recommended	20+	B1	3.6
H80	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna)	1.5	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Failed hedge	No Work Recommended	10+	C2	5.69
T81	English Oak (Quercus robur)	18	950	10	10	10	10	2	Mature	Fair	Fair	Flail damage to lower limbs. Growing out of hedgerow - access restricted. Ivy.	No Work Recommended	40+	A1	11.4
T82	English Oak (Quercus robur)	18	850	9	9	9	9	2	Mature	Fair	Fair	Old Inonotus dryadeus bracket at base south. Sparse crown.	No Work Recommended	20+	B1	10.2
G83	Common Ash (Fraxinus excelsior) Hawthorn (Crataegus monogyna)	10	10x150	2	2	2	2	N/A	Mature	Dead	Dead	Dead and/or dying trees around ponds.	No Work Recommended	<10	U	5.69
H84	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna)	2	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Failed hedge.	No Work Recommended	10+	C2	5.69
H85	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna)	2	10x150	1.5	1.5	1.5	1.5	N/A	Mature	Fair	Fair	Failed hedge.	No Work Recommended	10+	C2	5.69
G86	Poplar sp. (Populus sp.)	10	10x250	2	2	2	2	1	Early Mature	Fair	Fair	Growing out of ditch on slope.	No Work Recommended	10+	C2	9.49
H87	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna)	6	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Flailed on sides. Top unmanaged.	No Work Recommended	10+	C2	5.69
H88	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna)	2	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Flailed hedge.	No Work Recommended	10+	C2	5.69
T89	English Oak (Quercus robur)	12	500	8	8	8	8	2	Mature	Fair	Fair	Stream to west. Flail damage over field.	No Work Recommended	20+	B1	6
T90	English Oak (Quercus robur)	12	500	8	8	8	8	2	Mature	Fair	Fair	Offsite - all readings estimated.	No Work Recommended	20+	B1	6

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Species -Common English names are used wherever possible for simplicity.

Height -An approximation of height (in metres) is provided for the highest point of the tree.

Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.

Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.

Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.

Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density. It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".

Management Recommendations -These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

Tree Works Priority Codes -Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows. Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.

Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.

Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.

Root Protection Radius -The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
H91	Blackthorn (Prunus spinosa) Common Ash (Fraxinus excelsior) Hawthorn (Crataegus monogyna)	8	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Flailed over field. Top unmanaged.	No Work Recommended	10+	C2	5.69
G92	Common Alder (Alnus glutinosa) Field Maple (Acer campestre) Silver Birch (Betula pendula)	10	10x150	2	2	2	2	2	Young	Fair	Fair	New planting.	No Work Recommended	20+	B2	5.69
T93	Common Ash (Fraxinus excelsior)	16	700	10	7	10	7	2	Mature	Fair	Poor	Major limb failure at 4m north due to decay from fungal pathogen Inonotus hispidus. Fell - ground level	Fell - ground level	<10	U	8.4
H94	Blackthorn (Prunus spinosa) Common Ash (Fraxinus excelsior) Hawthorn (Crataegus monogyna)	3	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Neglected in parts.	No Work Recommended	10+	C2	5.69
H95	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna)	2	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Flailed boundary hedge.	No Work Recommended	10+	C2	5.69
T96	English Oak (Quercus robur)	16	1000	10	10	10	10	2	Mature	Fair	Fair	Ivy on stem. Deadwood in canopy. Flail damage over field. Power line runs through canopy. Wound at base showing degraded but intact heartwood. Growing out of hedgerow - access restricted.	No Work Recommended	40+	A1	12
T97	English Oak (Quercus robur)	16	800	8	8	8	8	2	Mature	Fair	Fair	Smothered in ivy. No access to base due to hedgerow.	No Work Recommended	20+	B1	9.6
G98	Silver Birch (Betula pendula) Lawson Cypress (Chamaecyparis lawsoniana)	10	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Ornamental garden planting.	No Work Recommended	20+	B2	5.69
T99	Lawson Cypress (Chamaecyparis lawsoniana)	8	200	2	2	2	2	N/A	Mature	Fair	Fair	Shaped Lawson.	No Work Recommended	10+	C1	2.4
T100	Bird Cherry (Prunus padus)	8	210	4	4	4	4	2	Mature	Fair	Fair	Amenity planting.	No Work Recommended	20+	B1	2.52
T101	Silver Birch (Betula pendula)	10	280	3	3	3	3	2	Mature	Fair	Fair	Amenity planting.	No Work Recommended	20+	B1	3.36
T102	Silver Birch (Betula pendula)	10	310	3	3	3	3	2	Mature	Fair	Fair	Amenity planting.	No Work Recommended	20+	B1	3.72
T103	Field Maple (Acer campestre)	8	180	3	3	3	3	1	Mature	Fair	Fair	Amenity planting.	No Work Recommended	20+	B1	2.16
T104	Bird Cherry (Prunus padus)	7	170	3	3	3	3	2	Mature	Fair	Fair	Amenity planting.	No Work Recommended	20+	B1	2.04
T105	Silver Birch (Betula pendula)	12	310	4	4	4	4	2	Mature	Fair	Fair	Amenity planting.	No Work Recommended	20+	B1	3.72
T106	Field Maple (Acer campestre)	6	210	3	3	3	3	1	Mature	Fair	Fair	Amenity planting.	No Work Recommended	20+	B1	2.52
G107	Goat Willow (Salix caprea) Silver Birch (Betula pendula) Apple (Malus domestica) Lawson Cypress (Chamaecyparis lawsoniana)	9	10x200	2	2	2	2	N/A	Mature	Fair	Fair	Group around pond.	No Work Recommended	10+	C2	7.59
T108	Black cherry plum.	7	210	3	3	3	3	N/A	Mature	Fair	Fair	Suckers at base. Rubbing branches in crown typical of species.	No Work Recommended	10+	C1	2.52
T109	Holly (Ilex aquifolium)	6	200	2	2	2	2	N/A	Mature	Fair	Fair	Holly Bush.	No Work Recommended	10+	C1	2.4
G110	Grand Fir (Abies grandis) Norway Spruce (Picea abies)	12	10x250	2	2	2	2	N/A	Mature	Fair	Fair	Ornamental planting.	No Work Recommended	10+	C2	9.49
T111	Grand Fir (Abies grandis)	14	300	3	3	3	3	N/A	Mature	Fair	Fair	No Significant Faults Observed	No Work Recommended	10+	C1	3.6
H112	Blackthorn (Prunus spinosa) Hawthorn (Crataegus monogyna)	2	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Well maintained.	No Work Recommended	10+	C2	5.69
T113	English Oak (Quercus robur)	14	500	7	7	7	7	2	Mature	Fair	Fair	Ivy on stem. Growing out of hedge - access restricted.	No Work Recommended	20+	B1	6
T114	English Oak (Quercus robur)	14	500	7	7	7	7	2	Mature	Fair	Fair	Tight union at 2m exhibiting elephant ears. Growing out of hedgerow - access restricted.	No Work Recommended	20+	B1	6
T115	English Oak (Quercus robur)	14	400	6	6	6	6	2	Mature	Fair	Fair	Growing out of hedgerow - access restricted.	No Work Recommended	20+	B1	4.8
T116	English Oak (Quercus robur)	14	400	6	6	6	6	2	Mature	Fair	Fair	Growing out of hedgerow - access restricted.	No Work Recommended	20+	B1	4.8

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Root Protection Radius -The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West									
T117	English Oak (Quercus robur)	18	1040	11	11	11	11	3	Mature	Fair	Fair	Epicormics on stem. Historic pruning wounds over stem.	No Work Recommended	40+	A1	12.48
T118	English Oak (Quercus robur)	14	320	4	6	4	1	2	Mature	Fair	Fair	Deadwood (minor).	No Work Recommended	20+	B1	3.84
T119	Pear (Pyrus communis)	14	550	4	4	4	4	2	Over Mature	Fair	Fair	Deadwood minor. Epicormics throughout crown.	No Work Recommended	20+	B1	6.6
T120	English Oak (Quercus robur)	14	650	6	7	7	8	2	Mature	Fair	Fair	Small Ganoderma brackets at base (north). Vehicle damage over road.	No Work Recommended	20+	B1	7.8
T121	Holly (Ilex aquifolium)	10	200	2	2	2	2	2	Mature	Fair	Fair	Offsite.	No Work Recommended	10+	C1	2.4
T122	Holly (Ilex aquifolium)	10	200	2	2	2	2	2	Mature	Fair	Fair	Offsite.	No Work Recommended	10+	C1	2.4
G123	Elder (Sambucus nigra) Goat Willow (Salix caprea) Hawthorn (Crataegus monogyna)	5	10x150	2	2	2	2	N/A	Mature	Fair	Fair	Offsite.	No Work Recommended	10+	C2	5.69
H124	Beech (Fagus sylvatica)	2	10x150	1	1	1	1	N/A	Mature	Fair	Fair	Offsite hedge.	No Work Recommended	10+	C2	5.69
H125	Beech (Fagus sylvatica)	2	10x150	1	1	1	1	N/A	Mature	Fair	Fair	Offsite hedge.	No Work Recommended	10+	C2	5.69
G126	English Oak (Quercus robur) Norway Maple Crimson King (Acer platanoides 'Crimson King') Pear (Pyrus communis)	16	10x500	2	2	2	2	2	Mature	Fair	Fair	Offsite group.	No Work Recommended	20+	B1.2	15
H127	Blackthorn (Prunus spinosa)	1.5	10x150	1	1	1	1	N/A	Mature	Fair	Fair	Offsite.	No Work Recommended	10+	C2	5.69
H128	Blackthorn (Prunus spinosa) Common Ash (Fraxinus excelsior) Hawthorn (Crataegus monogyna)	10	10x200	2	2	2	2	N/A	Mature	Fair	Fair	Offsite hedgerow.	No Work Recommended	10+	C2	7.59

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Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following. Canopy Density. It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

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Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.

Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.

Root Protection Radius -The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.



Annex EDP 3 Illustrative Summary of Survey Data

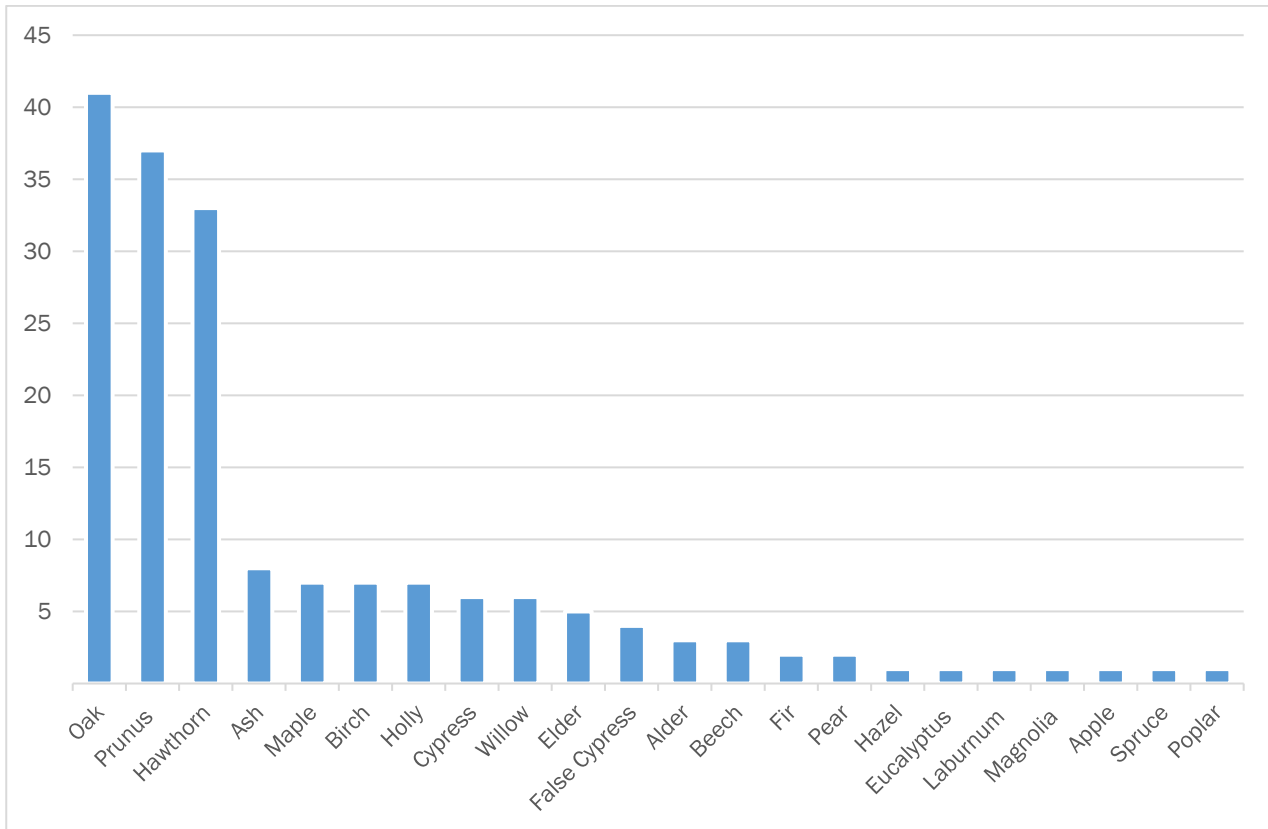


Figure 3.1 Species Diversity

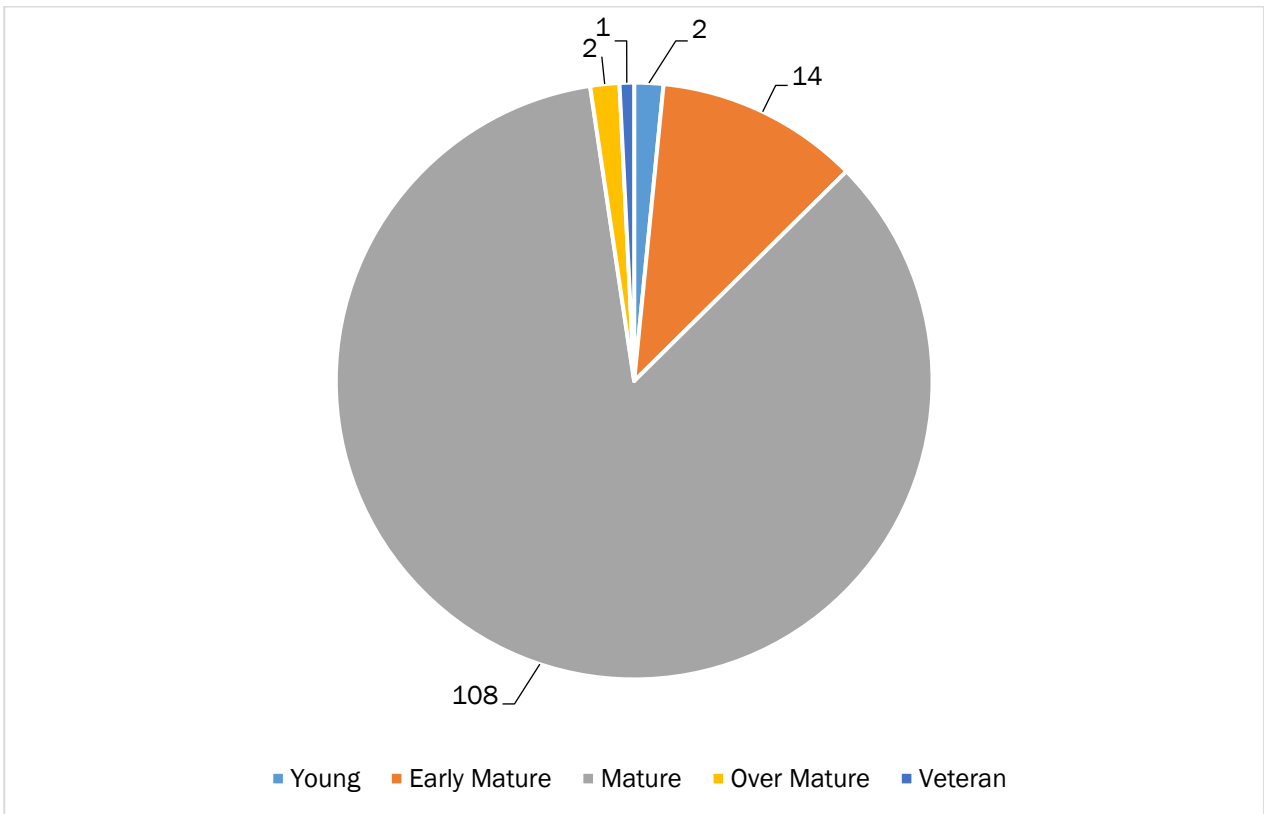


Figure 3.2: Age Distribution of live trees

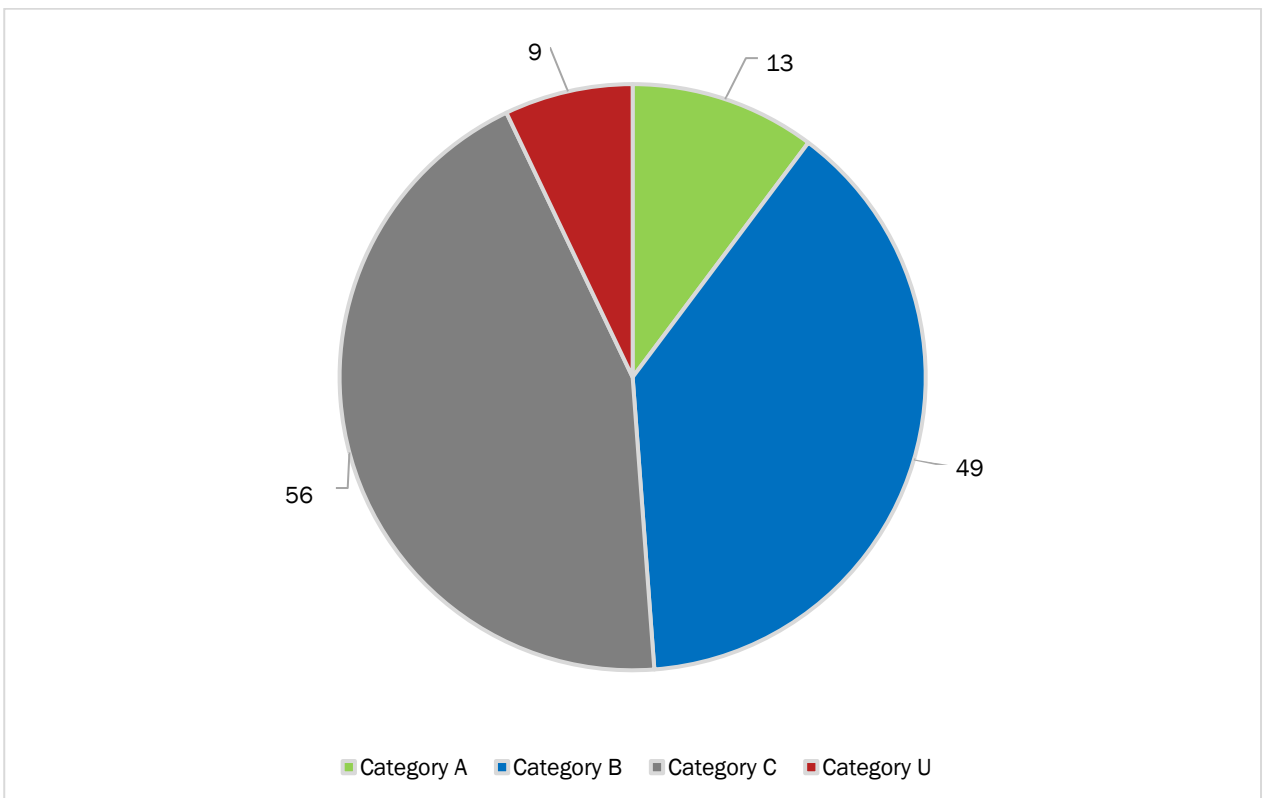


Figure 3.3: Category Grading



Annex EDP 4
Schedule EDP 2
Tree Constraints Schedule

Reference No.	Cat Grading	No of Stems	RPA Radius (m)	RPA Area (m ²)	Ultimate Height (m)	Ultimate Crown Spread (m)			
						N	E	S	W
H2	B	10	3.8	45.2	3	1	1	1	1
T3	U	1	3.5	38.0	6	2	2	2	2
T4	B	3	2.7	22.9	6	2	2	2	2
T5	B	4	2.4	18.1	6	2	2	2	2
H6	B	10	1.9	11.3	2	1	1	1	1
T7	U	1	2.4	18.1	3	2	2	2	2
T8	C	1	5.8	104.2	23	7	7	7	2
T9	C	1	4.7	68.8	23	7	2	7	2
T10	B	1	6.0	113.1	20	8	8	8	8
G11	C	10	7.6	181.0	13	2	2	2	2
T12	A	1	8.4	221.7	25	12	10	8	10
T13	A	1	8.4	221.7	25	10	10	10	10
G14	C	10	7.6	181.0	13	2	2	2	2
T15	B	1	8.4	221.7	23	10	10	10	10
T16	B	1	9.6	289.5	23	12	12	12	12
G17	C	10	3.8	45.2	6	2	2	2	2
T18	A	1	6.0	113.1	15	8	8	8	8
G19	C	10	5.7	101.8	10	2	2	2	2
G20	C	10	3.8	45.2	6	2	2	2	2
G21	B	3	6.2	122.1	8	2	2	2	2
G22	C	10	5.7	101.8	8	2	2	2	2
G23	U	10	5.7	101.8	8	2	2	2	2
G24	U	10	5.7	101.8	10	2	2	2	2
T25	A	1	8.4	221.7	20	10	10	10	10
T26	A	1	8.4	221.7	25	8	8	8	8
G27	A	10	15.0	706.9	20	2	2	2	2
H28	C	10	9.5	282.7	8	4	4	4	4
T29	A	1	6.0	113.1	20	7	7	7	7
H30	C	10	5.7	101.8	3	1	1	1	1
G31	B	10	5.7	101.8	10	2	2	2	2
G32	U	10	7.6	181.0	15	2	2	2	2
H33	B	10	3.8	45.2	2	1	1	1	1
T34	C	1	2.4	18.1	5	5	5	5	5



Reference No.	Cat Grading	No of Stems	RPA Radius (m)	RPA Area (m ²)	Ultimate Height (m)	Ultimate Crown Spread (m)			
						N	E	S	W
T35	C	1	4.8	72.4	13	10	7	5	7
G36	C	10	5.7	101.8	10	2	2	2	2
T37	A	1	12.0	452.4	23	10	12	10	14
G38	C	10	5.7	101.8	10	2	2	2	2
T39	A	1	10.8	366.4	20	12	12	12	12
T40	U	1	7.2	162.9	13	7	7	7	7
T41	B	1	12.0	452.4	15	11	11	11	11
H42	C	10	5.7	101.8	5	1	1	1	1
H43	C	10	5.7	101.8	3	2	2	2	2
H44	C	10	5.7	101.8	2	1	1	1	1
G45	A	2	14.0	615.2	18	2	2	2	2
T46	U	1	6.0	113.1	13	7	7	7	7
H47	C	10	5.7	101.8	3	2	2	2	2
H48	C	10	5.7	101.8	3	2	2	2	2
T49	B	1	8.4	221.7	10	7	7	7	7
T50	B	1	12.1	461.5	20	13	13	13	13
H51	C	10	3.8	45.2	3	2	2	2	2
T52	B	1	10.8	366.4	18	8	8	8	8
H53	C	10	5.7	101.8	3	2	2	2	2
G54	C	10	11.4	407.2	18	2	2	2	2
H55	C	10	5.7	101.8	3	2	2	2	2
T56	B	1	9.6	289.5	20	11	11	11	11
T57	B	1	10.8	366.4	11	11	11	11	11
H58	C	10	5.7	101.8	3	2	2	2	2
T59	B	1	4.2	55.4	10	5	5	5	5
T60	B	1	12.5	489.3	20	11	11	11	11
G61	C	10	5.7	101.8	6	2	2	2	2
T62	B	1	2.4	18.1	6	2	2	2	2
T63	C	1	2.4	18.1	10	4	4	4	4
T64	C	1	2.4	18.1	8	2	2	2	2
H65	B	10	5.7	101.8	2	2	2	2	2
H66	C	10	5.7	101.8	3	2	2	2	2
T67	B	1	4.8	72.4	15	10	11	10	11
T68	C	1	1.6	7.6	5	1	1	1	1
G69	B	10	9.5	282.7	10	2	2	2	2
T70	B	1	11.8	434.5	20	11	11	11	11
H71	C	10	5.7	101.8	3	2	2	2	2
H72	C	10	5.7	101.8	3	2	2	2	2
G73	B	10	9.5	282.7	13	2	2	2	2



Reference No.	Cat Grading	No of Stems	RPA Radius (m)	RPA Area (m ²)	Ultimate Height (m)	Ultimate Crown Spread (m)			
						N	E	S	W
G74	B	10	9.5	282.7	13	2	2	2	2
H75	C	10	5.7	101.8	8	2	2	2	2
T76	B	1	8.4	221.7	18	10	10	10	10
G77	C	10	9.5	282.7	8	2	2	2	2
G78	B	10	11.4	407.2	13	2	2	2	2
T79	B	1	3.6	40.7	15	5	5	5	5
H80	C	10	5.7	101.8	2	2	2	2	2
T81	A	1	11.4	408.3	23	12	12	12	12
T82	B	1	10.2	326.9	23	11	11	11	11
G83	U	10	5.7	101.8	13	2	2	2	2
H84	C	10	5.7	101.8	3	2	2	2	2
H85	C	10	5.7	101.8	3	2	2	2	2
G86	C	10	9.5	282.7	13	2	2	2	2
H87	C	10	5.7	101.8	8	2	2	2	2
H88	C	10	5.7	101.8	3	2	2	2	2
T89	B	1	6.0	113.1	15	10	10	10	10
T90	B	1	6.0	113.1	15	10	10	10	10
H91	C	10	5.7	101.8	10	2	2	2	2
G92	B	10	5.7	101.8	13	2	2	2	2
T93	U	1	8.4	221.7	20	12	8	12	8
H94	C	10	5.7	101.8	4	2	2	2	2
H95	C	10	5.7	101.8	3	2	2	2	2
T96	A	1	12.0	452.4	20	12	12	12	12
T97	B	1	9.6	289.5	20	10	10	10	10
G98	B	10	5.7	101.8	13	2	2	2	2
T99	C	1	2.4	18.1	10	2	2	2	2
T100	B	1	2.5	20.0	10	5	5	5	5
T101	B	1	3.4	35.5	13	4	4	4	4
T102	B	1	3.7	43.5	13	4	4	4	4
T103	B	1	2.2	14.7	10	4	4	4	4
T104	B	1	2.0	13.1	9	4	4	4	4
T105	B	1	3.7	43.5	15	5	5	5	5
T106	B	1	2.5	20.0	8	4	4	4	4
G107	C	10	7.6	181.0	11	2	2	2	2
T108	C	1	2.5	20.0	9	4	4	4	4
T109	C	1	2.4	18.1	8	2	2	2	2
G110	C	10	9.5	282.7	15	2	2	2	2
T111	C	1	0.0	0.0	18	4	4	4	4
H112	C	10	0.0	0.0	3	2	2	2	2



Reference No.	Cat Grading	No of Stems	RPA Radius (m)	RPA Area (m ²)	Ultimate Height (m)	Ultimate Crown Spread (m)			
						N	E	S	W
T113	B	1	0.0	0.0	18	8	8	8	8
T114	B	1	0.0	0.0	18	8	8	8	8
T115	B	1	0.0	0.0	18	7	7	7	7
T116	B	1	0.0	0.0	18	7	7	7	7
T117	A	1	0.0	0.0	23	13	13	13	13
T118	B	1	0.0	0.0	18	5	7	5	1
T119	B	1	0.0	0.0	18	5	5	5	5
T120	B	1	0.0	0.0	18	7	8	8	10
T121	C	1	0.0	0.0	13	2	2	2	2
T122	C	1	0.0	0.0	13	2	2	2	2
G123	C	10	0.0	0.0	6	2	2	2	2
H124	C	10	0.0	0.0	3	1	1	1	1
H125	C	10	0.0	0.0	3	1	1	1	1
G126	B	10	0.0	0.0	20	2	2	2	2
H127	C	10	0.0	0.0	2	1	1	1	1
H128	C	10	0.0	0.0	13	2	2	2	2

Appendix EDP 2
Illustrative Masterplan
Drawing Number 3444-04 Rev 0

The following risks are identified as unusual or unfamiliar to a competent contractor

CONSTRUCTION RISKS
There are no significant or unfamiliar risks

DEMOLITION RISKS (FUTURE)
There are no significant or unfamiliar risks

It is assumed that all work will be carried out by a competent contractor working, where appropriate, to an approved method statement

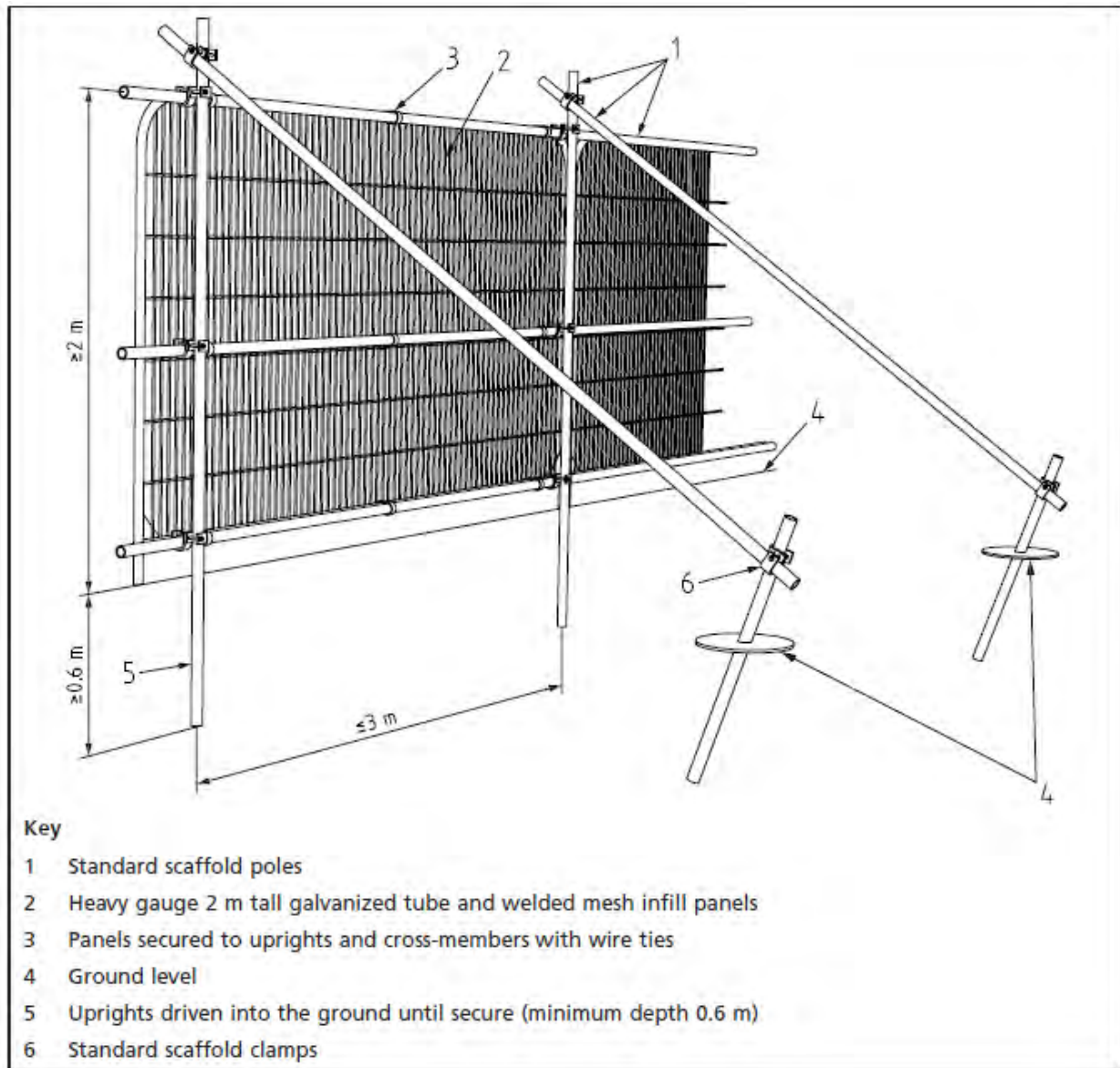
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Key

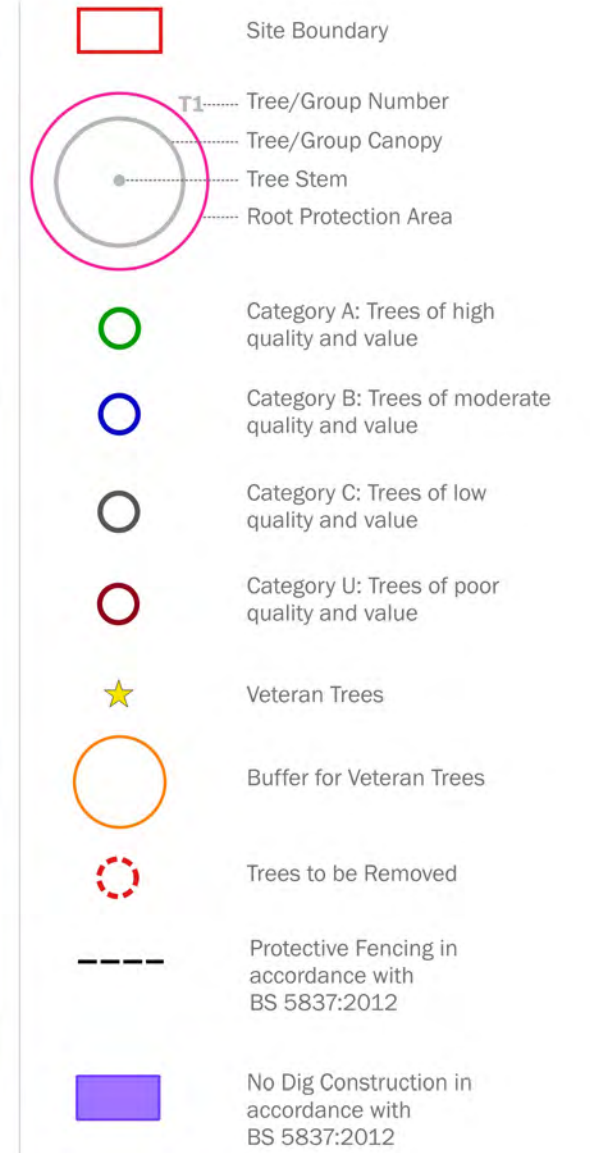
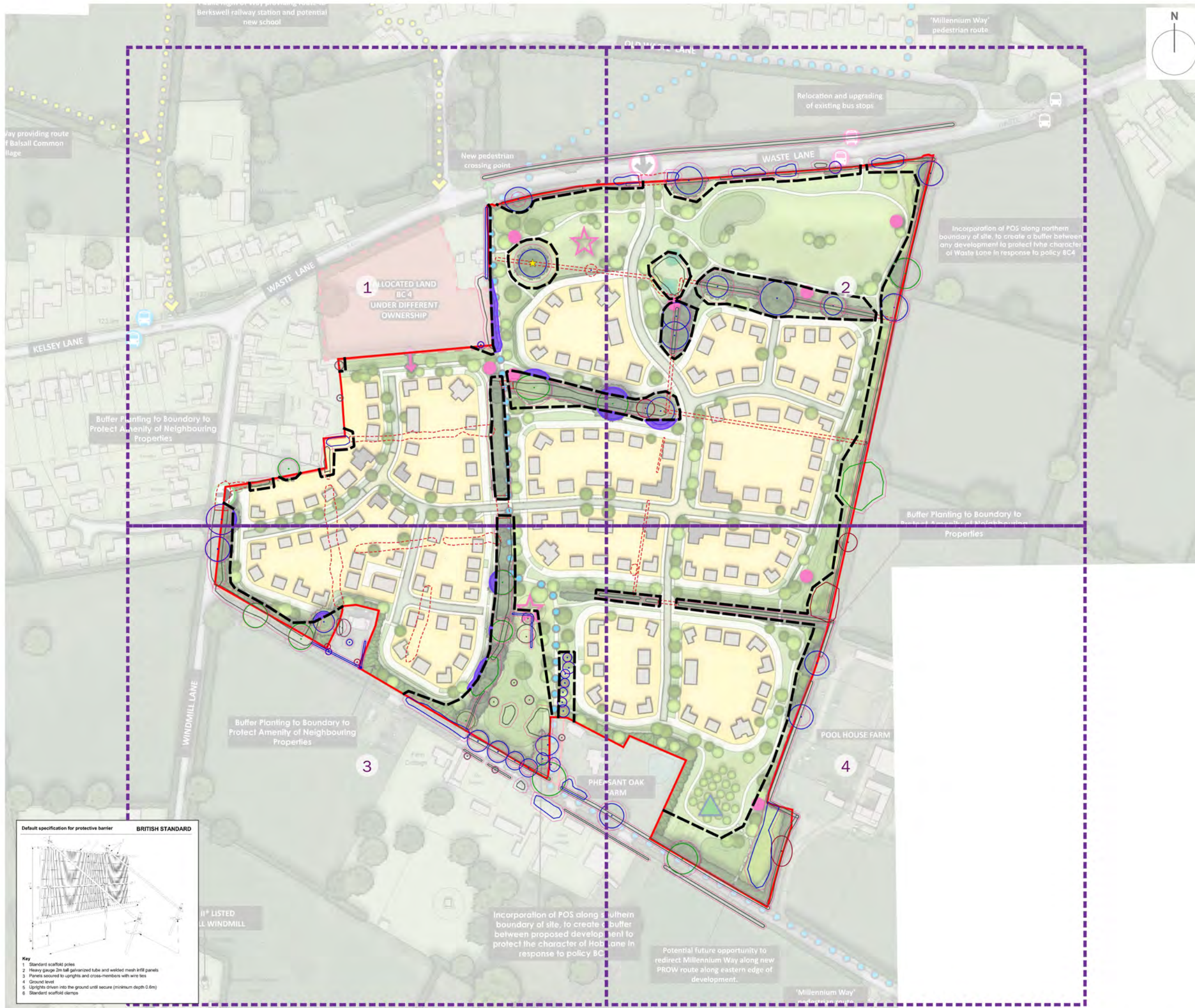
	Proposed Site Boundary (total area 12.7ha)		New Area of Play
	Potential Site Access Point (subject to detailed design)		Children's Play Trail
	'Millennium Way' Existing Promoted Pedestrian Route		Proposed Residential Development (circa 6.7ha) for up to 250 homes
	Existing Pedestrian Route		Existing Trees and Hedges Retained
	Pedestrian/Emergency Access Point		New or Enhanced Planting to Supplement Existing Field Boundaries and Protect Amenity of Neighbouring Properties
	Provision for Potential Pedestrian/Cycle Link to Neighbouring Future Development		Possible Location of Community Orchard or Other Similar Use
	Proposed Pedestrian Crossing Point		Potential Landscaping and new tree planting
	Existing Bus Stop		Wild-flower Meadow providing ecological enhancements
	Existing Bus Stop to be Relocated		
	Relocated and Enhanced Bus Stop		

Appendix EDP 3 Tree Protection Barrier on Scaffold 2.0m High (Extract from BS 5837:2012, Figure 2 'Protective Barrier')



Plans

Plan EDP 1: Arboricultural Impact Assessment Plan
(edp5006_d024a 11 August 2023 VMS/DGa)



purpose of issue **PLANNING**

a	Fencing, removals and no dig areas added	11/07/2023	VMS
-	Original	11/07/2023	VMS
rev	description	date	by

client

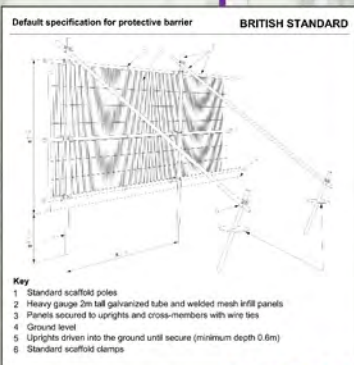
Barwood Development Securities Ltd

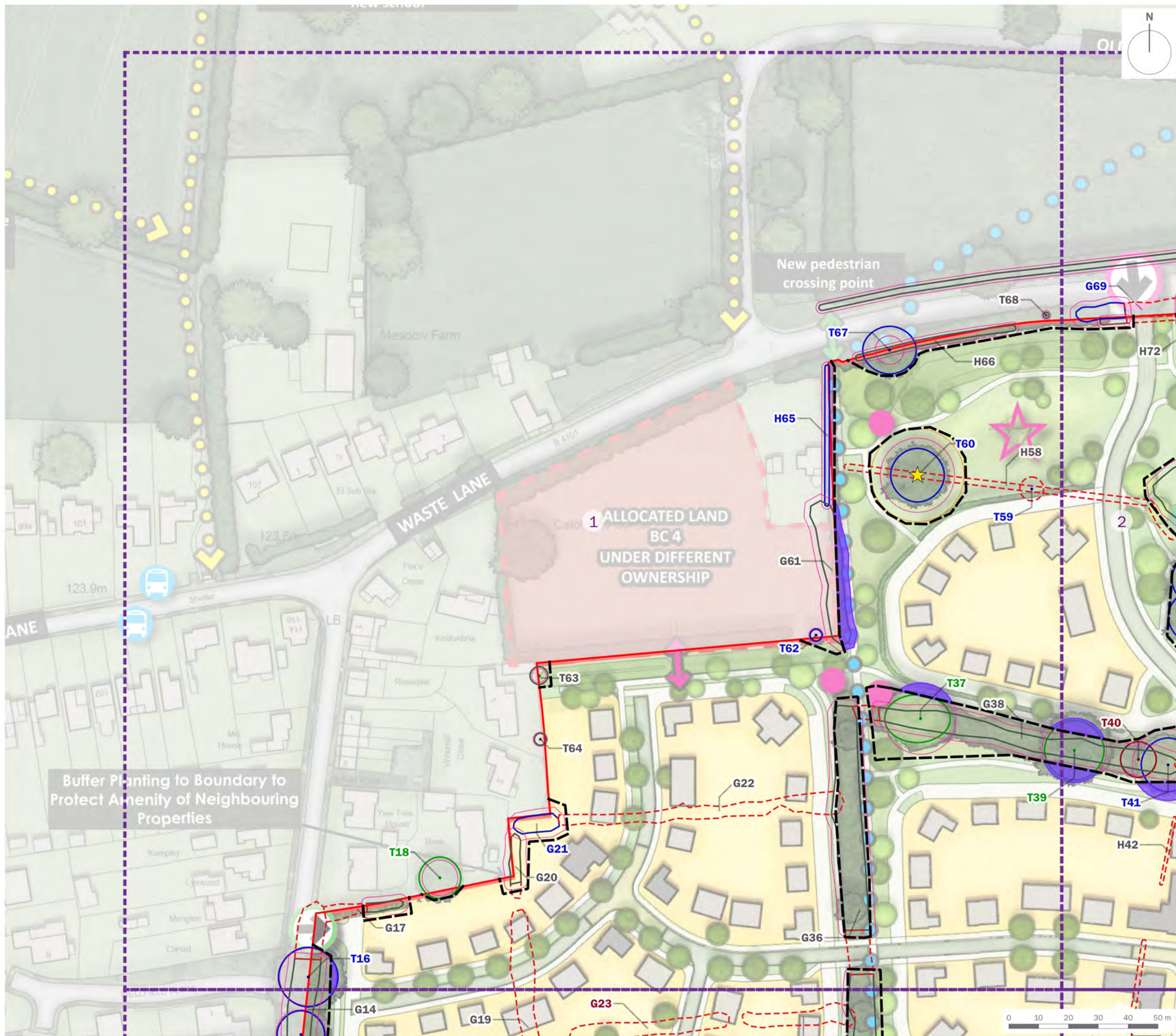
project title
Land off Hob Lane and Pheasant Oak Farm, Balsall Common


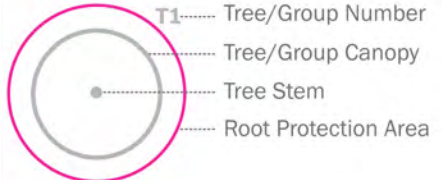









drawing title

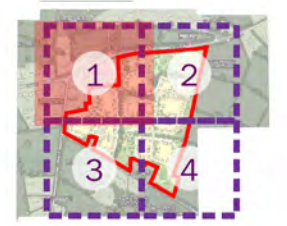
Arboricultural Impact Assessment (Overview)

date	11 AUGUST 2023	drawn by	VMS
drawing number	edp5006_d024a	checked	DGa
scale	1:2,500 @ A3	QA	JFr





-  Site Boundary
-  T1 Tree/Group Number
Tree/Group Canopy
Tree Stem
Root Protection Area
-  Category A: Trees of high quality and value
-  Category B: Trees of moderate quality and value
-  Category C: Trees of low quality and value
-  Category U: Trees of poor quality and value
-  Veteran Trees
-  Buffer for Veteran Trees
-  Trees to be Removed
-  Protective Fencing in accordance with BS 5837:2012
-  No Dig Construction in accordance with BS 5837:2012



client
Barwood Development Securities Ltd

project title
Land off Hob Lane and Pheasant Oak Farm, Balsall Common


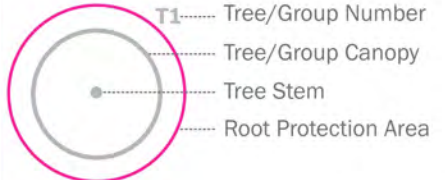









drawing title
Arboricultural Impact Assessment Plan (Sheet 1 of 4)

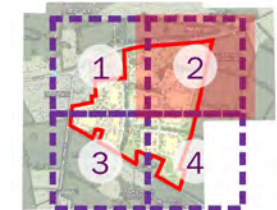
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scale	1:1,250 @ A3	QA	JFr



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-  Site Boundary
- 
-  Category A: Trees of high quality and value
-  Category B: Trees of moderate quality and value
-  Category C: Trees of low quality and value
-  Category U: Trees of poor quality and value
-  Veteran Trees
-  Buffer for Veteran Trees
-  Trees to be Removed
-  Protective Fencing in accordance with BS 5837:2012
-  No Dig Construction in accordance with BS 5837:2012



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Barwood Development Securities Ltd

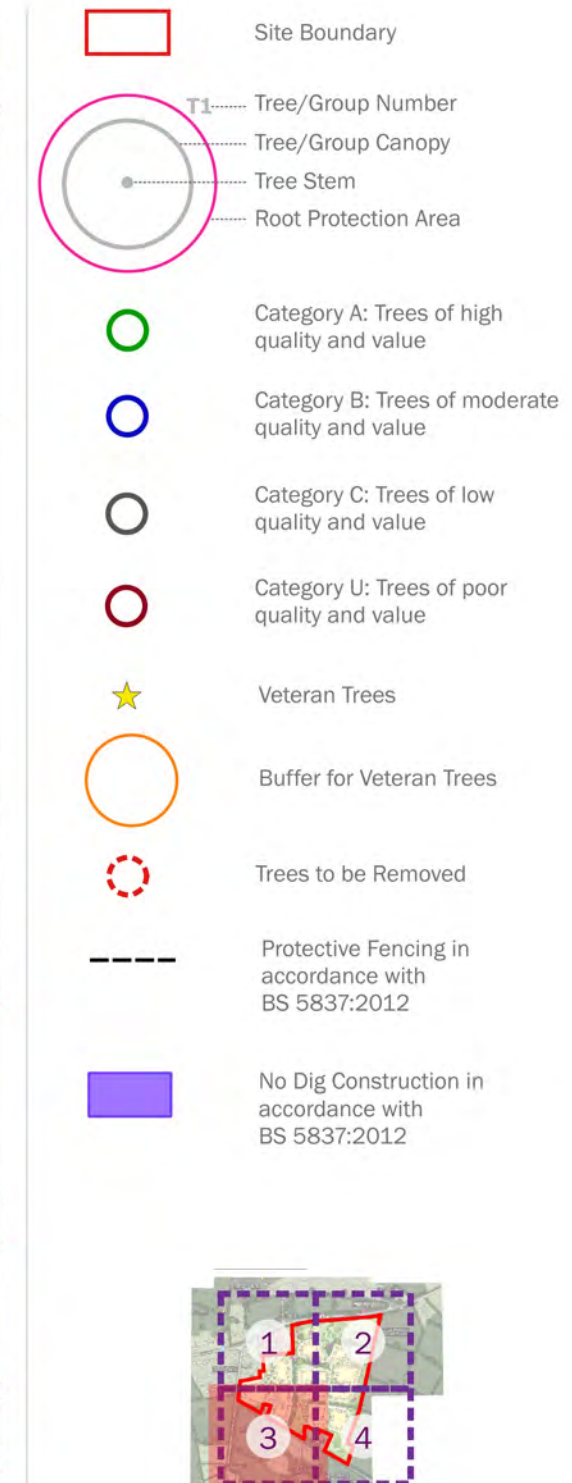
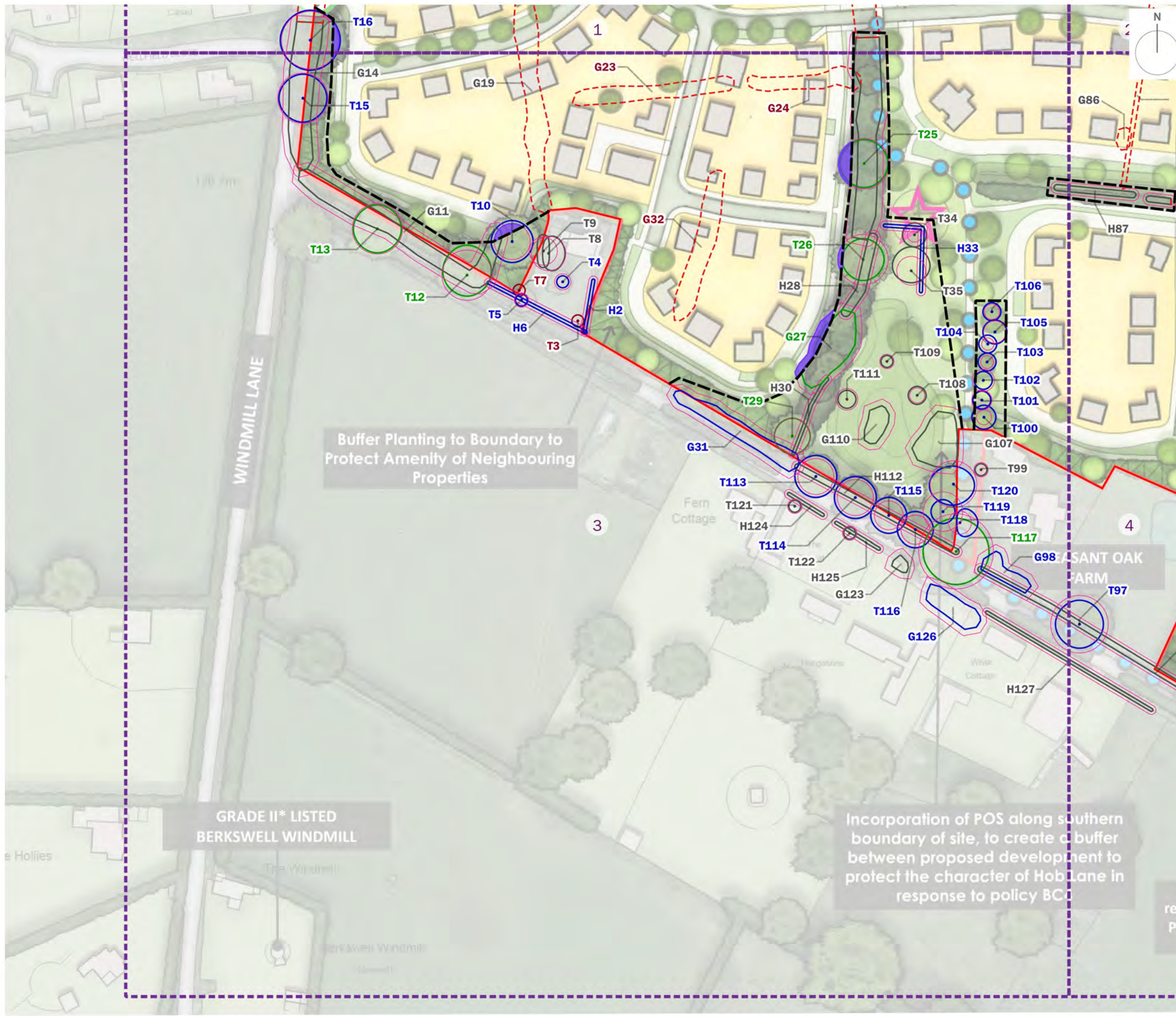
project title
Land off Hob Lane and Pheasant Oak Farm, Balsall Common

drawing title
Arboricultural Impact Assessment Plan (Sheet 2 of 4)

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drawing number	edp5006_d024a	checked	DGa
scale	1:1,250 @ A3	QA	JFr



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project title
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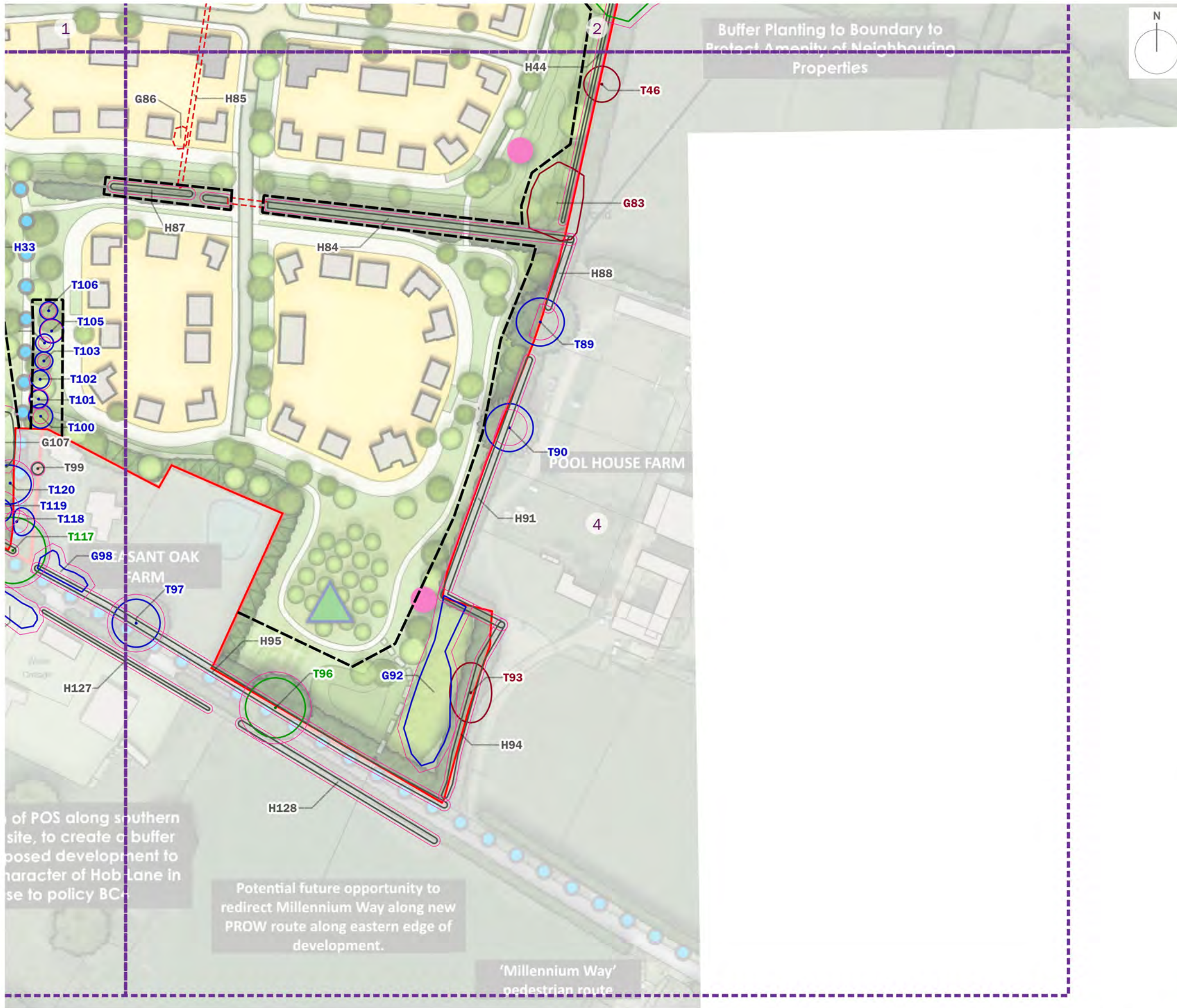
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Arboricultural Impact Assessment Plan (Sheet 3 of 4)

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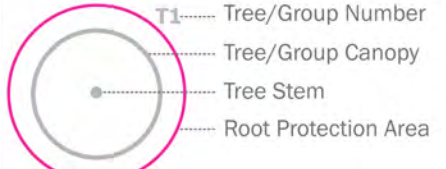









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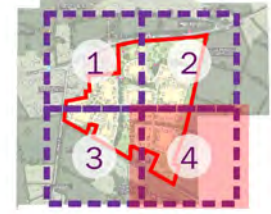




Buffer Planting to Boundary to Protect Amenity of Neighbouring Properties



-  Site Boundary
- 
-  Category A: Trees of high quality and value
-  Category B: Trees of moderate quality and value
-  Category C: Trees of low quality and value
-  Category U: Trees of poor quality and value
-  Veteran Trees
-  Buffer for Veteran Trees
-  Trees to be Removed
-  Protective Fencing in accordance with BS 5837:2012
-  No Dig Construction in accordance with BS 5837:2012



of POS along southern site, to create a buffer proposed development to character of Hob Lane in use to policy BC

Potential future opportunity to redirect Millennium Way along new PROW route along eastern edge of development.

'Millennium Way' pedestrian route



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Arboricultural Impact Assessment Plan (Sheet 4 of 4)

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drawing number	edp5006_d024a	checked	DGa
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**URBAN
DESIGN
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Institute**
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