



TREE SURVEY REPORT, IMPACT APPRAISAL & TREE PROTECTION DETAILS

In respect of:

8 Lewis Close
Risinghurst
Oxford
OX3 8JD



November 2023

Prepared by:

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CONTENTS

Arboricultural Report including Arboricultural Implications Assessment

1.0	Introduction	3
2.0	Site Visit	3
3.0	Soils	3
4.0	Tree Survey Data	4
5.0	Tree Quality Assessment	9
5.1	Category A trees	9
5.2	Category B trees	10
5.3	Category C trees	10
6.0	Root Protection Areas	11
7.0	Legal Constraints	11
8.0	Arboricultural Impact Assessment	11
8.1	Description of proposed development	11
8.2	Drawings used	11
8.3	Trees in relation to the proposed development	12
8.4	Tree Surgery Work	12
8.5	Changes in ground surface and ground level	12
8.6	Tree Protection Detail	12
8.7	Infrastructure detail – access and services	12
8.8	Foundation design	13
8.9	Landscaping	13
8.10	Policy Checklist	13
9.0	Conclusions	14
	Glossary	15
	Authors Credentials	15
Appendix 1	Tree constraints on the existing layout	
Appendix 2	Extract from BS5837:2012 – definition of Tree Quality Categories	
Appendix 3	Tree constraints on the proposed layout	
Appendix 4	Tree Protection Plan	

References

- British Standards 5837:2012 Trees in relation to design, demolition and construction – Recommendations
- British Standards 3998:2010 Tree Work Recommendations
- NJUG 4 Vol 10 – NJUG Guidelines for the Planning, Installation and maintenance of Utility apparatus in proximity to trees
- TDAG Trees in the Townscape: A Guide for Decision Makers

EXECUTIVE SUMMARY

Twenty-one trees on and adjacent to site have been surveyed due to their proximity to the proposed development. Five C grade trees will be removed to facilitate the scheme but all the trees around the boundary and the 'A' grade Scots Pine can be retained and safely protected during construction. It is considered that the proposal is compatible with the existing and future growth of these trees.

1.0 INTRODUCTION

- 1.1 This report was commissioned in relation to the proposed development at 8 Lewis Close, Risinghurst. The report details all trees over 75mm at 1.5m above ground level that are relevant to the siting of the proposed development. The position of the trees on the site is illustrated at **Appendix 1** on the site plan and information about the tree stock and its current condition is given. It will assist the planning process by discussing the impact that the proposals will have on the existing tree stock.
- 1.2 An Arboricultural Impact Assessment is included which details the constraints placed on the proposed development from the rooting area of the trees below ground and above ground by virtue of their size and position. A tree protection plan is also given which demonstrates how the trees to be retained can be adequately protected throughout the construction operations.

2.0 SITE VISIT

- 2.1 The site visit was undertaken on 17 November 2023. The trees were surveyed visually, externally and from ground level only. No samples or internal decay detection readings were taken for further analysis. All dimensions have been measured unless stated otherwise. Weather conditions at the time of the survey were clear and dry.
- 2.2 An existing site layout plan was made available at the time of the tree survey.

3.0 SOILS

- 3.1 A full laboratory soil assessment has not been provided. The British Geological Survey digital geological map for this part of Oxfordshire shows that the soils of the site comprise of the Kimmeridge Clay formation of Mudstone. The soils are likely therefore to be shrinkable as there is clay present; however, this should be checked by a structural engineer prior to the foundations being designed.

4.0 TREE SURVEY DATA – 8 Lewis Close, Risinghurst

In accordance with BS 5837:2012, the characteristics of trees over 75mm stem diameter measured at 1.5m above ground level (exact location dependant on the form of the tree) have been recorded and they have been categorised in accordance with Table 1 of BS5837: 2012. The following tree data tables should be read in conjunction with the annotated site plan shown at **Appendix 1** and the key on page 8.

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T1 Ash (<i>Fraxinus excelsior</i>)	10m	310mm	N3m E3.3m S4.5m W2.9m	S3.5m	SM	Good	Fair	Low	10+	Self set. Crown break at 1.8m to four main stems. Unions sound. Typical vigour for species and age. Surrounded by concrete paths. Remove to facilitate the development	C (2)	3.7m	43.5m ²
T2 Common Pear (<i>Pyrus communis</i>)	4m	180mm @250mm	N1.5m E3.5m S1.7m W1m	SW1.8m	M	Fair	Poor	Low	10+	Mature fruit tree. Historically managed. Unremarkable.	C (2)	2.2m	14.7m ²
T3 Common Pear	3.5m	170mm @500mm	N0.2m E2.4m S2.6m W0.7m	1.5m	M	Fair	Poor	Low	10+	Mature fruit tree. Historically managed. Unremarkable.	C (2)	2.0m	13.1m ²
T4 Apple (<i>Malus domestica</i>)	6m	400mm	N4.6m E4.4m S4.5m W4.4m	2m	M	Good	Fair	Moderate	10+	Managed form. Good vigour. Historic pruning wounds throughout, but occluded and typical of managed fruit tree.	C (2)	4.8m	72.4m ²
T5 Apple	4m	135mm	N0.5m E1.5m S1.6m W1.6m	1m	SM	Good	Fair	Low	10+	Small fruit tree of typical form and vigour.	C (2)	1.6m	8.2m ²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T6 Apple	5m	260mm	N4m E4m S2.5m W4m	3m	M	Good	Good	Moderate	10+	Of typical form and vigour. Historically managed.	C (2)	3.1m	30.6m ²
T7 Box elder (<i>Acer negundo</i>)	8m	265mm	N4.7m E5m S4.8m W5.8m	S1.5m	SM	Good	Good	Low	20+	Sound base and stem. Good form and vigour. The surrounding bamboo will start to suppress lower crown - so consider management of the bamboo around it.	B (2)	3.2m	31.8m ²
T8 Lawson cypress (<i>Chamaecyparis lawsoniana</i>)	11m	370mm	N3m E1.5m S1.5m W1.5m	3m	EM	Good	Fair	Moderate	20+	Of typical form and vigour.	B (2)	4.4m	61.9m ²
T9 Lawson cypress	9m	320mm	N3m E2m S2.5m W2.1m	2m	EM	Fair	Poor	Low	10+	Suppressed with sparse crown - but still vigorous.	C (2)	3.8m	46.3m ²
T10 Lawson cypress	9m	320mm	N3m E3m S3m W2.5m	1m	EM	Fair	Poor	Low	10+	Of typical form and vigour.	C (2)	3.8m	46.3m ²
T11 Scots pine (<i>Pinus sylvestris</i>)	14m	460mm	N4m E4.5m S3.3m W2.3m	8m	SM	Good	Good	High	40+	Sound base. Slight lean to east but not structurally significant. Good form and vigour.	A (2)	5.5m	95.7m ²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T12 Plum (<i>Prunus Domestica</i>)	6m	230mm	N2.7m E2m S1m W2.3m	2m	EM	Fair	Poor	Low	10+	Historically managed with resulting decay pockets throughout. Nearing end of safe natural life expectancy.	C (2)	2.8m	23.9m ²
T13 Plum	2.3m	120mm	N0.2m E1.2m S2m W2.1m	1.5m	M	Poor	Poor	Low	10+	Managed small fruit tree. Unremarkable. Remove to facilitate the development	C (2)	1.4m	6.5m ²
T14 Lawson cypress	3m	110mm	N1.3m E1.3m S0.5m W1.3m	1.2m	SM	Fair	Fair	Low	10+	Of typical form for small ornamental conifer.	C (2)	1.3m	5.5m ²
T15 Flowering cherry (<i>Prunus sp.</i>)	4m	150mm	N2m E3.2m S2.3m W1.4m	1.5m	SM	Good	Good	Low	10+	Good form and vigour. Several straps tied throughout crown (remove these to prevent damage to branches). Remove to facilitate the development	C (2)	1.8m	10.2m ²
T16 Apple	4m	190mm 155mm	N1.2m E2m S2.8m W2.4m	1.5m	EM	Good	Fair	Moderate	10+	Twin stemmed from ground level. Managed fruit tree of typical form and vigour.	C (2)	2.9m	27.2m ²
T17 Apple	4m	300mm	N2.3m E2.7m S3.5m W4m	1.5m	EM	Good	Fair	Moderate	10+	Managed fruit tree of typical form and vigour.	C (2)	3.6m	40.7m ²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T18 Plum	7m	280mm 280mm	N3.2m E4.2m S3.9m W4m	3m	EM	Poor	Fair	Moderate	10+	Twin stemmed from ground level. Decay fungi throughout main stems (<i>Phellinus igniarius</i>). Moderate deadwood and adventitious shoots throughout.	C (2)	4.8m	70.9m ²
T19 Fig (<i>Ficus carica</i>)	3m	110mm	N1.7m E2.2m S2.2m W1.4m	1m	SM	Good	Good	Low	10+	Of typical form and vigour. Remove to facilitate the development	C (2)	1.3m	5.5m ²
T20 Ash	16m	950mm est	N6m E6m S6m W7m	W3m	M	Fair	Good	High	20+	Third party tree of high amenity. Limited assessment. Significant deadwood throughout crown. Cavities on main stem.	B (2)	11.4m	408.3m ²
T21 Apple	4m	100mm 110mm 150mm 100mm	N2m E1.5m S2m W3m		EM	Fair	Poor	Low	10+	Multi stemmed from ground level. Of good vigour. Remove to facilitate the development	C (2)	2.8m	24.7m ²

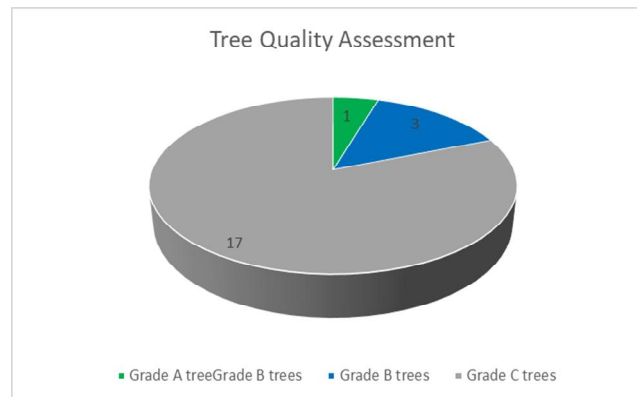
The comments made with regard to the health of the trees within this report were correct at the time of inspection. Trees are dynamic structures and changes can occur in response to biological, mechanical or environmental changes at any time.

Key to terms.

- Identification numbers have been used and correspond to the site plan shown at **Appendix 1**.
- Vegetation type has been categorized as one of the following: Tree (T), Hedge (H), Shrub (S), Group (TG), Stump (ST)
- Species are listed by common and botanical name where appropriate.
- Where possible, measurements have been made in accordance with the conventions detailed below. Where this was not possible, due to site conditions or the vegetation being in third party ownership, dimensions have been estimated. * Indicates estimated measurement.
- Height has been estimated to the nearest half metre.
- Stem diameter (of single stem trees and multi stemmed trees) has been measured at approx. 1.5m and recorded in millimetres. Where this was not possible the actual height where the diameter was measured is recorded. GL = Ground Level.
- Crown spread has been recorded in metres.
- Age class has been recorded as follows:
 - Y** Young recently planted or establishing tree that could be transplanted without specialist equipment, i.e. up to 12-14cms-stem girth.
 - S/M** Semi mature. An established tree but one that has not reached its potential ultimate height and has significant growth potential.
 - E/M** Early mature. A tree reaching its ultimate potential height, whose growth rate is slowing down but will increase in stem diameter and crown spread, and has a safe life expectancy.
 - M** Mature. A mature specimen with limited potential for any significant increase in size but with a reasonable safe life expectancy.
 - O/M** Over mature. A senescent or moribund specimen with a limited safe life expectancy. Possibly also containing significant structural defects with attendant safety and/or duty of care implications.
- Physiological Condition has been recorded as Good, Fair or Poor.
- Recommendations for tree management have been based on current Arboricultural Best Practice as set out by the Arboricultural profession and all relevant publications.

5.0 TREE QUALITY ASSESSMENT

Twenty-one trees on and adjacent to site have been surveyed for planning purposes and categorized according to BS5837: 2012 as a guide to their condition. They are coloured on the plan attached at **Appendix 1** to indicate their category and the colours are explained in the key of the plan. Table 1 indicates whether the tree is to be removed as part of the proposed layout. The full tree quality assessment chart, which gives a more detailed explanation of the definition of the subcategories, has been attached at **Appendix 2**.



5.1 Category A Trees

T11 Scots Pine



This tree is of high quality, in good condition and is capable of making a substantial contribution of up to 40 years.

5.2 Category B Trees

T7 Box Elder, T8 Lawson Cypress and T20 Ash



T7 Box Elder



T8 Lawson Cypress



T20 Ash

These trees are of moderate quality with an estimated remaining life expectancy of at least 20 years. They have been downgraded because they are unlikely to be suitable for retention for beyond 40 years.

5.3 Category C Trees

T1 Ash, T2 and T3 Pear, T4 – T6 Apple, T9 and T10 Lawson Cypress, T12 – T19 Plum, Apple, Cherry, Lawson Cypress and Fig.



T1 Ash



T2 and T3 Pear



T4 and T5 Apple



T9 and T10 Lawson Cypress



T14 – T19 Orchard trees

These trees are generally of low quality with an estimated remaining life expectancy of at least 10 years. They provide structure to the site, but they are generally unremarkable trees with historically limited or poor management and do not qualify in higher categories.

6.0 ROOT PROTECTION AREAS

6.1 In accordance with BS5837:2012, the root protection areas (RPA) of the trees have been calculated and shown in the previous table and on the plan attached at **Appendix 3**. This is the minimum area in m², which if being retained, should ideally be left undisturbed around the trees to ensure their safe retention during the development process. It is calculated as an area equivalent to a circle with a radius twelve times stem diameter. Where the tree is growing next to structures such as roads, walls, buildings etc, it would be expected that the shape of the RPA be altered (but not reduced in size) to take into account the area of ground that the roots are most likely exploiting.

7.0 LEGAL CONSTRAINTS

7.1 The site is outside a Conservation Area and the online interactive mapping system for Oxford City Council show that none of the surveyed trees are protected by a Tree Preservation Order.

8.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT

8.1 Description of Proposed Development

It is proposed to demolish the existing dwelling and replace it with a new detached house and garage.

8.2 Drawings Used

An existing site layout plan was used to show the location of the trees on the Tree Quality Assessment Plan (**Appendix 1**). The proposed site layout plan was used to show the root protection areas (**Appendix 3**) and the Tree Protection Plan (**Appendix 4**).

8.3 **Trees in Relation to Proposed Development**

Five C grade trees will be removed to facilitate the scheme. These trees are of lower quality and value and their removal is not considered to be detrimental to the visual amenities of the surrounding area. All the other trees can be retained and adequately protected in accordance with BS5837:2012 during the works.

8.4 **Tree Surgery Work**

No pruning is required to the trees to be retained to facilitate the proposal.

8.5 **Changes in ground surface and ground level within RPA's**

There will be a minor change in ground surface within the RPAs of T4 Apple, T17 Apple and T18 Plum as the garden is relandscaped to blend in with the new dwelling, but this will be minor and the trees are expected to tolerate this work. Ground protection will remain in place throughout the works and only lifted at the end of the project when the new landscaping is undertaken.

8.6 **Tree Protection Detail**

Soil compaction can be caused by various construction-related activities such as storage of materials and the use of heavy machinery (or even heavier than normal footfall during works). It is harmful to tree roots because it reduces gaseous exchange and the availability of water and nutrients. To avoid soil compaction affecting the retained trees at this site, all vulnerable areas will be separated from the working area by protective fencing (this will also protect the stems of the trees).

As such, a construction exclusion zone (CEZ) will be designated on site by using protective barriers and ground protection to ensure the safe retention of the trees to be retained. These barriers and ground protection will be in accordance with BS 5837: 2012 and will guard against impact damage to the trunks and branches and will protect the below ground rooting environment so that the soil structure remains viable for root growth and not compacted by construction operations. Where possible, the positions of the barriers should be based on a distance equivalent to the radius of each tree's RPA. The location and type of tree protection to be used is shown on the Tree Protection Plan attached at **Appendix 4**.

Space for construction work, mixing and material storage will be designated on site away from the construction exclusion zone as defined by the protective barriers and ground protection.

8.7 **Infrastructure Detail**

Access

The existing access and driveway will be utilised (which T2, T3 and T4 in particular have adapted to and are tolerating).

Services

No specific detail about the proposed service routes is available at the time of writing. It is expected that existing services and routes will be utilised.

8.8 Foundation Design

The foundations will be of conventional build methodology, appropriate to the ground conditions and design.

8.9 Landscaping

The site is well stocked with existing trees and shrubs that are being retained as part of the proposals, so a major new planting scheme is not considered necessary. However, new soft planting would be carried out to mitigate for the loss of the five C grade trees if the Local Planning Authority required. It would be expected that details of this planting would be submitted in accordance with a suitably worded pre-commencement planning condition if needed.

8.10 Policy Checklist – Oxford Local Plan 2036

G1: Protection of Green and Blue Infrastructure Network	<p>The garden of 8 Lewis Close is outside the identified Green and Blue Infrastructure Network as defined by Oxford Local Plan 2036, but the nature reserve behind it is within an area identified as part of the Green and Blue Infrastructure Network. The proposal will not be detrimental to this area.</p> <p>The only trees to be removed are five C grade trees. The remaining A, B and C grade trees can be retained and adequately protected.</p> <p>New tree planting will improve the site features and will be compatible with the existing trees and boundary vegetation. It will help to soften the new built environment and enhance the views and skyline of Risinghurst and the countryside beyond.</p>
G2: Protection of Biodiversity and Geo-diversity	<p>The site is not a Site of International Nature Conservation importance or a Site of Special Scientific Interest. There are no land-based designations or special habitats, or species noted. No tree species of ecological value or rarity will be lost because of the development.</p> <p>If relevant, the Landscape Biodiversity Accounting Metric has been provided by others.</p>
G3: Greenbelt	<p>The site does not fall within the Greenbelt</p>
G4: Allotments and Community Food Growing	<p>The development does not result in the loss of protected allotment sites or plots.</p>
G6: Residential Garden Land	<p>The footprint of the new building is utilising the existing dwelling footprint (to be demolished) and a large area of existing hard landscaping/patio where there is no ecological activity or biodiversity. An area of private garden around the new dwelling will be retained and new planting with trees and shrubs will be carried out to help soften the impact of the new house and improve the biodiversity of the site.</p>
G7: Protection of existing Green Infrastructure Features	<p>The proposal does not result in the loss of significant hedgerows, trees or woodland and will not have an adverse effect on public amenity or ecological interest. The removal of the smaller ornamental trees (T1, T13, T15, T19 and T21) is necessary to facilitate the scheme however, they will be replaced as part of the future landscaping of the site. The significant and important trees –</p>

	T11 Scots Pine, T7 Box Elder and T20 Ash are being retained and respected as part of the proposed layout and it is considered that the proposal is compatible with their existing and future growth. No ancient woodland or ancient or veteran trees are to be lost because of the proposals.
G8: New and enhanced Green and Blue Infrastructure Network Features.	The development proposals do not affect existing Green Infrastructure features.
The design will be using the site efficiently whilst respecting the existing landscape character. It will not lead to a loss of habitat or biodiversity as the footprint of the existing built form will be utilised and the garden will be improved with new trees and shrub planting, suitable for the urban environment in which the plot stands. See Design and Access Guide for further information.	

9.0 CONCLUSIONS

- 9.1 With the exception of three poorer quality trees at the front of the property, the trees surveyed are situated to the rear of the site and not highly visible from the wider locale. The rear of houses along Netherwoods Road do back onto the rear garden of 8 Lewis Close, but the boundary trees (ie T11, T12, T14, T16, T17 and T18) will be retained, therefore maintaining the screening they afford, enjoyed by both 8 Lewis Road and properties in Netherwoods Road. Most of the trees to be retained are in a good or moderate condition although several could benefit from some on-going inspection and remedial work as they mature.
- 9.2 Five C grade trees pose a constraint upon the proposed development, but it is considered that their removal would not have a negative effect upon the vista from outside the plot as they are mainly internal, within the site boundaries, screened by boundary vegetation and trees to be retained. Given their poor quality however, it is considered that these trees should not act as a limitation on the desired use of the site or impose any significant constraints on the proposed layout. They do not contribute to the nature and quality of Oxford City's landscape and therefore, the proposal is not considered to conflict with the relevant policies of the Oxford City Local Plan 2036. They could easily be replaced by new planting if the Local Planning Authority desires. All tree work is to be carried out in line with the current British standard for Tree Work BS 3998 by qualified Arborists.
- 9.3 The size and location of the trees to be retained means that they will not be a constraint to the proposed re-development of the site and it is considered that the proposals are compatible with the existing and potential future influence of these trees.

Important Notes:

The Conservation of Habitats and Species Regulations 2017 (as amended), and The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000, provides statutory protection to birds, bats and other tree dwelling species. They could impose significant constraints on the timing of any tree work discussed in this report and the advice of an Ecologist should be sought prior to carrying out any management or tree removal.

Details within this AIA are considered correct at the time of writing, but modifications may need to be made as more information becomes available.

Glossary

Adventitious Growth	New growth arising from dormant or new buds directly from main branches/stems or trunks
Arboriculturist	Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction
Construction Exclusion Zone	Area based on the root protection area from which access is prohibited for the duration of the project.
Root Protection Area (m2)	Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability and where the protection of the roots and soil structure is treated as a priority.
Services	Any above ground or below ground structure or apparatus required for utility provision. E.g. drainage, gas supplies, ground source heat pumps, CCTV and satellite communications.
Stem	Principal above ground structural components of a tree that supports its branches.
Tree Protection Plan	Scale drawing informed by descriptive text where necessary, based upon the finalized proposal showing trees for retention and illustrating the tree and landscape protection measures.

IMPORTANT NOTES

All rights in this report are reserved. Its content and format are for the use of Mr and Mrs Gibbon and their agents and the Local Authority in dealing with this site. No part of it may be reproduced, edited or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without our written permission. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of Venners Arboriculture.

The statements made in this report do not take account of extremes in weather, accidental damage including fire, chemical and physical injury, or vandalism. Venners Arboriculture cannot therefore accept any liability in connection to these factors, or for work not carried out to current industry best practice. The validity of this report ceases at the prescribed time limit or after one year from the site inspection, or if the site conditions change due to unspecified works that affect the subject tree(s), whichever is the sooner.

CREDENTIALS OF THE AUTHOR

Sarah Venners has worked in the arboricultural profession for twenty-six years. Her experience has been gained from both the public and private sector. She was the Tree Officer for Tunbridge Wells Borough Council and for South Oxfordshire District Council and was a consultant for Marishal Thompson & Co of Alnwick Northumberland until March 2006. In addition to her experience, she holds the following qualifications:

Master's degree in forestry from The Oxford Forestry Institute, Oxford University. (MSc For. Oxon).

BSc (Hons) Degree in Agriculture and The Environment, Wye College, London University. (BSc Hons Agric).

She is also a Professional Member of the Institute of Chartered Foresters (MICFor) and the Arboricultural Association (M.Arbor.A.).

 Institute of
Chartered Foresters
Registered Consultant

 Arboricultural
ASSOCIATION
Professional Member

Appendix 1 - Tree Constraints on the existing layout

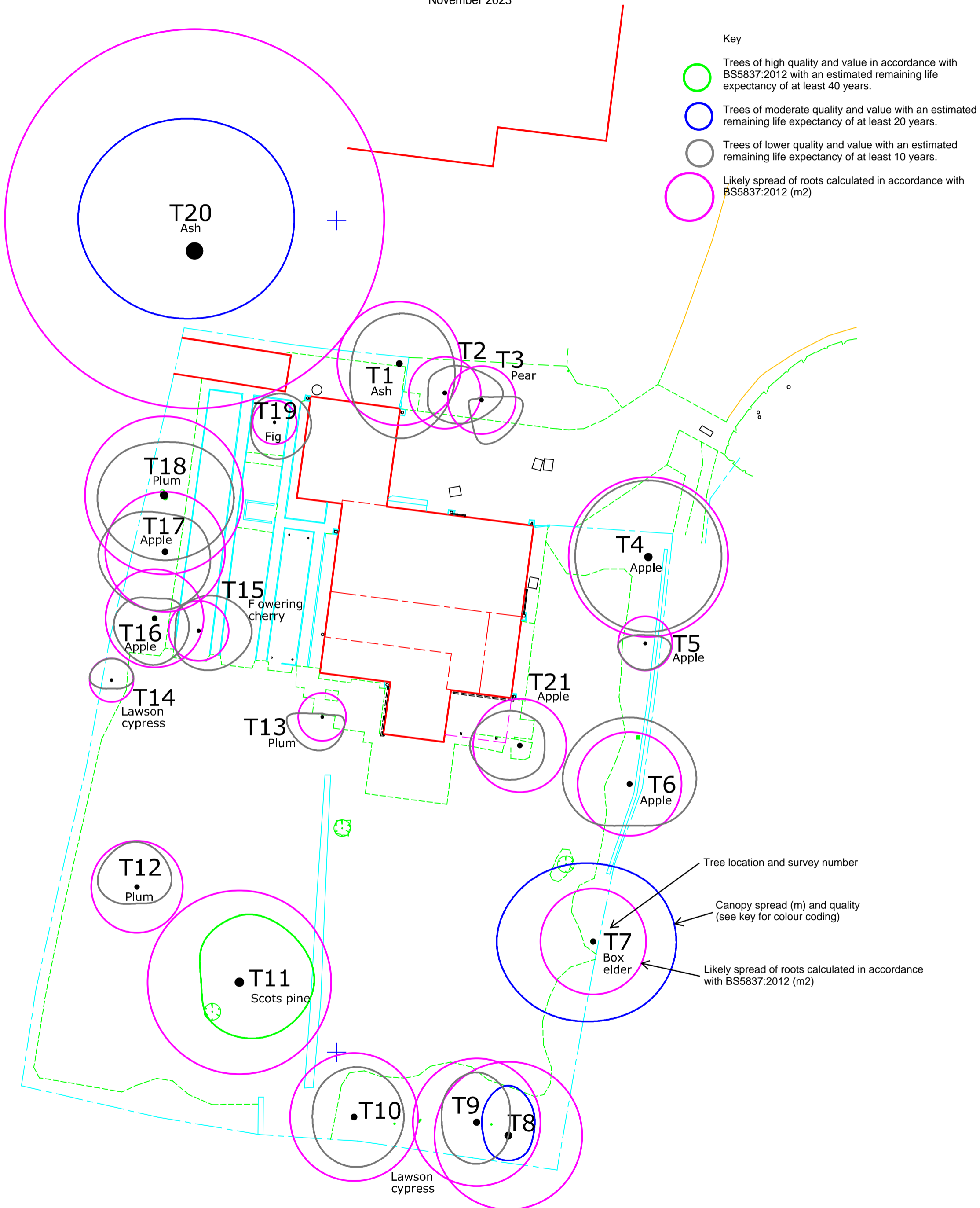
8 Lewis Close, Risinghurst

November 2023



Key

- Trees of high quality and value in accordance with BS5837:2012 with an estimated remaining life expectancy of at least 40 years.
- Trees of moderate quality and value with an estimated remaining life expectancy of at least 20 years.
- Trees of lower quality and value with an estimated remaining life expectancy of at least 10 years.
- Likely spread of roots calculated in accordance with BS5837:2012 (m²)



Tree location and survey number

Canopy spread (m) and quality (see key for colour coding)

Likely spread of roots calculated in accordance with BS5837:2012 (m²)

Scale 1:200 on A3

0m 10m

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan
Trees unsuitable for retention (see Note)		
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>	See Table 2
Trees to be considered for retention		
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	<p>1 Mainly arboricultural qualities</p> <p>Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)</p> <p>2 Mainly landscape qualities</p> <p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p> <p>3 Mainly cultural values, including conservation</p> <p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	<p>Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation</p> <p>Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality</p>	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories</p> <p>Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits</p>	See Table 2

Appendix 3 - Tree Constraints on the proposed layout

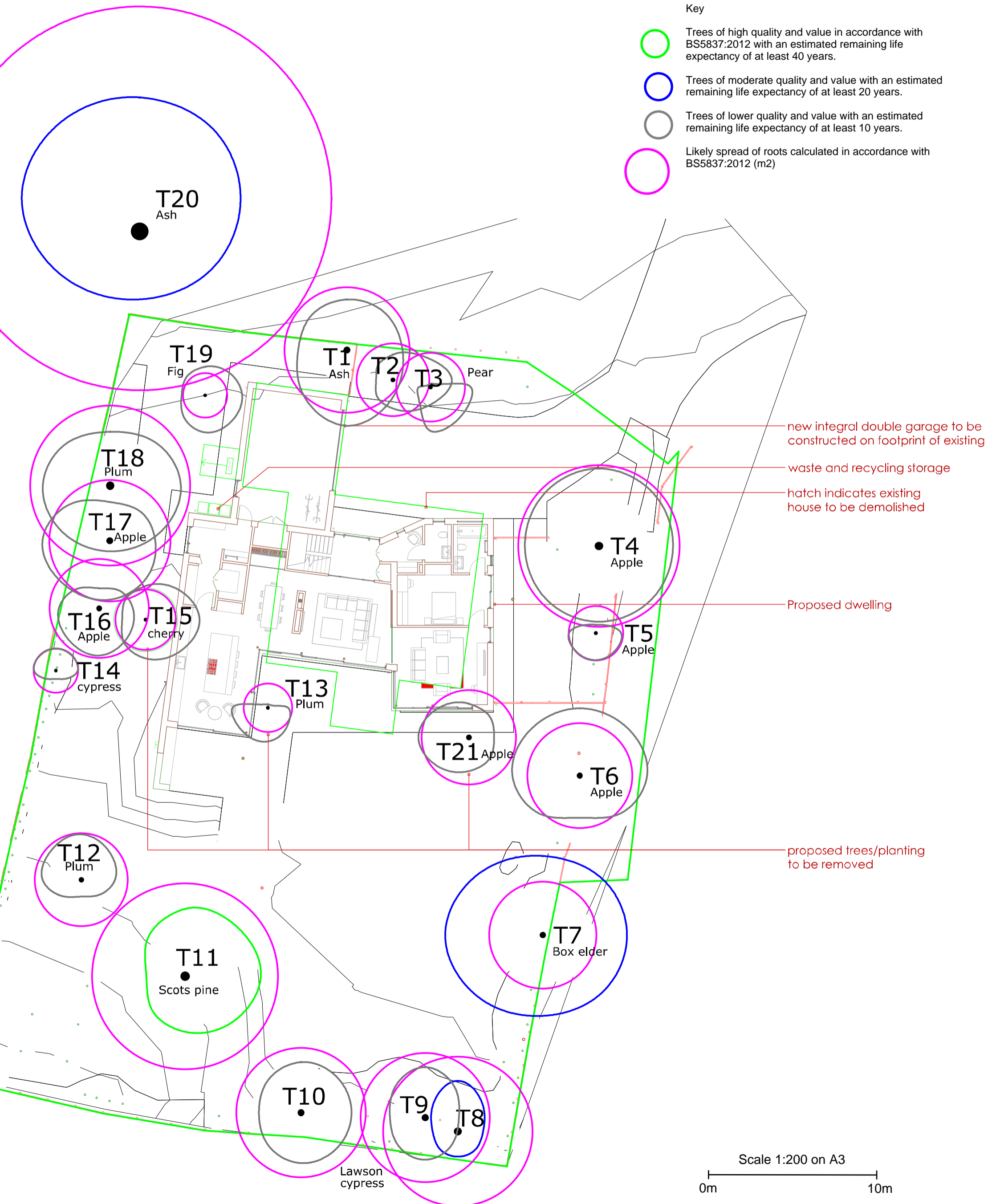
8 Lewis Close, Risinghurst

November 2023



Key

- Trees of high quality and value in accordance with BS5837:2012 with an estimated remaining life expectancy of at least 40 years.
- Trees of moderate quality and value with an estimated remaining life expectancy of at least 20 years.
- Trees of lower quality and value with an estimated remaining life expectancy of at least 10 years.
- Likely spread of roots calculated in accordance with BS5837:2012 (m2)

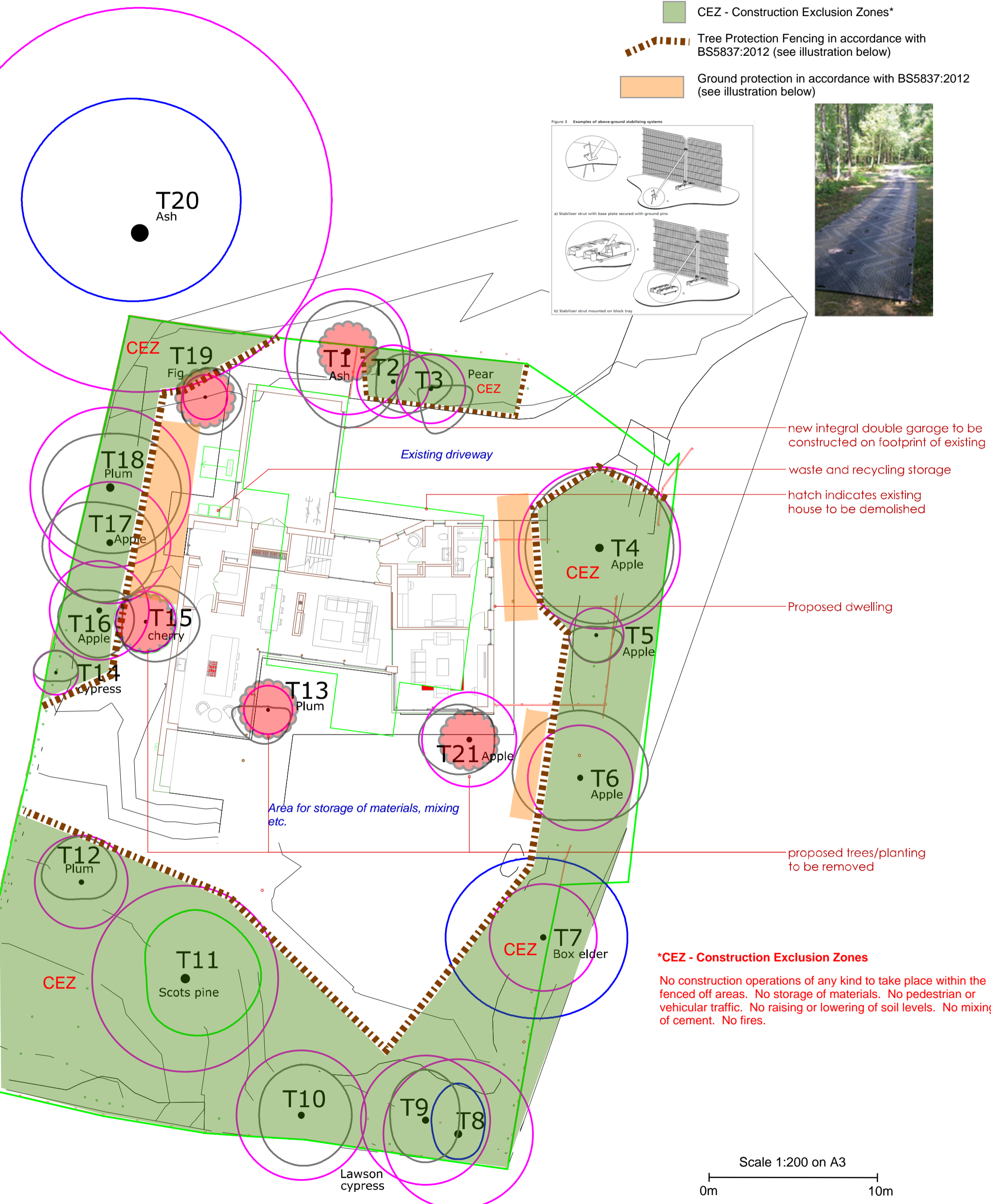
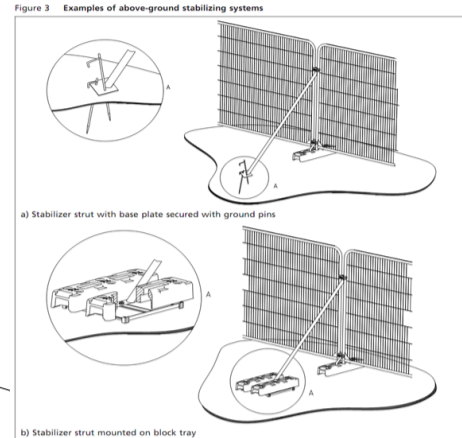


Key

CEZ - Construction Exclusion Zones*

Tree Protection Fencing in accordance with BS5837:2012 (see illustration below)

Ground protection in accordance with BS5837:2012 (see illustration below)



new integral double garage to be constructed on footprint of existing

waste and recycling storage

hatch indicates existing house to be demolished

Proposed dwelling

proposed trees/planting to be removed

***CEZ - Construction Exclusion Zones**

No construction operations of any kind to take place within the fenced off areas. No storage of materials. No pedestrian or vehicular traffic. No raising or lowering of soil levels. No mixing of cement. No fires.

Scale 1:200 on A3

0m 10m