



ARBORICULTURAL REPORT

& Impact Assessment

to BS 5837:2012 at:

***Redmays,
Old Main Road,
Bulcote
NG14 5GU***

Prepared for:
Grace Machin

Date: *October 2023*

Reference: *AWA5660A*



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1. Introduction

1.1 Instructions and Brief

- 1.1.1 We have been instructed by Grace Machin to visit the site and prepare our findings in a report.
- 1.1.2 The report is required in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*, to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

1.2 Survey Details

- 1.2.1 The survey took place during October 2023.
- 1.2.2 The trees were surveyed visually from the ground using “Visual Tree Assessment” techniques and in accordance with the guiding principles of British Standard 5837:2012.
- 1.2.3 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.
- 1.2.4 The tree positions were plotted on an Ordnance Survey map base-layer using enhanced GPS technology (1-2m accuracy) and laser distance measurer.
- 1.2.5 This report has been prepared by Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principal and Director of AWA Tree Consultants Ltd.
- 1.2.6 The tree survey data collection was carried out by Sophie Beckerman, BA (Hons), Level 4 diploma in Arboriculture, Arboriculturist at AWA Tree Consultants Ltd.
- 1.2.7 Full qualifications and experience are included within Appendix 1. Explanatory details regarding the survey methodology are included within Appendix 2. A full explanation of the tree data can be found at Appendix 3. Full details of all the trees surveyed are found in Appendix 4. For tree locations please refer to the Tree Constraints Plan at Appendix 5 and for detail of the impacts of the new development refer to the Tree Impacts Plan at Appendix 6.

2. The Site

2.1 Location and Description

2.1.1 The site is located on Redmays Drive, Bulcote, Nottinghamshire and comprises a residential property with associated outhouses, a garage, a stable block, gardens and paddocks. Nottingham Road borders the northwest of the site with houses and gardens forming the rest of the boundary. A shared driveway runs from the site to join up with Old Main Road to the south.

2.1.2 The approximate area of the survey is highlighted in the (2021 Google Earth) image below:



3. The Trees

3.1 Legal

- 3.1.1 The following advice is for guidance purposes only. Some trees are protected by legislation, and it is essential that the legal status of trees is established prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.
- 3.1.2 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works a check should be made with Newark and Sherwood District Council to see if the trees are covered by a Tree Preservation Order or if they are within a Conservation Area. If either applies, then statutory permission is required before any works can take place.
- 3.1.3 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2021), and a check for catalogued Ancient and Veteran trees using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2021). It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.
- 3.1.4 Trees provide a wide range of habitats for many species, some of which are legally protected such as bats, nesting birds, badgers and dormice. It is essential that appropriate care is taken to ensure that this legislation is not contravened.
- 3.1.5 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.
- 3.1.6 All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations.

3.2 Tree Survey Results

- 3.2.1 The tree survey revealed 53 items of woody vegetation, comprised of 47 individual trees and 6 tree groups or hedges.
- 3.2.2 Of the surveyed trees: 4 trees are retention category 'A', 18 trees are retention category 'B', 30 trees and tree groups are retention category 'C' and 1 tree is retention category 'U', (explanatory details regarding the retention categories are included at Appendix 3).
- 3.2.3 Full details of the surveyed trees, tree groups and hedges are provided in the attached tree data schedule at Appendix 4. General comments are provided below:
- 3.2.4 The significant tree cover within the site consists mainly of mature trees along the field boundaries, both adjacent and on-site, and semi-mature and mature trees planted ornamentally within the garden on the south side of the existing dwelling. There are also some mature trees on adjacent properties either side of the access drive.
- 3.2.5 The three paddocks on site have all been used as grazing and therefore contains nothing of arboricultural significance.
- 3.2.6 Species diversity at the site is very good. Along the field edges there are Lime, Sycamore, Poplar, Beech, Horse-Chestnut, Cypress, Ash and Hornbeam. The garden area is predominantly Cypress, Yew and Holly plus a mature Sycamore and Cedar.
- 3.2.7 Most of the trees are mature, and early-mature with some semi-mature.
- 3.2.8 There are many high-value trees on site which are large prominent trees with good long-term prospects. The most significant of these are T6 and T26, both Sycamores within the site boundary, and T38 and T43, a Beech and a Horse Chestnut, both of which are in neighbouring properties. All of these provide a high level of amenity value and are category 'A' trees.
- 3.2.9 The row of mature trees situated along the western edge of the site are collectively of high value. They provide good screening from the neighbouring property. They are predominantly mature Lime trees but also a large sycamore, T6.
- 3.2.10 Behind the stable block to the north of the site there is a Monkey Puzzle tree, T13, which is a less common species with good interest and good long-term prospects. For this reason it is retention category B.
- 3.2.11 Many of the trees around the existing dwelling are Cypress and Holly, which are low value trees and should not constrain the development. 2 Yew trees and 1 Deodar Cedar however are of higher amenity value with good long-

term prospects. The Cedar (T28) has been topped previously and has regrowth from this point rather than a strong central leader and the crown is also suppressed by the neighbouring Sycamore. This reduces its long-term prospects. The two Yew trees, (T23 and T31) are both early-mature and in good condition. These are very long-lived trees and will continue to provide interest and amenity value for many years to come.

- 3.2.12 T26, a Sycamore, dominates this area. It has a large spreading crown and good aesthetic appeal and should be retained if possible.
- 3.2.13 T38, a Beech, and T43, a Horse-Chestnut, are both on adjacent land beyond the site's eastern boundary. Because of this we were only able to give them a cursory inspection. However it is clear they are both mature trees with good long-term prospects and high amenity value.
- 3.2.14 T40 to T42 are Lombardy Poplars. These are short-lived trees but provide moderate amenity value in the medium term.
- 3.2.15 Either side of the entrance are two Yew trees, (T1 and T21). Together they have moderate amenity value.
- 3.2.16 Along the access driveway are 4 trees all of which are on adjacent properties (T47, T48, T49 and T53). All of these have high amenity value with good long-term prospects.
- 3.2.17 T22 is a dead standing stem of a Horse Chestnut. This may need to be removed regardless of development.
- 3.2.18 The remaining trees within the site are of particularly low value and should not pose any significant constraint on the development potential of the site.
- 3.2.19 Many of the Ash trees in the local area show symptoms consistent with Chalara or Ash dieback disease. Once a tree is infected, the disease is usually fatal, either directly or indirectly. While the identified Ash trees may continue to provide landscape and wildlife benefits for some time, their long-term prospects are likely to be limited as a result of Ash dieback.
- 3.2.20 Some trees were covered in dense Ivy or were inaccessible (as detailed in Appendix 4). In such cases measurements were estimated and the condition values are indicative only.
- 3.2.21 The tree Root Protection Area (RPA) for each tree has been plotted as a polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would largely be based on conjecture and so have been avoided.

3.2.22 Some lower value tree, hedge and shrub groups do not have RPAs detailed on tree plans. The detailed extent and spread of these low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.

3.3 Photographs



Photo 1: T4 to T10 from east



Photo 2: T13 and T14 from east



Photo 3: T28 from southeast



Photo 4: T26 from south



Photo 5: T33 to T42

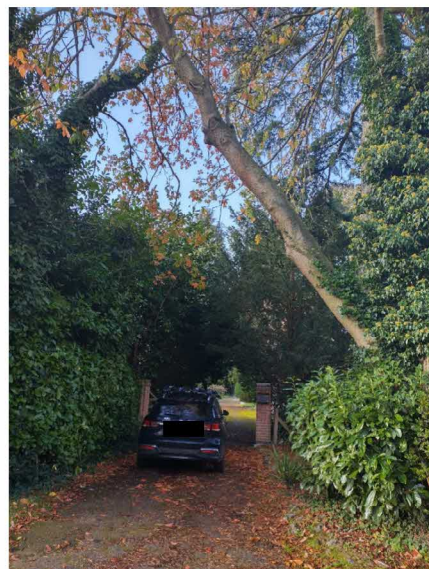


Photo 6: Low western branch of T48 over driveway

4. Arboricultural Impact Assessment

4.1 Proposed New Development

- 4.1.1 It is proposed to replace the existing residential property with a new residential property, with associated landscaping.
- 4.1.2 The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.

4.2 Direct Impacts

- 4.2.1 From assessing the new development proposals, 3 trees will require removal to facilitate the development as they are situated in the footprint of the development or their retention and protection throughout the development is not suitable.
- 4.2.2 The trees that require removal to facilitate the development are Holly T24, Cypress T25 and Holly T32.
- 4.2.3 The trees to be removed are all low value retention category 'C', are not prominently visible outside of site boundaries, and their removal will have little negative impact.

4.3 Indirect Impacts

- 4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendices 5 and 6, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.
- 4.3.2 Where new boundary fencing is to be installed within the RPAs of retained trees the encroachment into the trees' RPAs should not significantly adversely impact on the health or future condition of the trees, provided posts and panels type footings are used as opposed to strip footings, with the holes for the posts dug by hand, avoiding significant tree roots where possible.
- 4.3.3 The design of the new development has considered tree crown positions in relation to the dwelling. Some shade from trees may be beneficial. In particular, deciduous trees give shade in summer but allow access to sunlight in winter. However, the design proposals avoid excessive shading, and give adequate provision for future tree growth.
- 4.3.4 The buildability of the proposed development has been assessed in terms of access, adequate working space and provision for the storage of

materials, including topsoil, in relation to the trees.

4.4 Protection of the Retained Trees

- 4.4.1 The retained trees may require protection by fencing in accordance with BS 5837: 2012, during the development phase.
- 4.4.2 If required by the Local Planning Authority, an associated Arboricultural Method Statement, detailing protective fencing specifications and construction methods close to the retained trees can be provided.

5. Signature

I trust this report provides all the required information.

Signed



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Adam Winson, *Chartered Arboriculturist, MSc, BSc (Hons), MICFor, ACIEEM*

24th October 2023

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Appendices

Appendix 1: Authors Qualifications and Experience

Appendix 2: Survey Methodology and Limitations

Appendix 3: Explanation of Tree Descriptions

Appendix 4: Tree Data

Appendix 5: Tree Constraints Plan

Appendix 6: Tree Impacts Plan

Appendix 1: Authors Qualifications & Experience

Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, ACIEEM, QTRA Registered
Adam is the company Director and Principal Consultant. He has a mix of the highest-level academic qualifications and relevant work experience. He has worked within the tree care profession for over 20 years and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and he has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the crown court. Adam also regularly undertakes locum Tree Officer work for several Local Planning Authorities.

James Brown, BSc (Hons) Arboriculture, MArborA, PTI (Lantra), QTRA Registered
James is a highly experienced and qualified Arboricultural Consultant. He has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. He is a Professional Member of the Arboricultural Association, an Associate of the Institute of Chartered Foresters, and he is working towards becoming a Chartered Arboriculturist. James joined AWA in 2016, he has many years' experience as an Arboricultural Consultant, he previously worked in Europe's largest container tree nursery and he has experience of local authority Tree Officer work.

James Godfrey, BA (Hons), FdSc Arboriculture and Tree Management, TechArborA, PTI (Lantra), QTRA Registered

James has had extensive arboricultural experience working as an arborist within the public and private sector. While working at AWA, James completed his FdSc in Arboriculture and Tree Management, graduating with a distinction and was also awarded for achieving the highest overall mark in his year. James has used his arboricultural knowledge to inform and carry out accurate tree surveys and produce detailed reports that aim to balance appropriate tree retention with the requirements of landowners.

Joe Thomas, MSci Biology, Award L4 Arboriculture, TechArborA, QTRA Registered

Joe achieved a first class degree in Biology with an integrated Masters (MSci) from the University of Sheffield. Additionally, he has a Level 4 Award in Arboriculture. Joe joined AWA after an Urban Forestry role with the Sheffield and Rotherham Wildlife Trust and Sheffield City Council, where he gained a variety of experience in different aspects of the arboriculture sector.

James Boyle, HND Level 5 Arboriculture and Urban Forestry, QTRA Registered

Jim joined AWA after having worked within the tree care profession for several years, alongside studying at college and university. During this time he gained a wealth of experience and achieved a variety of practical qualifications within the tree care industry. Jim has studied Arboriculture and Urban Forestry at Merrist Wood College in Surrey, Plumpton College in Sussex and University of Highlands and Islands in the Scottish Highlands, where he achieved a distinction in the Higher National Diploma Level 5.

Lucy Garbutt, MSc Animal Behaviour, BSc (Hons) Biology, CIEEM membership

Lucy graduated with a masters degree in Animal Behaviour from the UK's highest rated university, St Andrews of Scotland, immediately following the completion of her BSc degree in Biology from Lancaster University. Lucy has experience in botany and plant science and moved into arboriculture after previous experience of protected species and botanical surveys with a large environmental consulting company.

Sophie Beckerman, BA (Hons), Dip Arboriculture Level 4, TechArborA

Sophie has more than 10 years' experience as an arborist, working for a variety of private companies as well as undertaking tree management with Sheffield City Council Ranger Service and The Wildlife Trust. Her expertise in arboriculture is demonstrated in the practical NPTC qualifications gained, and her excellent knowledge is reflected in the L4 diploma in Arboriculture, which she completed while working. Her roles as a climbing arborist and team leader included estimating for jobs and project management, supervising tree contracting teams - ensuring that work is carried out safely and efficiently and that health and safety standards are adhered to, and risk assessments are carried out.

Appendix 2: Survey Methodology and Limitations

The survey was undertaken in accordance with British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. The trees were assessed objectively and without reference to any proposed site layout. The trees were surveyed from the ground using 'Visual Tree Assessment' (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of trees biomechanical and physiological features. Measurements are obtained using a diameter tape, clinometer, laser distometer and loggers tape. Where this is not practical measurements are estimated. Tree groups have been identified in instances as defined in BS 5837:2012. Shrubs and insignificant trees may have been omitted from the survey.

This report represents a BS 5837:2012 tree survey and should not be accepted as a detailed tree safety inspection report; however, tree related hazards are recorded and commented upon where observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998:2010 - '*Tree Work: Recommendations*'.

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with these guidelines and terms.

Appendix 3: Explanation of Tree Descriptions

HEIGHT of the tree is measured from the stem base in metres. Where the ground has a significant slope the higher ground is selected.

CROWN HEIGHT is an indication of the average height at which the crown begins.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level or else a combined stem diameter is calculated.

CROWN SPREAD is measured from the centre of the stem base to the tips of the branches in all four cardinal points.

AGE CLASS of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

STRUCTURAL CONDITION is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

LIFE EXPECTANCY is classed as; less than 10 years, 10-20 years, 20-40 years, or more than 40 years. This is an indication of the number of years before removal of the tree is likely to be required.

Retention Categories

A (marked in green on Appendix 5) = retention most desirable. These trees are of very high quality and value with a good life expectancy.

B (marked in blue on Appendix 5) = retention desirable. These trees are of good quality and value with a significant life expectancy.

C (marked in grey on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

U (marked in red on Appendix 5) = trees unsuitable for retention. These trees are in such a condition that any existing value would be lost within 10 years.

ID	Tree Species		Measurements					Crown (m)				Tree Condition				Value		Management		
	Common Name	Latin Name	DBH	Height	Spread	Quality	Health	N	E	S	W	Roots	Stem	Crown	Comments	Condition	Age	Value	Works	
T1	Yew	<i>Taxus baccata</i>	8	6	200	Yes	0.5	5	4.5	3	5	No visual defects	Multiple stemmed at base. Epicormic growths	Minor deadwood. Old pruning wounds. Ivy becoming established	Low crown trimmed back from drive to east. 1 of pair of Yew trees either side of gateway	Good	Good	>40 yrs	B	No works required to facilitate development
T2	Norway Maple	<i>Acer platanoides</i>	9	1	100	Yes	1.5	2.5	2.5	2.5	2.5	Limited access around base	Single stemmed Vertical	Tight unions. Included bark	Adjacent no access. Plotted approximately	Good	Good	20 to 40 yrs	C	No works required to facilitate development
G3	Portugese Laurel, Cherry Laurel	<i>Prunus lusitanica</i> , <i>Prunus laurocerasus</i>	5	10+	80	Yes	1	See plan				Boundary group of predominantly Portuguese Laurel with occasional Cherry Laurel. Timber fence on eastern side of group.				Fair	Fair	20 to 40 yrs	C	No works required to facilitate development
T4	Lime	<i>Tilia x europaea</i>	22	1	650	No	2	2	5	4	6	Limited access around base	Single stemmed Vertical. Epicormic growths. Old pruning wounds. Stubs. Minor cavities	Minor deadwood	Epicormic growth partially prevented detailed inspection of base. Field boundary trees collectively of high value.	Good	Good	>40 yrs	B	No works required to facilitate development
T5	Lime	<i>Tilia x europaea</i>	24	1	600	No	2	2	3.5	2	3.5	Limited access around base	Single stemmed Vertical. Epicormic growths	Moderate deadwood. Tight unions. Included bark	Epicormic growth partially prevented detailed inspection of base. Field boundary trees collectively of high value.. Crown partially suppressed by neighbouring Sycamore.	Good	Good	>40 yrs	B	No works required to facilitate development

Tree ID	Tree Species		Measurements					Crown (m)				Tree Condition				Value		Management		
	Common Name	Latin Name	DBH	Height	Spread	Canopy Density	Health	N	E	S	W	Roots	Stem	Crown	Comments	Condition	Age	Value	Works	
T6	Sycamore	<i>Acer pseudoplatanus</i>	22	1	1000	No	3	6	10	8	10	No visual defects	Ivy becoming established . Twin stemmed at 2m	Minor deadwood. Moderate deadwood. Tight unions. Stubs	Very large spreading tree overhanging adjacent house and garden. Field boundary trees collectively of high value. Metal work in stem at 1.5m	Good	Good	>40 yrs	A	No works required to facilitate development
T7	Lime	<i>Tilia x europaea</i>	22	1	550	No	2	4	4	3	2	Limited access around base	Twin stemmed at 2m. Vertical. Tight union. Partially included bark. Stubs. Epicormic growths	Minor deadwood. Overhanging adjacent land. Stubs	Epicormic growth partially prevented detailed inspection of base. Field boundary trees collectively of high value. Codominant stems from 2m with tight union and included bark. Crown suppressed by Sycamore to south	Good	Fair	>40 yrs	B	No works required to facilitate development
T8	Lime	<i>Tilia x europaea</i>	22	1	620	No	1.5	3.5	5	3	8	Limited access around base	Twin stemmed at 3m. Epicormic growths. Partially included bark. Tight union	Moderate deadwood. Overhanging adjacent land. Tight unions. Included bark	Epicormic growth partially prevented detailed inspection of base. Field boundary trees collectively of high value. Codominant stems with tight union at 3 m. Overhanging adjacent garden and garden shed . Epicormic growth in lower crown	Good	Fair	>40 yrs	B	No works required to facilitate development
T9	Lime	<i>Tilia x europaea</i>	23	1	620	No	1.5	3.5	5.5	3	5.5	Limited access around base	Single stemmed Epicormic growths	Minor deadwood. Tight unions. Included bark	Epicormic growth partially prevented detailed inspection of base. Field boundary trees collectively of high value. Epicormic growth in lower crown. Overhanging adjacent garden and shed. Crown suppressed by neighbouring Poplar.	Good	Good	>40 yrs	B	No works required to facilitate development

ID	Tree Species		Measurements					Crown (m)				Tree Condition				Value		Management		
	Common Name	Latin Name	DBH	Height	Spread	Quality	Age	N	E	S	W	Roots	Stem	Crown	Comments	Health	Structure	Works		
T10	Poplar	<i>Populus sp.</i>	25	1	1000	Yes	8	10	10	10	10	No visual defects	Single stemmed Minor cavity	Moderate deadwood. Snapped /hanging branches. Unbalanced. Overhanging adjacent land	Moderate cavity at 1.5 m. Overhanging major road to north.	Good	Fair	20 to 40 yrs	C	No works required to facilitate development
T11	Ash	<i>Fraxinus excelsior</i>	18	1	600	Yes	2	10	10	10	3	Limited access around base	Ivy covered	Moderate deadwood. Minor dieback	Roadside tree. Adjacent no access. Ivy covered Plotted approximately	Fair	Fair	10 to 20 yrs	C	No works required to facilitate development
G12	Alder, Ash, Prunus	<i>Alnus sp., Fraxinus excelsior, Prunus sp.</i>	15	10+	100	Yes	0.5	See plan				Self set group on roadside overhanging site.				Fair	Fair	10 to 20 yrs	C	No works required to facilitate development
T13	Monkey Puzzle Tree	<i>Araucaria araucana</i>	18	1	620	No	8	5	5	5	5	No visual defects	Vertical. Single stemmed	Minor dieback	Red sap like gum visible between bark furrows on stem with unknown cause. Crown appears healthy	Good	Good	>40 yrs	B	No works required to facilitate development
T14	Cypress	<i>Cupressus sp.</i>	18	1	550	No	1	3	3	3	3	No visual defects	Single stemmed Vertical	Normal		Good	Good	>40 yrs	C	No works required to facilitate development
T15	Cypress	<i>Cupressus sp.</i>	18	1	490	No	1	3	3	3	3	No visual defects	Single stemmed Vertical	Minor deadwood. Slightly unbalanced	Branches cut back from telegraph pole to the west	Good	Good	20 to 40 yrs	C	No works required to facilitate development



Tree ID	Tree Species		Measurements					Crown (m)				Tree Condition				Value		Management		
	Common Name	Latin Name	DBH	Height	Volume	Quality	Health	N	E	S	W	Roots	Stem	Crown	Comments	Structure	Quality	Age	Health	Works
T16	Holly	<i>Ilex aquifolium</i>	16	2	248,320	No	0	2.5	3	3.5	4	No visual defects	Twin stemmed at 0.5m. Old pruning wounds. Stubs. Tight union. Partially included bark. Minor cavities	Minor deadwood. Minor dieback. Stubs	Previously topped at 7m. Wire running through crown.	Good	Fair	20 to 40 yrs	C	No works required to facilitate development
T17	Holly	<i>Ilex aquifolium</i>	8	1	280	No	2	3	3	3	3	No visual defects	Single stemmed Vertical. Old pruning wounds. Stubs	Minor dieback. Minor deadwood	Topped at 8m. Cut back from telegraph pole to east. Plotted approximately	Good	Fair	20 to 40 yrs	C	No works required to facilitate development
T18	Cypress	<i>Cupressus sp.</i>	18	1	770	No	0.5	4	3.5	3	2	Soil compaction	Twin stemmed at 2m. Tight union. Partially included bark. Decay fungi	Minor deadwood. Old pruning wounds	Crown cut back from wires to west. Drive to east.	Good	Fair	20 to 40 yrs	C	No works required to facilitate development
T19	Cypress	<i>Cupressus sp.</i>	18	1	430	No	1.5	2.5	2	2	2	Soil compaction	Single stemmed Vertical	Normal	Lifting driveway to east	Good	Good	20 to 40 yrs	C	No works required to facilitate development
T20	Holly	<i>Ilex aquifolium</i>	12	2	280,300	No	2	2	3	3	3.5	No visual defects	Twin stemmed at base. Epicormic growths. Old pruning wounds. Stubs. Pruning wounds from crown lifting. Tight union. Partially included bark	Tight unions. Included bark		Good	Good	20 to 40 yrs	C	No works required to facilitate development

ID	Tree Species		Measurements					Crown (m)				Tree Condition				Value		Management		
	Common Name	Latin Name	DBH	Height	Spread	Canopy Density	Health	N	E	S	W	Roots	Stem	Crown	Comments	Structure	Quality	Age	Health	Works
T21	Yew	<i>Taxus baccata</i>	10	1	430	No	0	5	4.5	3.5	3.5	Limited access around base	Single stemmed Vertical. Stubs. Old pruning wounds. Ivy becoming established	Old pruning wounds. Stubs	Stone stacked at base preventing detailed inspection of roots and base of stem. Low crown trimmed back from driveway. 1 of pair of Yew trees either side of gateway	Good	Good	>40 yrs	B	No works required to facilitate development
T22	Horse Chestnut	<i>Aesculus hippocastanum</i>	6	1	1200	Yes		2	2	1	1.5		Dead standing stem			Dead	Dead	n/a	U	No works required to facilitate development
T23	Yew	<i>Taxus baccata</i>	18	6	300	Yes	1.5	4	4.5	4	3.5	Limited access around base	Multiple stemmed at base. Ivy becoming established. Epicormic growths. Stubs. Old pruning wounds	Minor deadwood	Ivy prevented detailed inspection of base	Good	Good	>40 yrs	B	No works required to facilitate development
T24	Holly	<i>Ilex aquifolium</i>	12	1	320	No	1	2	3	2	2	No visual defects	Single stemmed Slight lean. Old pruning wounds. Stubs. Ivy becoming established	Normal		Good	Good	20 to 40 yrs	C	Removal required to facilitate development
T25	Cypress	<i>Cupressus sp.</i>	18	2	450, 490	No	2	2.5	3	2.5	2.5	Soil compaction	Twin stemmed at 1m. Old pruning wounds. Stubs. Tight union. Partially included bark	Minor deadwood	Pushing up pavement to west	Good	Good	20 to 40 yrs	C	Removal required to facilitate development

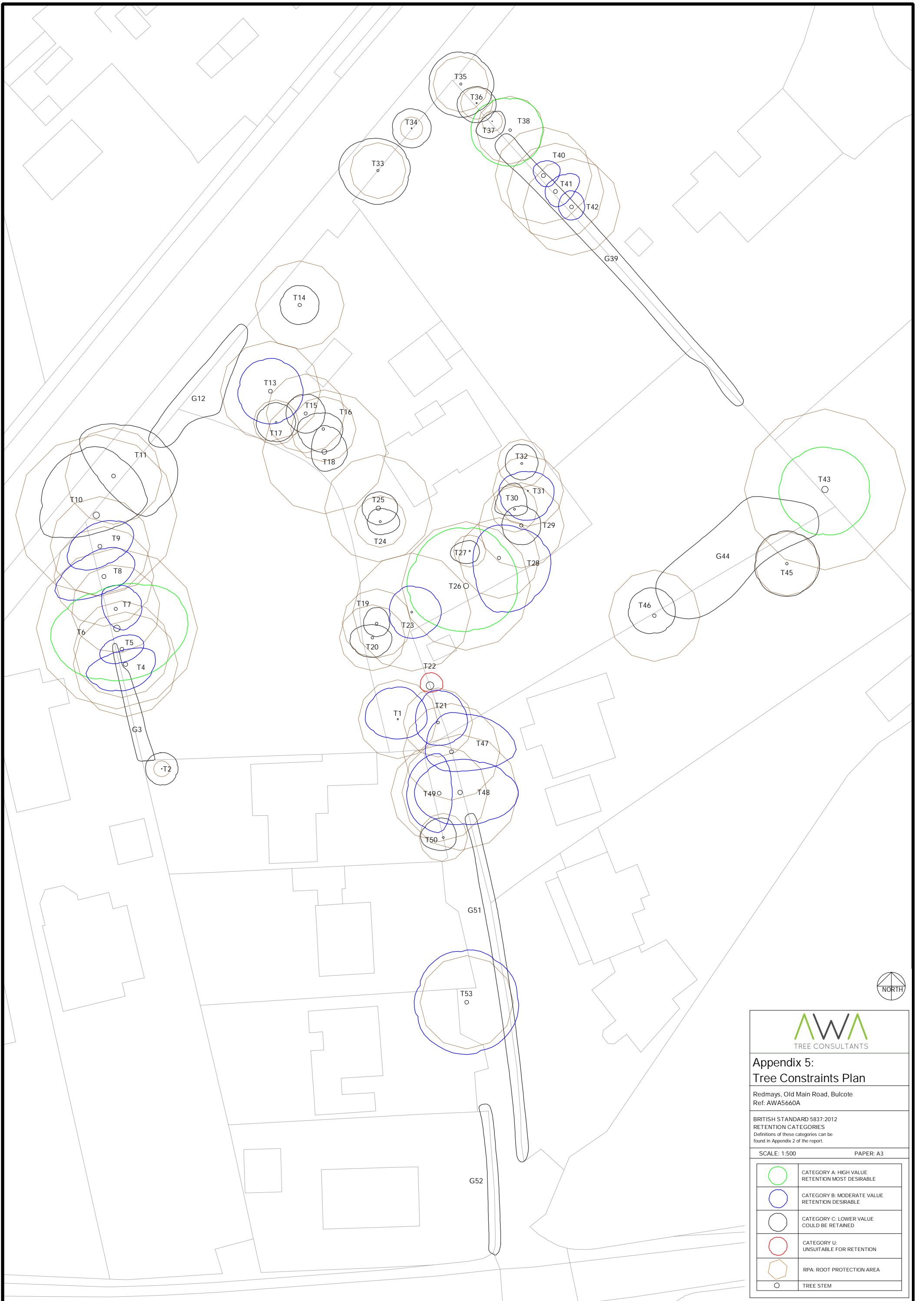
Tree ID	Tree Species		Measurements					Crown (m)				Tree Condition				Value		Management		
	Common Name	Latin Name	DBH (cm)	Height (m)	Spreads (m)	Canopy Density	Trunk Defects	N	E	S	W	Roots	Stem	Crown	Comments	Health	Structure	Age	Value	Works
T26	Sycamore	<i>Acer pseudoplatanus</i>	22	1	800	No	2	9	8	7	9	No visual defects	Single stemmed Vertical. Old pruning wounds. Bark damage. Tight union. Partially included bark	Minor deadwood	Large spreading sycamore	Good	Good	>40 yrs	A	No works required to facilitate development
T27	Holly	<i>Ilex aquifolium</i>	6	1	200	No	1.5	1.5	1.5	2	3	No visual defects	Single stemmed Vertical. Old pruning wounds. Epicormic growths	Normal		Good	Good	>40 yrs	C	No works required to facilitate development
T28	Deodar Cedar	<i>Cedrus deodara</i>	22	1	500	No	1	5	8	8.5	4	No visual defects	Single stemmed Vertical	Minor deadwood. Stubs	Deodar Cedar. Crown slightly suppressed by Sycamore to west and Holly to east. Has been topped at approx. 18 m with regrowth from this point. Old low wall at base to north. Birdbox on stem at 2 m. Low drooping branch to north	Good	Good	>40 yrs	B	No works required to facilitate development
T29	Holly	<i>Ilex aquifolium</i>	18	1	530	No	0.5	3	3	3	3	No visual defects	Twin stemmed at 2m. Tight union. Partially included bark. Old pruning wounds. Stubs	Normal		Good	Good	20 to 40 yrs	C	No works required to facilitate development
T30	Holly	<i>Ilex aquifolium</i>	12	2	220, 180	No	1.5	4	2	1	3	No visual defects	Twin stemmed Cup-like union collecting dirt/water. at 1m	Minor deadwood		Good	Good	20 to 40 yrs	C	No works required to facilitate development

Tree ID	Tree Species		Measurements					Crown (m)				Tree Condition				Value		Management		
	Common Name	Latin Name	DBH	Height	Spread	Canopy Density	Health	N	E	S	W	Roots	Stem	Crown	Comments	Structure	Quality	Age	Score	Works
T31	Yew	<i>Taxus baccata</i>	12	6	180	Yes	1	3	4	4.5	4.5	Limited access around base	Multiple stemmed at 0.5m. Epicormic growths. Ivy becoming established. Old pruning wounds. Stubs. Partially included bark. Tight union	Minor deadwood		Good	Good	>40 yrs	B	No works required to facilitate development
T32	Holly	<i>Ilex aquifolium</i>	13	1	300	Yes	0	3	2.5	2.5	2.5	Limited access around base	Single stemmed Vertical	Normal	Undergrowth prevented detailed inspection	Good	Good	20 to 40 yrs	C	Removal required to facilitate development
T33	Sycamore	<i>Acer pseudoplatanus</i>	15	3	200, 200, 200	Yes	2	5	5	5	6	Limited access around base	Multiple stemmed at base. Ivy becoming established	Normal	Adjacent no access. Overhanging road to north and site to south. Limited access prevented detailed inspection	Good	Good	20 to 40 yrs	C	No works required to facilitate development
T34	Sycamore	<i>Acer pseudoplatanus</i>	17	2	100, 100	Yes	3	3	3	3	3	Limited access around base	Twin stemmed at base. Ivy becoming established	Normal	Adjacent no access. Overhanging road to north and site to south. Limited access prevented detailed inspection	Good	Good	20 to 40 yrs	C	No works required to facilitate development
T35	Sycamore	<i>Acer pseudoplatanus</i>	17	4	200, 200, 200, 300	Yes	1.5	5	5	5	5	Limited access around base	Multiple stemmed at base	Normal	Adjacent no access. Plotted approximately. Limited access prevented detailed inspection	Good	Good	20 to 40 yrs	C	No works required to facilitate development

ID	Tree Species		Measurements				Crown (m)				Tree Condition				Value		Management			
	Common Name	Latin Name	DBH	Height	Canopy Area	Leaf Area	N	E	S	W	Roots	Stem	Crown	Comments	Health	Age	Works			
T36	Yew	<i>Taxus baccata</i>	8	1	200	Yes	1.5	2.5	3	3	3	Limited access around base	Single stemmed Vertical	Normal	Adjacent no access. Plotted approximately. Limited access prevented detailed inspection.	Good	Good	>40 yrs	C	No works required to facilitate development
T37	Holly	<i>Ilex aquifolium</i>	6	2	100, 80	Yes	1	1	2.5	2.5	2.5	Limited access around base	Twin stemmed	Normal	Adjacent no access. Plotted approximately. Limited access prevented detailed inspection.	Good	Good	20 to 40 yrs	C	No works required to facilitate development
T38	Beech	<i>Fagus sylvatica</i>	18	1	420	Yes	1.5	5	5	5.5	6	Limited access around base	Single stemmed. Vertical	Normal	Adjacent no access. Plotted approximately. Limited access prevented detailed inspection.	Good	Good	>40 yrs	A	No works required to facilitate development
G39	Prunus	<i>Prunus laurocerasus</i>	4	10		Yes	0.5	See plan			Cherry laurel hedge trimmed back from field boundary with fence below			Fair	Fair	20 to 40 yrs	C	No works required to facilitate development		
T40	Poplar	<i>Populus nigra 'Italica'</i>	35	1	600	Yes	2	2.5	2.5	1.5	1.5	Limited access around base	Single stemmed Vertical. Ivy covered	Minor deadwood	Row of 3 Lombardy poplars. Adjacent. Limited access prevented detailed inspection. Plotted approximately.	Good	Good	>40 yrs	B	No works required to facilitate development
T41	Poplar	<i>Populus nigra 'Italica'</i>	35	1	600	Yes	2	2.5	4	1.5	2	Limited access around base	Single stemmed Vertical. Ivy covered	Minor deadwood	Row of 3 Lombardy poplars. Adjacent. Limited access prevented detailed inspection. Plotted approximately.	Good	Good	>40 yrs	B	No works required to facilitate development

ID	Tree Species		Measurements				Crown (m)				Tree Condition				Value		Management			
	Common Name	Latin Name	DBH	Height	Spread	Health	N	E	S	W	Roots	Stem	Crown	Comments	Structure	Age	Value	Works		
T42	Poplar	<i>Populus nigra 'Italica'</i>	35	1	600	Yes	2	2.5	2	2	2	Limited access around base	Single stemmed Vertical.	Minor deadwood	Row of 3 Lombardy poplars. Adjacent. Limited access prevented detailed inspection. Plotted approximately.	Good	Good	>40 yrs	B	No works required to facilitate development
T43	Horse Chestnut	<i>Aesculus hippocastanum</i>	20	1	1000	Yes	1.5	6.5	7	7	7	Limited access around base	Single stemmed Bark damage. Minor cavities	Minor deadwood. Overhanging into the site. Moderate deadwood	Adjacent no access . Overhanging site. Edge of crown plotted.	Good	Good	>40 yrs	A	No works required to facilitate development
G44	Hornbeam, Holly, Cypress	<i>Carpinus betulus, Ilex aquifolium, Cupressus sp.</i>	17	10	150	Yes	1	See plan				Boundary group of Hornbeam, Holly and Cypress				Fair	Fair	20 to 40 yrs	C	No works required to facilitate development
T45	Willow	<i>Salix sp.</i>	18	1	400	Yes	2	5	5	5	5	Adjacent no access. All measurements estimated. Plotted approximately				Fair	Fair	20 to 40 yrs	C	No works required to facilitate development
T46	Cypress	<i>Cupressus sp.</i>	20	2	400, 400	Yes	1.5	3.5	3.5	3.5	3.5	Adjacent no access. All measurements approximate. Plotted approximately				Good	Good	20 to 40 yrs	C	No works required to facilitate development
T47	Cedar	<i>Cedrus deodara</i>	28	1	600	Yes	8	6	10	3	4	No visual defects	Single stemmed Vertical. Ivy covered	Minor deadwood	Adjacent no access. All measurements estimated.	Good	Good	>40 yrs	B	No works required to facilitate development

ID	Tree Species		Measurements				Crown (m)				Tree Condition				Value		Management			
	Common Name	Latin Name	DBH	Height	Spread	Quality	N	E	S	W	Roots	Stem	Crown	Comments	Health	Structure	Works			
T48	Horse Chestnut	<i>Aesculus hippocastanum</i>	18	1	600	Yes	5	5	9	5	7	Limited access around base	Ivy covered	Old pruning wounds. Cavities. Minor deadwood	Adjacent no access. All measurements estimated. 1 stem leaning over driveway to west. Clearance at driveway edge approximately 3 m	Good	Good	>40 yrs	B	No works required to facilitate development
T49	Horse Chestnut	<i>Aesculus hippocastanum</i>	18	1	600	Yes	3	6	2	6	5	Limited access around base	Ivy covered	Minor deadwood	Adjacent no access. All measurements estimated.	Good	Good	>40 yrs	B	No works required to facilitate development
T50	Holly	<i>Ilex aquifolium</i>	10	1	300	Yes	1.5	3	2	2	3.5	No visual defects	Single stemmed Vertical. Pruning wounds from crown lifting	Normal	Adjacent no access. All measurements estimated.	Good	Good	20 to 40 yrs	C	No works required to facilitate development
G51	Holly, Cypress, Portugese Laurel	<i>Ilex aquifolium</i> , <i>Cupressus sp.</i> , <i>Prunus lusitanica</i>	8	10	80	Yes	0	See plan				Boundary group of Holly, Cypress, Portugese Laurel and various garden shrubs.				Fair	Fair	10 to 20 yrs	C	No works required to facilitate development
G52	Beech	<i>Fagus sylvatica</i>	2.5	10	80	Yes	0	See plan				Managed boundary hedge				Fair	Fair	10 to 20 yrs	C	No works required to facilitate development
T53	Tree of Heaven	<i>Ailanthus altissima</i>	20	1	580	Yes	3	8	8	8	8	Limited access around base	Single stemmed Vertical	Old pruning wounds. Minor deadwood	Adjacent no access. All measurements estimated. Plotted approximately. Low crown at 3 m over driveway	Good	Good	>40 yrs	B	No works required to facilitate development



**Appendix 5:
Tree Constraints Plan**

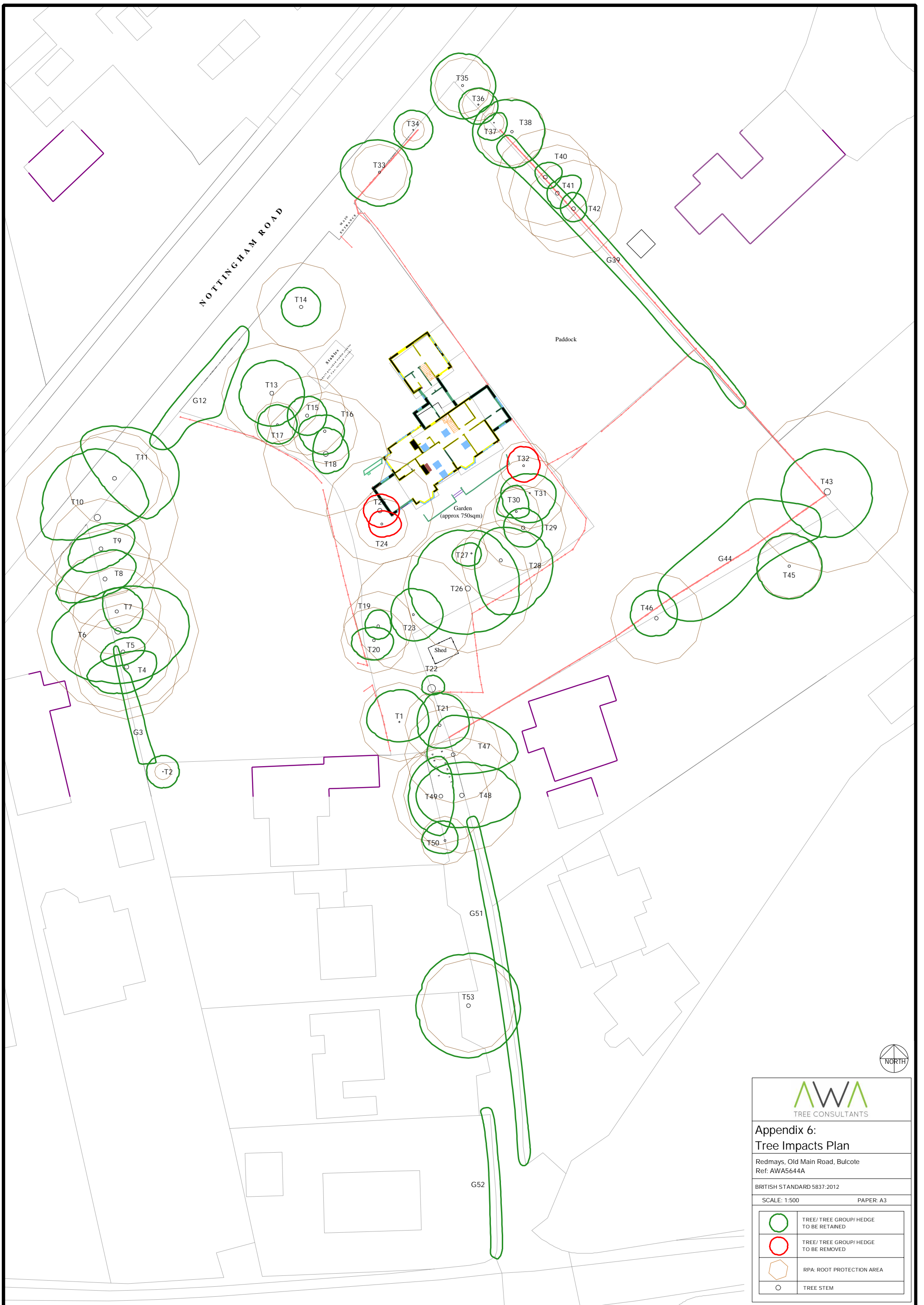
Redmays, Old Main Road, Bulcote
Ref: AWA5660A

BRITISH STANDARD 5837:2012
RETENTION CATEGORIES
Definitions of these categories can be found in Appendix 2 of the report.

SCALE: 1:500

PAPER: A3

	CATEGORY A: HIGH VALUE RETENTION MOST DESIRABLE
	CATEGORY B: MODERATE VALUE RETENTION DESIRABLE
	CATEGORY C: LOWER VALUE COULD BE RETAINED
	CATEGORY U: UNSUITABLE FOR RETENTION
	RPA: ROOT PROTECTION AREA
	TREE STEM



**Appendix 6:
Tree Impacts Plan**

Redmays, Old Main Road, Bulcote
Ref: AWA5644A

BRITISH STANDARD 5837:2012

SCALE: 1:500 PAPER: A3

	TREE/ TREE GROUP/ HEDGE TO BE RETAINED
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED
	RPA: ROOT PROTECTION AREA
	TREE STEM