



TREE SURVEY REPORT

PRE-DEVELOPMENT

Robert C Yates (Principal)

SITE :	Plot W.01 Coln Park, Lechlade on Thames, Oxon
CLIENT :	Mr Maurizio Lualdi
Issue Date:	December 2023

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

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1.0 Terms of Reference

- 1.1 We are instructed by Corylus Planning & Environmental Ltd., on behalf of Mr Maurizio Lualdi (applicant), to undertake a pre-development tree survey and impact assessment at Plot W.01, Coln Park, Lechlade on Thames, which is to be in line with B.S. 5837 : 2012 'Trees in Relation to Design, Demolition & Construction - Recommendations'.
- 1.2 All trees, both on or immediately adjacent the application site, have been inspected from ground level only. Should further, more detailed inspection be deemed appropriate, this will be covered under Recommendations. Trees are dynamic living organisms, whose health and condition can be subject to rapid change, depending on a number of external and internal factors. The conclusions and recommendations contained in this report relate to the trees at the time of inspection.
- 1.3 The site survey and tree assessment were completed by Robert C Yates, who holds the Arboricultural Association Technicians Certificate and the LANTRA Certificate in Professional Tree Inspection. He is also a professional member of the Consulting Arborist Society and member of The Arboricultural Association and Royal Forestry Society.
- 1.4 This report, its appendices and any subsequent revisions or additional information, will form part of any formal planning application in respect of the development of this site, and as such will be open to public scrutiny and comment.

2.0 Survey Methodology

- 2.1 The trees have been assessed using the current recommendations, as detailed in British Standard 5837 : 2012 'Trees in relation to Design, Demolition & Construction – Recommendations', in order to arrive at a Retention Category for each individual tree or group of trees. A Root Protection Area (RPA) has been assigned to each tree, based on its stem diameter and in some cases crown spread, which has then been used to produce the Tree Constraints/Protection Plans (attached as appendix 3). For full details of the relevant assessment criteria and retention categories see Table 1 of B.S. 5837 (attached as appendix 4).
- 2.2 All surveyed trees have been given a notional identification i.e. T1 – T11 & G1 – G3. All collected survey data and work recommendations for the trees is presented in the survey schedule which forms appendix 2 to this report. For the location of all trees see appendix 3 (Tree Constraints Plan - Existing).

3.0 Site Overview / Design brief

- 3.1 The survey area comprises the land to the immediate West of the existing house and garage complex, wherein a number of established trees are situated.
- 3.2 The proposed development briefly comprises the erection of a single-storey building, ancillary to the existing dwelling, to be used as a cinema room.

4.0 Summary of Findings & Conclusions

- 4.1 A total of **11no.** individual trees and **3no.** groups of trees have been surveyed; a breakdown of the number of trees in each of the relevant retention categories is set out in the table below:

Table 1

Retention Category	Individual Trees (T)	Groups of Trees (G)
A High Quality	0	0
B Moderate Quality	4	1
C Low Quality	3	1
U (Unsuitable for retention)	4	1
Totals	11	3

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

5.0 Arboricultural Impact Assessment

Based upon the proposed site layout plan, as included at Appendix 3, the following impacts and implications have been identified and their significance assessed:

- 5.1 To facilitate the development, it will be either necessary or desirable, to remove a total of 8no. individual trees (T1 – T6 & T8); a further individual (T7) and one group (G3), have also been recommended for removal, due to health & safety issues, most notably the result of Ash Dieback disease, which is prevalent on the site. The removal of three moderate quality trees (T1, T2 & T9), represents a minimal impact upon visual amenity, given the context and setting of the application site. *(One sapling Cherry (sub 75mm stem dia.) will also need to be removed, although this tree is of a size where transplanting would be an option).*
- 5.2 None of the retained trees will suffer any adverse impact from the development, nor the associated external works, subject to the provision of suitable temporary protective measures i.e. barriers and ground protection (See Section 6.2).

6.0 Recommendations / Tree Protection Strategy

- 6.1 The initial enabling works on site shall consist of the removal of those trees specified in the survey schedule at Appendix 2. This shall be undertaken by a suitably qualified and experienced professional, in strict accordance with British Standard 3998 (2010) 'Tree Work – Recommendations', and all relevant protected species legislation.
- 6.2 Following completion of the tree works, temporary barriers and ground protection mats are to be installed in the locations indicated on the Tree Protection Plan at Appendix 3 (Proposed). This is to comprise braced Heras™ type fencing (See Fig.1) and heavy-duty ground guards laid upon a base layer of heavy gauge semi-permeable geotextile, the combination of which will exclude access to certain areas, whilst facilitating access to other areas, and thus protecting the ground from undue disturbance/compaction and/or contamination. These measures are to be retained for the duration of the construction phase of the development.

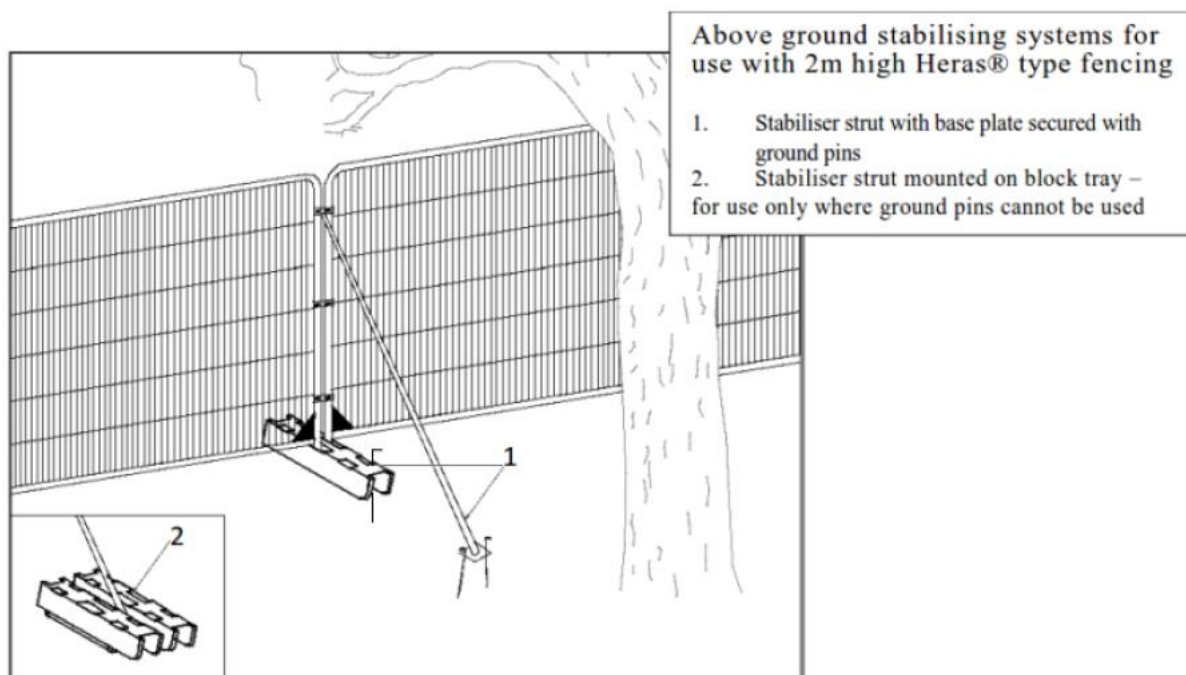


Fig.1 Specification for temporary tree protection barrier

- 6.3 It is strongly recommended that an assessment is made of all Ash trees within the confines of Plot W.01, since it is apparent that the species are progressively succumbing to the degenerative disease commonly referred to as 'Ash Dieback' (*Hymenoscyphus fraxineus*).
- 6.4 It is further recommended that a programme of replanting is undertaken, subject to the likely removal of a large number of Ash trees across the site.

7.0 Statutory Obligations

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

Therefore, avoid carrying out any significant tree works during the bird nesting season [mid-March to end of August], and ensure that trees are checked for signs of bat occupation before commencing work. Further advice in this regard can be obtained from the local office of Natural England or any qualified ecologist.

APPENDIX 1 :

KEY TO SURVEY CRITERIA & HEADINGS:

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

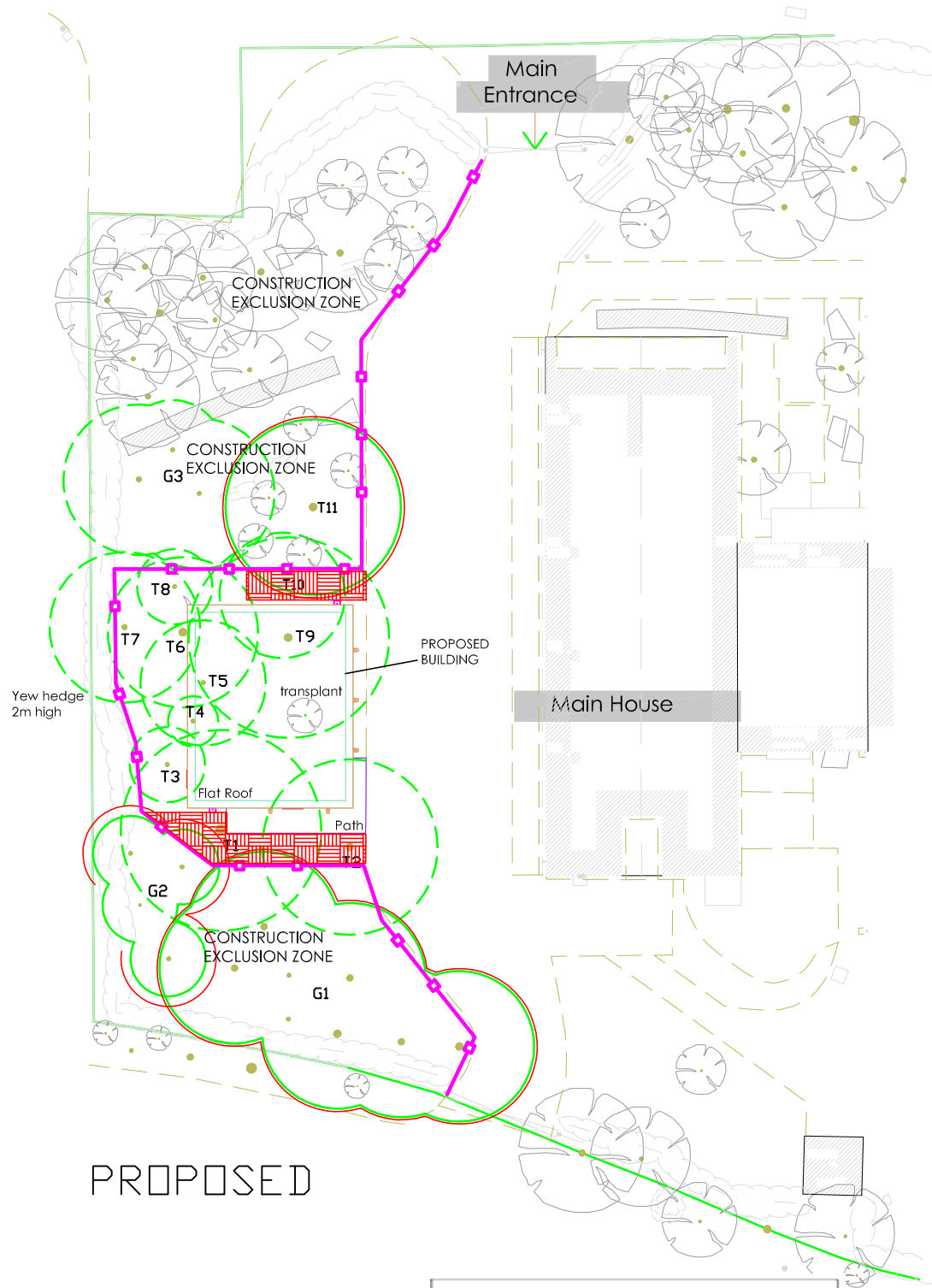
APPENDIX 2 : SURVEY SCHEDULE (page 1 of 3)

Tree No.	Species (common name)	Age class	height	crown spread (m)				crown clearance	stem dia.	vigour	amenity	Condition	Comments	Recommended works	Ret. Cat. (sub cat.)	RPA (m)
				N	E	S	W									
T1	<i>Alnus cordata</i> (Italian Alder)	mature	24	4	4	4	4	9	360	normal	moderate	Good/fair	Drawn & slender form, small amount of moderate deadwood	Remove to facilitate development	B (2)	(4.3)
T2	<i>Alnus cordata</i> (Italian Alder)	mature	23	3.5	3.5	3.5	3.5	9	300	normal	moderate	Good/fair	Drawn & slender form, small amount of moderate deadwood	Remove to facilitate development	B (2)	(3.6)
T3	<i>Fraxinus excelsior</i> (Ash)	Early mature	20	1.5	1.5	1.5	1.5	9	160	normal	low	fair	Very drawn & slender	Remove to facilitate development	C	(1.9)
T4	<i>Fraxinus excelsior</i> (Ash)	Early mature	20	1	1	1	1	9	150	low	low	poor	Very drawn & slender, pronounced crown dieback (suspected Ash Dieback disease)	REMOVE	U	n/a
T5	<i>Prunus avium</i> (Wild Cherry)	Early mature	8	2.5	2.5	2.5	2.5	2	150	normal	low	Fair/poor	Stem & branches cankers, weak union at 2m, stunted growth	REMOVE	U	n/a
T6	<i>Fraxinus excelsior</i> (Ash)	Early mature	24	3	3	3	3	n/a	275	low	moderate	Fair	Extensive major deadwood / suspected Ash Dieback disease	Remove to facilitate development	C	(3.3)
T7	<i>Fraxinus excelsior</i> (Ash)	Early mature	24	3	3	3	3	n/a	250	normal	moderate	Fair/poor	Extensive stem lesions / Ash Dieback disease confirmed	Remove to facilitate development	C	(3.0)

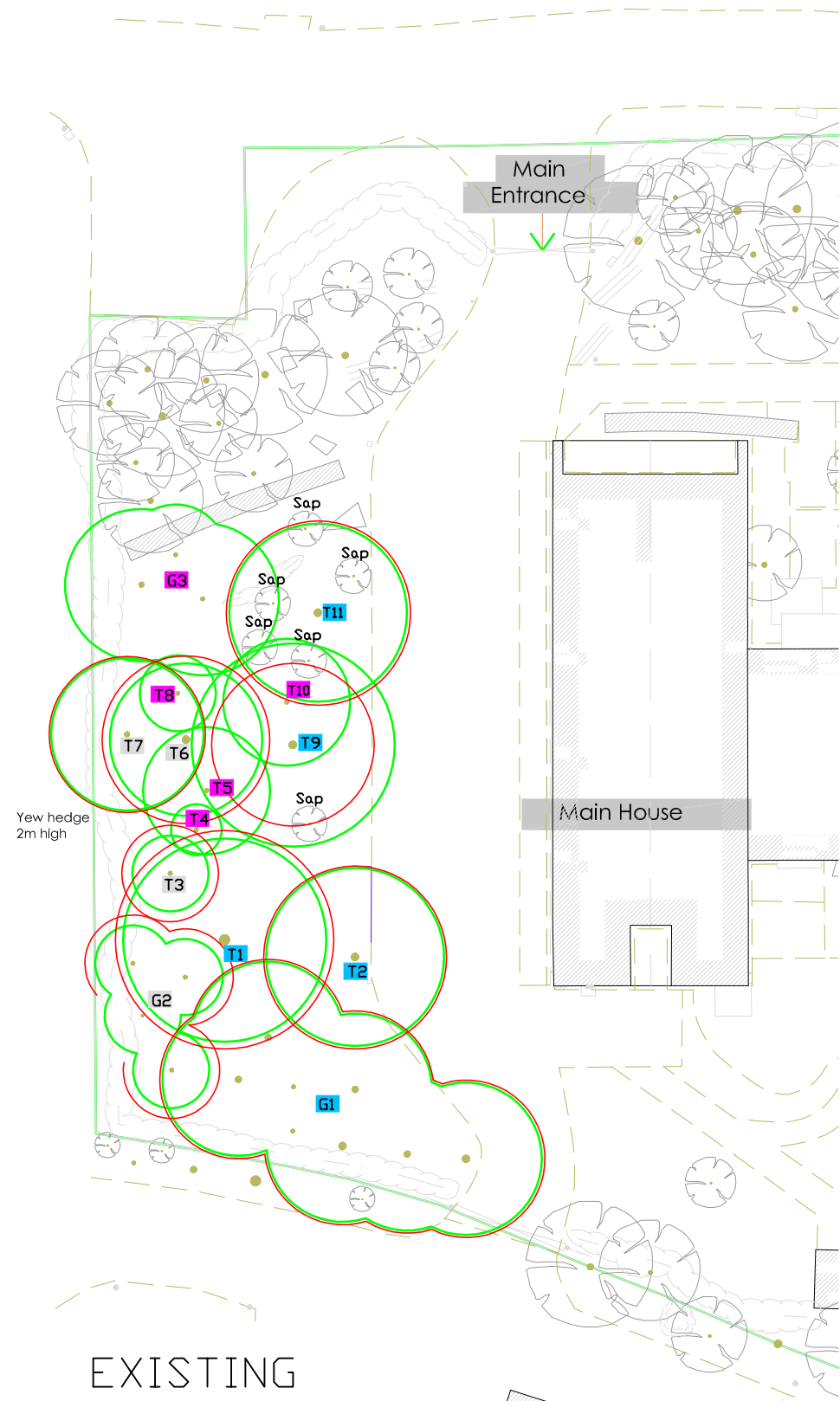
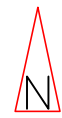
Tree No.	Species (common name)	Age class	height	crown spread (m)				crown clearance	stem dia.	vigour	amenity	Condition	Comments	Recommended works	Ret. Cat. (sub cat.)	RPA (m)
				N	E	S	W									
T8	<i>Fraxinus excelsior</i> (Ash)	Semi-mature	20	1.5	1.5	1.5	1.5	1.5	140	low	low	poor	Confirmed Ash Dieback disease	REMOVE	U	n/a
T9	<i>Fraxinus excelsior</i> (Ash)	Early mature	24	4	4	4	4	n/a	265	normal	moderate	fair	Extensive major deadwood	Remove to facilitate development	B (2)	(3.2)
T10	<i>Fraxinus excelsior</i> (Ash)	Early mature	23	2.5	2.5	2.5	2.5	9	180	low	Mod/low	Fair/poor	Confirmed Ash Dieback disease	REMOVE	U	n/a
T11	<i>Alnus cordata</i> (Italian Alder)	mature	24	3.5	3.5	3.5	3.5	3	290	normal	moderate	Good/fair	Drawn & slender form	No works required	B (2)	3.5

GROUPED TREES

Group No.	Species (common name)	Age class	height	crown spread (m)				crown clearance	stem dia.	vigour	amenity	Condition	Comments	Recommended works	Ret. Cat. (sub cat.)	RPA (m)
				N	E	S	W									
G1	<p><i>6no. Alnus cordata</i> (Italian Alder)</p> <p><i>1no. Betula</i> (Birch)</p> <p><i>1no. Prunus avium</i> (Wild Cherry)</p> <p><i>1no. Fraxinus excelsior</i> (Ash)</p>	Semi-mature to early mature	Avg. 22	3	3	3	3	3	Avg. 160	normal	Mod/low	fair	All of drawn & slender form,	No works required	B (2)	3.1
G2	<p><i>4no. Fraxinus excelsior</i> (Ash)</p>	Early mature	Avg. 20	1.5	1.5	1.5	1.5	3	Avg. 160	normal	Mod/low	fair	Drawn & slender form, one moribund tree with advanced Ash Dieback disease	Remove one dying Ash	C	1.9
G3	<p><i>3no. Fraxinus excelsior</i> (Ash)</p>	Early mature	Avg. 24	See Plan				n/a	Avg. 180	low	moderate	poor	One tree has confirmed Ash Dieback disease/ others suspected, one tree has large structural stem wound to East	REMOVE	U	n/a



PROPOSED



EXISTING

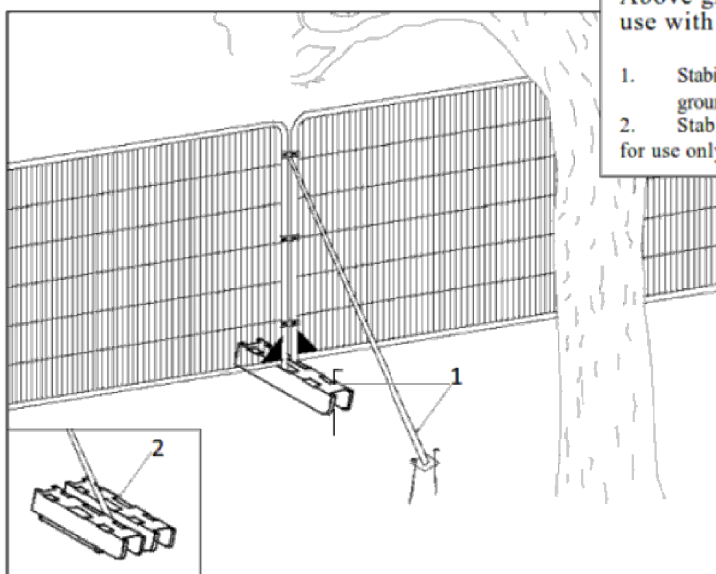
KEY:

- U Category Trees - REMOVE
- A Category Trees - HIGH QUALITY
- B Category Trees - MODERATE QUALITY
- C Category Trees - LOW QUALITY
- Root Protection Areas For Retained Trees only on Proposed Plan
- Actual Crown Spread of Existing/Retained Trees
- Crown Spread of Trees to be removed Proposed Plan only
- Temporary Tree Protection Barrier - See inset diagram for specification
- Temporary Ground Guards over H/Duty semi-permeable geotextile

ALWAYS REPRODUCE THIS DRAWING IN COLOUR

Above ground stabilising systems for use with 2m high Heras® type fencing

1. Stabiliser strut with base plate secured with ground pins
2. Stabiliser strut mounted on block tray - for use only where ground pins cannot be used



PROJECT TITLE Plot W.01 Coln Park, Oxon			
DRAWING DETAIL Tree Constraints & Protection Plans			
CLIENT Maurizio Lualdi			SCALE 1:250_A3
SURVEYOR RY	SURVEY DATE Nov2023		
DRAWING NUMBER Appendix 3		ISSUE DATE Dec2023	

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Table 1 : Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan																									
Trees unsuitable for retention (see Note)																													
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> • Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>			Dark Red																									
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:33%;"></th> <th style="width:33%; text-align: center;">1 Mainly arboricultural qualities</th> <th style="width:33%; text-align: center;">2 Mainly landscape qualities</th> <th style="width:33%; text-align: center;">3 Mainly cultural values, including conservation</th> <th style="width:33%;"></th> </tr> </thead> <tbody> <tr> <td colspan="5">Trees to be considered for retention</td> </tr> <tr> <td> Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years </td> <td>Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)</td> <td>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</td> <td>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</td> <td>Light green</td> </tr> <tr> <td> Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years </td> <td>Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation</td> <td>Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality</td> <td>Trees with material conservation or other cultural value</td> <td>Mid blue</td> </tr> <tr> <td> Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter of 150mm </td> <td>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories</td> <td>Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits</td> <td>Trees with no material conservation or other cultural value</td> <td>Grey</td> </tr> </tbody> </table>						1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation		Trees to be considered for retention					Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Light green	Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Mid blue	Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter of 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey
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