



Arbor Cultural Ltd. *Providing Expertise on Your Trees*®

**BS5837 Arboricultural Report and
Arboricultural Impact Assessment**

OUR REFERENCE	AC.2023.590
CLIENT	K and S Construction
SITE	Canterburys, Darby Green Road, Blackwater, Surrey, GU17 ODT
REPORT BY	I S Thompson (known as Tom) M. Arbor. A., BSc. (Hons) Arb, MSc. eFor
DATE	18th November 2023
DATE OF SITE VISIT	30th October 2023

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Canterburys, Darby Green Road, Blackwater, Surrey, GU17 0DT

Application Ref No Unknown **Construction of four semi-detached properties and three terraced properties on land that was previously a pub and car park.**

Report produced by

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Signed



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Date.....18th November 2023.....

Table of Contents

Executive Summary 1
Executive Summary Conclusion 4
1 Terms of Reference 5
 1.5 Limitations and Use of Copyright:..... 6
 1.7 Documentation..... 8
 1.8 Disclaimer..... 8
2. Introduction 9
 2.1 Site..... 9
 2.2 Trees 9
 2.3 Proposed Development 11
 2.4 Issues of Light and Shading 12
 2.5 Description (including levels) 12
 2.6 Soils..... 12
3 Arboricultural Impact Assessment 14
 3.1 Presence of Tree Preservation Orders (TPO) or Conservation Area..... 14
 3.2 Effects on Amenity Value of Trees by Development and Facilitation Pruning 15
 3.3 Potential incompatibilities between layout and trees proposed for retention..... 15
 3.4 Infrastructure requirements – Highway Visibility, Lighting, CCTV, Services 16
 3.5 Mitigating tree loss and new planting 16
 3.6 Proximity of trees to structures..... 16
 3.7 Issues to be addressed by the arboricultural method statement..... 17
References and Bibliography and Glossary of Terms 18
Appendix I Abridged CV; Qualifications and Experience 21
Appendix II Key to BS5837 Tree Survey Records 23
Appendix III Images 27
Appendix IV Tree Survey Records..... 32

Executive Summary

The proposal is to construct four semi-detached properties and three terraced properties on land that was previously a pub and car park at Canterbury's, Darby Green Road, Blackwater, Surrey, GU17 0DT.

The impact of the retained trees on the proposed building and vice a versa have been assessed and found to be consistent with the long-term health of the retained trees and sustainability of the building provided that build and protection methods in accordance with industry best practice and BS 5837: 2012 (Trees in relation to design, demolition and construction – recommendations), are followed as specified.

This report includes supporting arboricultural information to accompany the planning application. The supporting information demonstrates that there will be minimal encroachment into the RPAs (Root Protection Areas), of any protected trees as a result of the proposed development. The tree protection measures, and any mitigation measures are also outlined.

The National Planning Policy Framework (NPPF) document further emphasizes the importance of trees and the natural environment.

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).

- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland,” (NPPF, July 2023).

Possible conflicts are:

There are three individual trees and six groups of trees that require their Root Protection areas (RPAs) to be protected during the proposed development.

This is addressed in the Arboricultural Method Statement (AMS) Section 1, Construction Exclusion Zone, and Section 2, Ground Protection Measures, as shown on the tree protection plan AC.2023.590 TPP-01 Rev A.

Site access is addressed in Section 3 of the AMS, Access Details, and on the tree protection plan AC.2023.590 TPP-01 Rev A.

The AMS addresses Contractors' Car Parking in Section 4, Site Huts and Toilets in Section 5, and Storage Space in Section 6, and on the tree protection plan AC.2023.590 TPP-01 Rev A.

There are some hard surfaces within the RPA of retained trees. This is addressed in Section 9 of the AMS, Hard Surfaces within the RPA.

There are some recommendations for tree work. This is in Section 12 of the AMS, Remedial Tree Work.

The recommendations for supervision are addressed in Section 16 of the AMS, Arboricultural Supervision.

Executive Summary Conclusion

The impact of trees on buildings and vice versa and allowance for future growth have all been considered in the siting of the new infrastructures.

Tree size, future growth, light/shading, leaf, and fruit nuisance etc. have received due attention and are not considered to be an issue. This is due to the considerable distance of the retained trees from the development and the protection measures proposed within this report.

Overall, the processes of construction are highly unlikely to have a detrimental effect upon the health of the retained trees assuming recommendations made in this report are adhered to at all times by the contractors e.g., the positioning of a stout fence is placed between the retained trees and all construction activities and, where access is required, ground protection measures are installed prior to commencement of any works and for it to remain intact and in position throughout the duration of the construction activities.

1 Terms of Reference

1.1 I have been instructed in writing by Ms Dominique Rose of K and S Construction with regards to a planning application to be made by herself in respect of the above development at Canterbury, Darby Green Road, Blackwater, Surrey, GU17 0DT and report on the following in accordance with BS 5837 Trees in Relation to Design, Demolition and Construction - Recommendations 2012:

- I. Tree survey
- II. Arboricultural Impact Assessment
- III. Arboricultural Method Statement
- IV. Tree Protection Plan

1.2 The site was surveyed by I. S. Thompson (known as Tom) on Monday 30th October 2023 in the morning. The weather was dry and sunny, and visibility was good. The relative quantitative and qualitative tree data was recorded to assess the condition of the trees, their value, and any constraints that they pose to the prospective development and where necessary the tree protection measures, and construction methods required to ensure their safe retention.

1.3 The tree information recorded relates to the tree condition, age, safe useful life expectancy, location, canopy spread, canopy height and tree height and direction of first significant branch as well as any tree work that is required.

1.4 I have based this report on my site observations and investigations, and I have come to conclusions in the light of my qualifications obtained and experience gained whilst working in the field of arboriculture. I have qualifications and practical experience in arboriculture and forestry and list the details in Appendix I.

1.5 Limitations and Use of Copyright:

- 1.5.1** All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means without our written permission. Its contents and format are for the exclusive use of K and S Construction and their associates. It may not be sold, lent out or divulged to any third party not directly involved in this situation without the written consent of Arbor Cultural Ltd. This report will remain the intellectual property of Arbor Cultural Ltd. until payment has been received in full.
- 1.5.2** This report contains all my advice and opinions and any representation and/or statements that have or may have been made which are not specifically and expressly included in this report should not be relied upon and no responsibility is taken for the accuracy of such statements.
- 1.5.3** The Inspections were conducted based on ground level, Visual Tree Assessment (VTA) examination of external features of each individual tree. Binoculars were used to assess the aerial parts. The report and recommendations relate to the condition of the trees and their relationship to their surroundings at the time of inspection only. All measurements, proportions and assessments of age are approximate.
- 1.5.4** Visual assessment, in accordance with accepted arboricultural practice, was based on apparent vitality (leaf cover, extension growth), presence of deadwood and die back, fractured, and detached limbs, evidence of excessive basal movement and external indications of stem and basal decay likely to affect the structural condition of the tree. No decay detection equipment either invasive or non-invasive was employed.

- 1.5.5** Trees are living organisms whose health and condition can change rapidly. The conclusions and recommendations in this report are only valid for one year. This report will be invalidated if there are any changes to the site as it stands at present, e.g., building of extensions, excavation works, importing of soils, extreme weather events etc.
- 1.5.6** The survey findings are of a preliminary nature regarding assessment of risk of direct damage (by contact) from trees to built structures. No soil samples were taken, or trial pits were dug, therefore no risk assessment was conducted regarding subsidence (indirect damage). No parts of the drainage or service systems were inspected on site as I am not qualified to do so.
- 1.6** A principal aspect of tree inspections in relation to proposed developments is an assessment of the risk posed by trees in proximity to people or property. Generally, tree risk will increase with the age of the trees. The benefits afforded by the trees will also increase with age. The management recommendations will be guided by an analysis of the risk posed by the trees and the benefits afforded by them.

1.7 Documentation

1.7.1 The following documentation was provided when the work was commissioned.

- Letter/Email to confirm commission of the work.
- Plan of the site, Ref Canterbury's - Site Layout 15.11.23, received on 17th November 2023, showing the existing and proposed layout.

1.8 Disclaimer

1.8.1 I have no connection with any of the parties involved in this situation that could influence the opinions expressed in this report.

1.8.2 Following an initial site meeting with Ms Rose to discuss the likely position of the proposed development, the following arboricultural information is provided in support of the application.

2. Introduction

2.1 Site

2.1.1 The site of the proposed development is within the current boundary of Canterbury, Darby Green Road, Blackwater, Surrey, GU17 0DT, and will be adjacent to several currently unprotected but significant trees. Following the site meeting the measures identified in this report are designed to minimise any likely impacts of the trees on the new structure and its foundations and any likely impacts of the construction on the retained trees, see plan AC.2023.590 TPP-01 Rev A attached.

2.2 Trees

2.2.1 The trees are in the site or just outside in the adjacent properties and are located around the perimeter of the site. They collectively provide a contribution to the appearance and character of Darby Green Road Road and soften the views from the road frontage and surrounding area. A schedule of the significant trees, their condition and category of retention is attached as Appendix IV.

2.2.2 An accurate topographical survey of the site was not provided. The tree locations were measured in relation to the site boundaries and other known features and triangulated and are accurate to +/-1.5m. So, the drawing number AC.2023.590 TPP-01 Rev A provides a good representation of the tree location in relation to the site and the proposed development.

- 2.2.3** The trees have been assessed and categorised in relation to the methodology in Table 1 of BS 5837 (2012) Trees in Relation to Design, Demolition and Construction, as specified in Appendix II. The results are recorded in Appendix IV.
- 2.2.4** G01 is a small group of mixed species trees and shrubs along the eastern boundary. They were categorised as a C2 group, see Image 1 in Appendix III.
- 2.2.5** T02 and T03 were both mature oak trees T02 was on the adjacent property and was categorised as an A1 tree, and T03 as a B1 tree, see Images 2 and 3.
- 2.2.6** H04 is a group of eight Leyland cypress trees in the adjacent property to the west. They have a low crown on the western side, but it is around 6 m on the eastern side facing the plot, where the lower branches have been cut back over time, see Images 4 and 5.
- 2.2.7** T05 is a multi-stemmed hazel tree that is coppice regrowth. This was categorised as a C1 tree and is identified for removal due to its conflict with the proposed design, see Image 6.
- 2.2.8** H06 is a C2 Leyland cypress hedge, see Image 7.
- 2.2.9** G07 is a C2 group of young hazel trees, see Image 8.
- 2.2.10** H08 is a C2 Monterey cypress hedge, see Image 8.
- 2.2.11** G09 is a C2 mixed species group, see Image 8.
- 2.2.12** T10 is a very young oak tree that is categorised as C1 due to its size, see Image 8.

- 2.2.13** Most of the southern end of the plot extending up to the dashed line on AC.2023.590 tpp-1 Rev A, and then circling around under the oak tree was previously converted to hard standing for car parking, see Image 9.
- 2.2.14** Any trees not included individually in the survey were either in groups or had other trees whose constraints exceeded theirs in respect to the proposed development and all associated works.
- 2.2.15** All tree works considered necessary for health and safety reasons or to facilitate the development will be agreed with the Local Planning Authority and undertaken in accordance with the planning conditions attached to the planning consent. They will be undertaken in accordance with British Standard 3998 (2010) Recommendations for Tree Works, unless otherwise specified with clear justification for any deviation from the British Standard. This will be undertaken by an arboricultural contractor approved by the Local Authority Tree Officer.
- 2.2.16** If at any time additional pruning works are required permission must be sought from the Local Planning Authority first and then conducted in accordance with BS 3998 Recommendations for Tree Works (2010), unless otherwise specified with clear justification for any deviation from the British Standard. This will be undertaken by an arboricultural contractor approved by the Local Authority Tree Officer.

2.3 Proposed Development

- 2.3.1** The proposed works consist of the construction of four semi-detached properties and three terraced properties on land that was previously a pub and car park.

2.4 Issues of Light and Shading

2.4.1 The proposed position of the new dwellings is to the north of the T02 and T03 the two large oak trees, so these will not cast any shade on any of the buildings. The hedge H04 would come under the High Hedge Legislation. The rest of the boundary hedges along the western boundary have been topped to some degree already, so are all being managed as a low-level hedge by the owners. This will allow adequate sunlight to reach all the windows during the summer and winter months.

2.4.2 It is not anticipated that the proposed development will increase pressure for tree pruning or tree removal due to shading or the loss of natural light, with the exception of H04, which would fall under the High Hedge Legislation.

2.5 Description (including levels)

2.5.1 This is currently a derelict site with the former pub long since demolished and the ground now covered by brambles and low growing shrubs. The front of the site where the road entrance is extends to the south. The site is essentially level.

2.6 Soils

2.6.1 There is no information provided about the soils and there was no on-site investigation undertaken but the British Geological Society (BGS) viewer indicates that the sub soil is Windlesham Formation, comprising mostly sand, silt, and clay, (BGS Viewer, 2023).

2.6.2 The BGS viewer has no information about the likely drift layer, (BGS Viewer, 2023).

2.6.3 A soil compaction test was NOT undertaken using a Dickey John due to the impermeable hard surfaces covering the area impacted by the proposed works.

2.6.4 It is unlikely that the soil below foundation depth will be of a shrinkable nature but there may still be pockets of shrinkable clay.

3 Arboricultural Impact Assessment

3.1 Presence of Tree Preservation Orders (TPO) or Conservation Area

3.1.1 The Local Planning Authority has not yet been contacted to establish whether any Tree Preservation Order (TPO) covers any of the trees, or to determine if the site is situated within a Conservation Area (CA). It would be necessary to determine whether either of these planning controls are in operation before commencement of any tree works.

3.1.2 The client has informed me that there are no TPOs in place on the site. I have confirmed this using the online TPO checking system, but the Local authority have not been approached to confirm this.

3.1.3 The site is in the Darby Green Conservation Area. I have checked using the online mapping system, but this has not been verified with the LPA.

3.1.4 Exemptions

There are two exemptions when this notification or permission are not required. They are detailed below:

- Removal of an imminent threat to people or property
- Removal of deadwood or dead trees

3.2 Effects on Amenity Value of Trees by Development and Facilitation Pruning

3.2.1 There is only one tree, T05 a C1 multi-stemmed hazel tree that is being removed. Additionally hedges H04, H06, and H08 and G07 are all being cut back to the site boundary. Consequently, there will be a minimal effect to the amenity value of the area.

3.3 Potential incompatibilities between layout and trees proposed for retention.

3.3.1 There is no proposed construction of foundations within the RPA of any retained trees. There is a minor incursion into the RPA of G01 with the parking bays. This will be achieved with no dig construction and shall be addressed in Section 09 of the AMS Hard Surfaces within the RPA.

3.3.2 There will not be any services installed within any Root Protection Area (RPA). The services will be taken from the existing supply to the former pub and will run from the centre of the site outwards. They will be well away from any RPAs.

3.3.3 There will be one low small diameter branch pruned on T03 to provide ground clearance, but this tree has been crown lifted in the past. The lower branches of H04 will be crown lifted to 6m taking any recent regrowth back to the site boundary. The crowns of H06, G07, and H08 will also be taken back to the site boundaries. All tree surgery works will be undertaken prior to construction activity and in accordance with the Arboricultural Method Statement Section 12 Remedial Tree Works.

3.3.4 Site access will be from the southern end of the site, which is the existing entrance and driveway.

3.4 Infrastructure requirements – Highway Visibility, Lighting, CCTV, Services

3.4.1 There is no requirement for any tree removal or pruning to create adequate highway visibility. There will be no requirement for street lighting or CCTV visibility, or services close to any of the trees.

3.4.2 No services or other infrastructure requirements will have any impact on the retained trees.

3.5 Mitigating tree loss and new planting

3.5.1 There is limited space for new tree planting, but the garden area is being re-landscaped to improve the general appearance of the site. There will be some replacement planting to mitigate the loss of the tree being removed.

3.5.2 The landscaping is being addressed in a separate plan and methodology.

3.6 Proximity of trees to structures

3.6.1 The impact of trees on buildings and vice versa and allowance for future growth have all been considered in the siting of the new buildings and structures.

3.6.2 Tree size, future growth, light/shading, leaf, and fruit nuisance etc. have received due attention and are not considered to be an issue. This is due to the considerable distance of the retained trees from the development and the protection measures proposed within this report.

3.6.2 Overall, the processes of construction are highly unlikely to have a detrimental effect upon the health of the retained trees assuming recommendations made in this report are adhered to at all times by the contractors e.g., the positioning of a stout fence is placed between the retained trees and all construction activities prior to commencement of any works and for it to remain intact and in position throughout the duration of the construction activities.

3.7 Issues to be addressed by the arboricultural method statement.

- **Protective fencing to be established around the retained trees.**
- **Ground protection measures around the RPA of retained trees where work access is required.**
- **Site access**
- **Contractor's parking, welfare facilities and storage areas**
- **Hard surfaces within the RPA of retained trees.**
- **Remedial tree work**
- **No-dig construction techniques.**

References and Bibliography and Glossary of Terms

References and Bibliography

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- National House Building Council, (1992) Building near trees. NHBC Standards, Chapter 4.2
- Town & Country Planning Act Part VIII (1990). Issued by the Secretary of State for the Environment, HMSO.

Glossary of Terms

Bacterial canker	Has lesions on the stems that can exude a gum like exudate that carries the bacteria.
Brash	Thin wood removed from trees.
Chlorosis/Chlorotic.	An abnormal yellowing or blanching of the leaves due to lack of chlorophyll.
Canopy/Crown	Foliage bearing part of the tree.
Crown lifting.	The removal of the lower branches of the tree.
Crown thinning.	The complete removal of selected limbs/lateral branches to thin the density of the crown.
Dysfunctional wood	Woody tissues no longer function.
Epicormic growth	Young, vigorous shoots arising from the external tissues of a stem. Epicormic growth is usually induced if a limb is removed or is broken off and the light factor changes (sprouts) or if a woody plant is coppiced or pollarded.
Flush cut	A pruning cut close to the parent stem which removes part of the branch bark ridge.
Heartwood	The heartwood is the dark area in the centre of the tree.
Lateral branch	A side branch which arises from a main stem.
Mulch	A layer of bulky organic material placed around the stem.
Occlusion (Occluded)	The process of wound wood closing a wound.
Parasitic	Organisms that live off other organisms, or hosts, to survive
Pathogen	A micro-organism which causes disease in another organism.
Reaction Wood	Additional wood that is put on by a tree to address increased loads.
Reaction Zone	An area where reaction wood is formed.

Glossary of Terms Continued

Saprotrophic	Organisms that obtain their nutrition from non-living organic materials.
Soft rot	A kind of wood decay in which a fungus degrades cellulose within the cell walls, without causing overall degradation of the wall.
Stem	Principal above ground structural component(s) of a tree that supports its branches.
White rot	Various kinds of wood decay in which lignin, usually together with cellulose and other wood constituents is degraded.
Wound	Injury in a tree caused by a physical force.
Wound Wood	Additional wood that is put on by a tree in reaction to damage or wounding, with the aim of healing over the wound.

Appendix I Abridged CV: Qualifications and Experience

I S Tom Thompson BSc (Hons Arb), MSc eFor, MArborA Cert Arb

1 Qualifications

Subjects	Level	Dates	
Bond Solon Expert Witness Training (CUBS)	Pass		2017
International Society of Arboriculture Certified Arborist	Pass	May	2012
Professional Tree Inspection Course (LANTRA)	Pass	April	2011
BSc Hons Arboriculture	(2.1)	2008	2009
FdSc Arboriculture	Distinction	2004	2007
MSc. Environmental Forestry (MSc eFor)	Pass	2001	2002
BSc. Hons Env Science (Conservation Management)	(2.2)	1997	2000
Environmental Studies	Access Course	1996	1997
Forestry & Practical Environmental Skills	NVQ I & II	1996	1997

2 Career Summary

Tom Thompson is a professional member of the Arboricultural Association (AA), an International Society of Arboriculture (ISA) Certified Arborist, Chairman of the Consulting Arborist Society (CAS), and an associate member of the Institute of chartered Foresters (ICF).

He was worked in the private and public sector, before setting up Arbor Cultural in 2014, to promote the value and benefits of trees.

He currently heads up the BIM4Arb group promoting Building Information Modelling (BIM) to the arboricultural industry.

He then spent five years working in new woodland creation, firstly for ADAS in the National Forest and then for 18 months with the Forestry Commission in Cobham, Kent. During this time, he began a degree in Arboriculture through Myerscough College.

This course enabled him to make the transition from forestry to arboriculture where he spent 5 years as a tree officer, firstly at St Albans and then more recently at King’s Lynn and West Norfolk. He joined Connick Tree Care in May 2012, where he worked as their Principal Arboricultural Consultant.

Having worked as the principal tree consultant at Connick tree care for two years he left to established Arbor Cultural Ltd. In 2014, with the intent to provide professional advice in all aspects of tree consultancy, to enable clients to obtain planning permission, house purchase completion, and successfully address all tree related health and safety matters. He is passionate about trees, and he is keen to promote the economic value and benefits of the urban forest.

3 Areas of Competence

- Tree hazard risk assessments for tree owners
- Decay assessment and mapping
- Mortgage and Insurance reports to assess the influence of trees on buildings.
- Pre-development site surveys and arboricultural implication studies
- Tree management reports to prioritise maintenance programs.
- Tree related insurance claims
- Diagnosis of tree disorders
- Arboricultural Expert Witness

4 Selected Continual Professional Development

Tom continually keeps up to date with regular in person and online training to exceed the requirements of all his professional membership.

These are UK, European, and American based trainings.

He regularly attends conferences, and networking events to share and discuss current and future developments on the arboricultural industry and associated industries.

Subjects covered include:

- Tree Risk Assessment
- Decay Detection Equipment
- Tree Biomechanics
- Tree Pull Testing
- Expert Witness
- Pest and Diseases
- Tree Valuation and Economics
- Veteran Tree Management
- Tree Population Management
- Building Information Modelling
- Digital Practice
- Business Management
- Trees and Buildings
- Tree Law and Policy
- Soil and Tree Interaction
- Tree Pruning Practices
- Biodiversity and Wildlife
- Designing with Trees
- Young Tree Establishment

Training Providers Include but are NOT Limited to:

- Arboricultural Association
- Consulting Arborist Society
- International Society of Arboriculture
- Municipal Tree Officers
- London Tree Officers
- LANTRA
- Rinntech
- Claus Mattheck
- Landscape Institute

5. Professional Affiliations

Arboricultural Association (AA) Professional Member	since 2008
International Society of Arboriculture (ISA) Certified Arborist	since 2012
Consulting Arborists Society (CAS)m Professional Member	since 2014
Institute of Chartered Foresters Associate Members	since 2018
Royal Forestry Society	since 1999

Appendix II Key to BS5837 Tree Survey Records

Tree No. Tree numbers applied as T1 etc. to each tree are as per the Tree Survey Plan and subsequent drawings, where trees occur as a cohesive group these are suffixed with a G, they are assessed as such, with all size data being given as mean figures unless otherwise stated. Any trees on-site and off-site that are appropriate to be included but are omitted from the topographical survey supplied are included in the schedule, though their positions are shown only indicatively.

The measurement conventions are as follows.

- a) Height, crown spread, and crown clearance are recorded to the nearest half metre (crown spread is rounded up) for dimensions up to 10 m and the nearest whole metre for dimensions over 10 m.
- b) Stem diameter is recorded in millimetres, rounded to the nearest 10 mm (0.01 m).
- c) Estimated dimensions (e.g., for off-site or otherwise inaccessible trees where accurate data cannot be recovered) should be clearly identified as such (e.g., suffixed with a “#”).

Height (m) Tree height measured in metres.

Stem Diameter (mm) Stem diameter in millimetres measured at 1.5m above ground level. Where the stem is divided below 1.5m, measurement is taken as directed by BS 5837 Annex C.

Branch Spread (m) Radial crown spread in metres, measured for each of the four cardinal points of the compass from the centre of the trunk.

Height of Lowest Branch (m)

& Direction of growth Height above ground in metres of the lowest branch and use of the four cardinal points of the compass.

Life Stage:

- Y Young** A recently planted or establishing tree that could be transplanted without specialist equipment, i.e., up to 12-14cm stem diameter.
- SM Semi-Mature.** An establishing tree which is still exhibiting apical dominance and has significant growth potential.
- EM Early Mature.** A tree that has reaching its ultimate potential height and has lost its apical dominance, and whose growth rate is slowing down but will still has potential for a significant increase in stem diameter and crown spread and has a significant safe life expectancy remaining.
- M Mature** A tree with limited potential for any increase in size but with reasonable safe useful life expectancy.
- OM Over Mature** A senescent or moribund specimen with a limited safe useful life expectancy.
- V Veteran** A tree of great age for species with important biological, aesthetic, conservation, or cultural value. Trees are in a state of decline due to old age.

Condition of Trees

Physiological Condition (P) An assessment of the physiological condition (i.e., health/vitality) of the tree categorised into:

- Good** A tree in a healthy condition with no significant problems
- Fair** A tree generally in good health with some problems that can be remediated.
- Poor** A tree in poor health with significant problems that cannot be remediated.
- Dead** A tree without enough live material to sustain life.

Structural Condition (S) An assessment of the structural/safe condition of the tree categorised into:

- Good** A tree in a safe condition with no significant defects.
- Fair** A tree in a safe condition at present but with defects or with significant defects that can be remediated.
- Poor** A tree with significant defects that cannot be remediated.
- Notes related to both physiological and structural condition follow the categorization in order support the statement and give greater detail on the true quality and value of the tree.*

Preliminary Management Recommendations

These may include further investigations for the presence or extent of decay or climbed inspections, ivy removal or pruning works when access is a non-moveable aspect etc. (NB this is not intended to be a specification for tree work and further advice maybe required prior to implementation). Trees assessed as being in apparently immediately hazardous condition will be notified to the client separately as soon as practicable.

Estimated Remaining Life Contribution

This is an estimate of the remaining life contribution in years that the tree or group of trees is expected to have based on species, condition on the site in its current context. The following bands are used:

- <10** Tree is dead or dying and unlikely to contribute beyond 10 years.
- 10+** Tree is assessed as being able to contribute to the site for 10+ years.
- 20+** Tree is assessed as being able to contribute to the site for 20+ years.
- 40+** Tree is assessed as being able to contribute to the site for 40+ years.

Quality and Value Category Grade

U	Trees that cannot be realistically retained	Dark red
A	Those trees of HIGH value quality to retain	Light green
B	Those trees of MODERATE quality to retain	Mid blue
C	Those trees of LOW quality to retain	Grey

Deadwood Categorisation

Minor Deadwood Less than 50mm in diameter or less than 3m in length

Major Deadwood Greater than 50mm in diameter or greater than 3m in length

Appendix III Images



Image 1 G01 a group of mixed species trees in the adjacent property along the boundary.



Image 2 T02 a very large mature oak tree in the adjacent property.



Image 3 T02 a large mature oak tree at the far end of the property in the centre.



Image 4 H04 a row of cypress trees along the side boundary, crown lifted to around 6m.



Image 5 Lower trunks of H04 in the adjacent property.



Image 6 T05 as multi stemmed hazel tree that is to be removed.



Image 7 H06 a row of cypress trees along the site boundary to be cut back.



Image 8 H08, G09, and T10 in the top left, with site entrance just to the right of them.



Image 9 Historic image of the site showing the pub and the extent of the car parking area.

Appendix IV - Tree Survey Records
Date of Survey - 30th October 2023

Ref	Species	Measurements	Spread	General Observations	Retention Category	RPA	Recommendations	Condition	Reinspect
G01	Mixed Species Group x5 (Group, mixed species)	Height (m): 7 5 stems, avg.(mm): 100# Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:3 E:3 S:3 W:3	On adjacent land just behind the fence. Species include dogwood, cherry, willow, hazel and laurel. Hardstanding on clients side up to the boundary.	C2	Area: 76 sq. m.	Protect with tree protection measures during the construction phase.	Physiological Cond: Good Structural Cond: Fair Bat Habitat: Low	3 Yrs.
T02	Pedunculate Oak (<i>Quercus robur</i>)	Height (m): 20 Stem Diam(mm): 900# Measured using Leico Laser Spread (m): 7N, 9E, 9S, 10W Crown Clearance (m): 7 Lowest Branch (m): 8 Life Stage: Mature Rem. Contrib.: 40+ Years	N:7 E:9 S:9 W:10	On adjacent property, 7 m from the boundary. No significant observations.	A1	Radius: 10.8m. Area: 366 sq. m.	Protect with tree protection measures during the construction phase.	Physiological Cond: Good Structural Cond: Good Bat Habitat: Medium	3 Yrs.
T03	Pedunculate Oak (<i>Quercus robur</i>)	Height (m): 17 Stem Diam(mm): 750 Spread (m): 6N, 8E, 8S, 8W Crown Clearance (m): 5 Lowest Branch (m): 4 Life Stage: Mature Rem. Contrib.: 20+ Years	N:6 E:8 S:8 W:8	On rear boundary 2 m in and 7.5 m from side boundary. Ivy covered trunk.	B1	Radius: 9.0m. Area: 254 sq. m.	Protect with tree protection measures during the construction phase. Remove one small diameter branch to increase ground clearance.	Physiological Cond: Good Structural Cond: Good Bat Habitat: Medium	3 Yrs.

Appendix IV - Tree Survey Records
Date of Survey - 30th October 2023

Ref	Species	Measurements	Spread	General Observations	Retention Category	RPA	Recommendations	Condition	Reinspect
H04	Leyland Cypress x8 (<i>Cupressocy paris leylandii X</i>)	Height (m): 16 8 stems, avg.(mm): 330# Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2-6 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3	On adjacent property. Row of trees planted as a hedge along rear boundary. Lower crown is shaded out. Some dieback in upper crown too.	B2	Area: 79 sq. m.	Protect with tree protection measures during the construction phase. Cut over hanging regrowth back to boundary to around 6m.	Physiological Cond: Good Structural Cond: Fair Bat Habitat: Low	3 Yrs.
T05	Hazel (<i>Corylus avellana</i>)	Height (m): 8.5 20 stems, avg.(mm): 70 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 3 Life Stage: Early Mature Rem. Contrib.: 10+ Years	N:3 E:3 S:3 W:3	On adjacent property. Multi stemmed from the ground. Coppice regrowth.	C1	Radius: 3.8m. Area: 45 sq. m.	Remove to facilitate the proposed development.	Physiological Cond: Good Structural Cond: Fair Bat Habitat: Low	N/A
H06	Leyland Cypress x5 (<i>Cupressocy paris leylandii X</i>)	Height (m): 8 5 stems, avg.(mm): 350# Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 3 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:4 E:4 S:4 W:4	On adjacent property. Row of trees planted as a hedge. Previously topped at around 6 m.	C2	Area: 85 sq. m.	Cut back to boundary. Protect with tree protection measures during the construction phase.	Physiological Cond: Good Structural Cond: Fair Bat Habitat: Low	3 Yrs.

Appendix IV - Tree Survey Records
Date of Survey - 30th October 2023

Ref	Species	Measurements	Spread	General Observations	Retention Category	RPA	Recommendations	Condition	Reinspect
G07	Hazel x2 (<i>Corylus avellana</i>)	Height (m): 6 2 stems, avg.(mm): 40 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:3 E:3 S:3 W:3	On adjacent property. Two plants both multi stemmed from the ground. Coppice regrowth.	C1	Area: 52 sq. m.	Cut back to boundary. Protect with tree protection measures during the construction phase.	Physiological Cond: Good Structural Cond: Fair Bat Habitat: None	3 Yrs.
H08	Monterey Cypress x2 (<i>Cupressus macrocarpa</i>)	Height (m): 8 2 stems, avg.(mm): 250 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(E) Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:2 E:2 S:2 W:2	Two trees planted 1 m apart as a hedge/screen. Poorly pruned in the past.	C2	Area: 56 sq. m.	Cut back to boundary. Protect with tree protection measures during the construction phase.	Physiological Cond: Good Structural Cond: Fair Bat Habitat: None	3 Yrs.
G09	Mixed Species Group x16 (Group, mixed species)	Height (m): 7.5 16 stems, avg.(mm): 50 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:4 E:4 S:4 W:4	On small rectangle of land out the front. Species are 2 hazel and m1 goat willow. Multi stemmed from the ground. Coppice regrowth.	C2	Area: 45 sq. m.	Protect with tree protection measures during the construction phase.	Physiological Cond: Good Structural Cond: Fair Bat Habitat: None	3 Yrs.
T10	Pedunculate Oak (<i>Quercus robur</i>)	Height (m): 7.5 Stem Diam(mm): 60 Spread (m): 2N, 3E, 1S, 1W Crown Clearance (m): 4 Life Stage: Young Rem. Contrib.: 10+ Years	N:2 E:3 S:1 W:1	Young tree. Asymmetrical crown.	C1	Radius: 0.7m. Area: 2 sq. m.	Protect with tree protection measures during the construction phase.	Physiological Cond: Good Structural Cond: Fair Bat Habitat: None	3 Yrs.