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19<sup>th</sup> February 2024

Land at Stanmore  
House, Ewen,  
Cirencester

## Arboricultural Impact Assessment

Report Number: 12109\_R02f\_JJ\_LB

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**Tyler  
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# Contents

Non-Technical Summary	
Section 1: Introduction and Methodology .....	1
Section 2: Survey Results and Assessment .....	2
Section 3: Arboricultural Impact Assessment .....	3

# Appendices

- Appendix 1: Tree Survey and Assessment Methodology
- Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment
- Appendix 3: Tree Survey Schedule
- Appendix 4: Arboricultural Planning Policy Context

# Plans

- Tree Constraints Plan (12109/P01c)
- Tree Retention and Removal Plan (12109/P02d)

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# Summary

- S1. This report sets out the results of a Tree Quality Survey and Arboricultural Impact Assessment conducted in accordance with the British Standard BS5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.
- S2. The tree survey indicated that the trees and hedgerows present are largely of low arboricultural value, with only the northern boundary in the east (H1) and a single horse chestnut (T1) being of 'moderate' arboricultural value.
- S3. The proposed development retains the features of most value (H1 and T1) and has also been designed to ensure the remaining low value trees and hedgerows are retained.
- S4. The proposed development requires the translocation of four Category C (low value) young trees within G4 and minor shrub removals within G1 which are unremarkable and do not provide a substantial contribution to visual amenity. Most trees will be retained, and the overall arboricultural resource will remain unaffected given the localised nature of the removals. No TPO specimens will be impacted.
- S5. Protection of the retained trees and hedgerows during the construction phase will be required and the details of this could be controlled by an appropriately worded planning condition.
- S6. In light of the above, it is considered that the proposed development conforms with planning policies EN7 and EN8 as they relate to trees and hedgerows.



# Section 1: Introduction and Methodology

- 1.1. This Preliminary Arboricultural Impact Assessment (AIA) has been prepared by Tyler Grange Group Ltd on behalf of JVAT Development Ltd
- 1.2. It sets out the findings of a Tree Quality Survey at Land at Stanmore House, Ewen, Cirencester, hereafter referred to as "the site". The site is centred on National Grid Reference SU 00063 97445.
- 1.3. A planning application is to be made to Cotswold District Council to construct four new dwellings with associated landscaping within the garden of an existing property (Stanmore House). The purpose of this report is to provide an assessment of the proposals in relation to existing trees and hedgerows on and within influence of the site.

## Methodology

- 1.4. Tyler Grange completed a full tree survey of the site on 12<sup>th</sup> February 2019 and verified in September 2022 and 4<sup>th</sup> January 2024 with field work and reporting being undertaken in accordance with the recommendations set out within the British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' (hereafter referred to as BS5837).
- 1.5. Further clarification on the tree survey methodology used is set out at **Appendix 1**.
- 1.6. Root protection areas (RPAs) were calculated in accordance with the methodology set out in BS5837, using the stem diameter dimensions obtained during the site visit. Tree shadow constraints were also calculated based on tree heights. See **Appendix 1** for further details on RPA and shadow constraints.
- 1.7. The tree survey included classification of trees in terms of their arboricultural quality and value and in line with the grading system set out in BS5837. The grading system applied is set out in **Appendix 2**.
- 1.8. Application of the tree quality grading system, calculation of RPAs and consideration of tree shadow constraints allows informed decisions to be made concerning development design and the removal or retention of trees as a result of the proposals.



# Section 2: Survey Results and Assessment

## Site Context

- 2.1 The site itself is located off a lane to the west of the settlement of Ewen, approximately 7km south-west of Cirencester. The site currently comprises semi-improved grassland and scrub. The site is bounded to the north and east by hedgerows with scattered ornamental planting. The west and southern edges are enclosed by timber fences.

## Tree Survey Results

- 2.2 A total of 4no. individual trees, 4no. tree groups and a single hedgerow were identified during the original tree survey of the site. T3 was not present during the follow-up survey completed in January 2024. The surveyed tree cover is illustrated on the **Tree Constraints Plan 12109/P01c**, located to the rear of this report.
- 2.3 All trees and hedgerows present are considered to be of low value in arboricultural terms except the northern boundary hedgerow (H1) and an early mature horse chestnut specimen (T1), which were both considered to be of moderate value and one dead tree within H1.
- 2.4 A description and technical details for each of the trees surveyed are provided in the Tree Survey Schedule included at **Appendix 3**.

## Tree Constraints

- 2.5 The **Tree Constraints Plan 12019/P01c** shows the approximate extent of Root Protection Areas (RPAs) for the surveyed trees.
- 2.6 The distribution of tree canopy cover and principal tree shadow constraints on and within influence of the site is also illustrated on the **Tree Constraints Plan 12019/P01c**.
- 2.7 The vertical clearance from site ground level to significant tree branches (to inform access and development beneath tree canopies) is provided in **Appendix 2** Tree Survey Schedule.

## Statutory Designations

- 2.8 There are no Tree Preservation Orders (TPOs) present on site. The site lies outside but adjacent to the Ewen Conservation Area (CA). The CA partially aligns the eastern site boundary. Tree group G3 forms part of the CA boundary. None of the surveyed trees are identified as Ancient Woodland.



# Section 3: Arboricultural Impact Assessment

## Tree Retention and Removal

- 3.1. Trees to be retained and removed are shown on the TRRP appended to the rear of this report
- 3.2. The proposed development requires the translocation of four trees within G4 and minor shrub removals within G1. The localised nature of the removals can be adequately compensated for through the implementation of new tree planting.

## New Tree Planting

- 3.3. A proposed soft-landscaping scheme has been prepared and submitted separately as part of the application. The proposal includes new tree planting at the southern side of the site and at the back garden of the site. It is anticipated that a net-gain in tree canopy coverage and will be achieved in the long-term owing to the limited removals and the quantum of new replacement tree cover being provided.

## Construction Mitigation

- 3.4. Trees to be retained will remain unaffected by the proposed development subject to the adoption of tree protection measures during the demolition and construction phase.
- 3.5. It is recommended that a full Arboricultural Method Statement (AMS) is prepared as part of the Technical design stage as recommended by BS5837. Should consent be granted, this can be secured by way of a reserved matters application or to discharge suitably worded planning Conditions.
- 3.6. The AMS will set out a practical methodology to the protection of retained trees based on detailed construction plans. The AMS will typically include the following key items:
  - A schedule and specification of tree removal and pruning works;
  - Specifications for tree protection barriers and ground protection;
  - Procedures for any specialist construction techniques / any supervised excavations within RPAs;
  - Phasing of work;
  - Site monitoring (where required); and
  - A Tree Protection Plan.

## Conclusion

- 3.7. The proposed development requires the translocation of four trees which are unremarkable and do not provide a substantial contribution to visual amenity. Most trees will be retained, and the overall arboricultural resource will remain unaffected given the localised nature of the removals.



- 3.8. None of the trees being removed are covered by a TPO and no moderate or high value / quality trees will be removed.
- 3.9. The impact is therefore considered negligible from an arboricultural perspective, subject to the adoption of tree protection measures during construction stage, and the planting of new trees as proposed at this outline stage. The proposed development does not impact any high value or veteran trees and is therefore considered consistent with local planning policy Policy EN7. With a net-gain in trees being proposed the scheme accords with Policy EN8 from an arboricultural perspective.
- 3.10. Further work is recommended to include an AMS as part of the later detailed planning and design phase to show how retained trees will be safeguarded during the construction stage of the development. An AMS can be implemented via the discharging of a suitably worded planning condition.



# Appendix 1: Tree Survey and Assessment Methodology



Land at Stanmore House, Ewen, Cirencester  
Arboricultural Impact Assessment

12109\_R02f\_19<sup>th</sup> February 2024\_JJ\_LB



# Appendix 1: Tree Survey and Assessment Methodology

## Methodology

- A1.1 In accordance with BS5837, the tree survey included all trees within / in influence of the site and the site boundaries that were over 75mm diameter at breast height (dbh). Measured topographical survey data was used to inform the locations and surrounding context of the sites individual and groups of trees.
- A1.2 Any trees not included within the topographical survey have been approximated using measurements taken during the tree survey and further informed by aerial photography.
- A1.3 Stem measurements were taken using a diameter tape. Where this was not possible or reasonably practical, measurements have been estimated by eye. Tree heights have been measured using a digital clinometer application. Any extensive emergent vegetation was omitted from the tree survey as being below the size threshold of 75mm in stems diameter at breast height.
- A1.4 The trees surveyed were visually inspected from ground level only. No invasive investigations or climbing inspections were necessary to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken. Where identified, signs of substantial defects or debility appropriate to the pre-development context have been recorded.
- A1.5 The quality and value of trees have been assessed in accordance with the BS5837 Cascade Chart for Tree Quality Assessment included at **Appendix 3**. Grading subcategories (1, 2 and 3) included within the Cascade Chart for Tree Quality Assessment are intended to reflect arboricultural, landscape and cultural values respectively.

## Tree Survey Schedule

- A1.6 The Tree Survey Schedule provides a tabulated record of the trees surveyed, including:

### Tree Numbers

'T' prefixes have been used to identify individual trees and commence with 'T1'.

'G' prefixes have been used to identify groups of trees.

### Species

Species are listed by their common name, both in the schedule and in the report text.

### Height and Stem Diameter

The stem diameter of single stemmed trees is measured at 1.5m above ground level and given in millimetres (mm). The diameter measurement of multi-stemmed trees is taken immediately above the root flare. Tree heights are measured in metres (m).



### **Crown Spread and Height of Crown Clearance**

- A1.7 Radial crown spread is measured in metres and is listed for each of the four cardinal points. The canopy shape for individually surveyed trees depicted on the accompanying plans accurately represents the canopy spread as measured on-site.
- A1.8 The height crown clearance is measured above ground in metres from the attachment point of the first significant branch, or the height to which the lowest (living) branch reaches; whichever is the lower.

### **Age Class**

The age of each tree is defined as follows:

**Young** - within the first third of life expectancy;

**Early-Mature** - within the second third of life expectancy;

**Semi-Mature** - within the last third of life expectancy;

**Mature** - specimen at full maturity; and

**Veteran** - tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. For the purpose of this report the term 'ancient tree' and 'veteran tree' are interchangeable.

### **Physiological and Structural Condition**

- A1.9 The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

- A1.10 An assessment of a tree's physiological condition is defined as:

**Good** – fully functioning biological system showing expectant vitality for the species i.e. normal bud growth, leaf size, crown density and wound closure.

**Fair** – fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure

**Poor** – a biological system with limited functionality showing clear physiological decline, disease or significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure.

- A1.11 An assessment of a tree's structural condition is defined as:

**Good** – no significant structural defects.

**Fair** – structural defects which could be alleviated through remedial tree surgery or arboricultural management practices

**Poor** – structural defects which cannot be alleviated through tree surgery or arboricultural management practices.



## Limitations

- A1.12 The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. It may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.
- A1.13 No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

## Root Protection Areas

- A1.14 RPAs were calculated in accordance with the methodology set out in BS5837, using the stem diameter dimensions obtained during the site visit. RPAs are plotted on the Tree Constraints Plan.
- A1.15 RPAs are considered to contain sufficient rooting volume to ensure the survival of the tree and should be left undisturbed. While development within RPAs should be avoided, special working methods can be adopted to alleviate the RPA disturbance for cases where the development is considered necessary and unavoidable.

## Tree Canopies and Shading

- A1.16 Canopies have been plotted at cardinal points for individual and groups of trees on the Tree Constraints Plan.
- A1.17 The Tree Survey Schedule lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies
- A1.18 Tree shadow constraints are also shown on the TCP and have been plotted in accordance with BS5837 using the current height of surveyed trees.
- A1.19 The indicative shade cast by existing surveyed trees signifies the area within which the amenity interests of shading, available daylight and the proximity of trees to any future site uses may be impacted upon should a tree be retained as part of development.
- A1.20 Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that "*shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits*"



## Un-assessable Risks

- A1.21 Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made. A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.
- A1.22 The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.



# Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment



## Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
<p><b>Category U</b></p> <p>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</p>	<ul style="list-style-type: none"> <li>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 (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.</li> <li>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.</li> </ul> <p>(NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)</p>			<b>DARK RED</b>
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
<p><b>Category A</b></p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years</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)	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)	<b>LIGHT GREEN</b>
<p><b>Category B</b></p> <p>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 remedial 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 benefits.	<b>MID BLUE</b>
<p><b>Category C</b></p> <p>Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm</p>	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 temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	<b>GREY</b>



# Appendix 3: Tree Survey Table



Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T1	Horse Chestnut	8m	420		3.75		1.00	Early Mature	Fair	Good	B1.2	Off-site tree established in residential garden context neighbouring the site. Bleeding canker present. Structure typical for species. No access to stem, diameter measurements estimated from site.	5.04	80	
T2	Prunus sp.	4m	115		2.00		1.00	Young	Fair	Fair	C1.2	Ornamental tree established in residential garden context. Structure typical for species.	1.38	6	
T3	The tree is no longer present during the January 2024 site visit.														
T4	Malus	4m	75		1.50		1.00	Young	Fair	Fair	C1.2	Ornamental tree established in residential garden context. Structure typical for species.	0.9	3	
T5	Elm	-	200		2.00		3.00	Semi mature	Poor	Poor	U	Growing from H1. Main leader is dead due to Dutch Elm Disease.	2.4	18	
G1	Leyland Cypress, Prunus, Dogwood, Elder, Lilac, Sycamore, Bramble understory	6m av.	150 av.		1.50 av.		0.00	Young to Early Mature	Fair to Good	Fair to Good	C1.2	Group of ornamental trees and Leyland hedge established in residential garden context adjacent to car parking area. Well managed and structure typical for species in context. Provides amenity function as a group. Pre-existing hardstanding incursion into root protection area. Some moderate collective amenity value as street scene planting.	1.1	N/A	



Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G2	Beech, Privet, Elder, Silver Birch, Pyracantha	5m av.	90 av.		1.00 av.		0.00	Young to Early Mature	Fair to Good	Fair to Good	C1.2	Off-site group of trees and shrubs established in an ornamental garden context. Maintained as a hedge. Structure typical for species in context. Pre-existing hardstanding incursion into root protection area. Some moderate collective amenity value as street scene planting.	1.1	N/A	
G3	Bramble, elm, blackthorn, Sycamore, mixed ornamental trees	1-2m	75 av.		0.50		0.00	Young	Fair	Fair	C1.2	Mixed ornamental planting forming residential edge. Brambles with naturalised form.	0.9	N/A	
G4	Crab Apple, Crack Willow, Prunus, Norway Maple 'Crimson King'	3m	100 av.		2.00 av.		0.00	Young to Semi-Mature	Fair to Good	Fair to Good	C1.2	Scattered group of mixed amenity trees set within orchard-like environment. Structure typical for species.	1.2	N/A	
G5	Elder	2m	120		0.75 av.		1.00	Early mature	Fair	Fair	C1.2	Managed at a height of 1m with some regrowth present.	1.44	N/A	
H1	Elder, Hazel, Dogwood, Elm, Field Maple,	4m	100		1.00		0.00	Young to Mature	Fair	Fair	B1.2	Hedgerow established adjacent to road to the north of the site. Evidence of historic hedge laying. Structure typical for species in context.	1.2	N/A	

# Appendix 4: Arboricultural Planning Context

A5.1 Under the Town and Country Planning Act 1990 (as amended) the requirement to consider trees as part of development is a material planning consideration and will be taken into account in the determination of planning applications. Arboricultural planning policy that relates to the site is set out by policy at a National and Local level.

## National Planning Policy

A5.2 The National Planning Policy Framework (NPPF) is a material consideration in planning decisions and outlines the Government's planning policies for England, setting out how these are expected to be applied. The consideration for existing trees and woodlands in the context of planning and new development is set out within Section 12 'Achieving well-designed and beautiful places' and Section 15 'Conservation and Enhancing the Natural Environment'.

A5.3 Section 12, paragraph 136 states that "Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users".

A5.4 Section 15, paragraph 180 provides a series of prerequisites to inform how planning policies and decisions should contribute to and enhance the natural and local environment. This includes "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) and 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"

A5.5 Section 15, paragraph 180 also recognises the consideration for "minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"

A5.6 Section 15, paragraph 181 addresses the need to take a "strategic approach to maintaining and enhancing networks of habitats and green infrastructure and adding that plans should be made for the enhancement of natural capital at the catchment or landscape scale across local authority boundaries".

A5.7 Section 15, paragraph 185 includes ways in which biodiversity should be protected and enhanced, such as plans that "identify, map and safeguard components of local wildlife-rich habitats', as well as "wildlife corridors and stepping stones that connect them".



- A5.8 Section 15, paragraph 186 highlights a series of principles that local planning authorities should apply when determining planning applications, stating that “if significant harm biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused”.
- A5.9 Section 15, paragraph 186 also adds that “development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensatory strategy exists”.

## Local Planning Policy

*Cotswold District Local Plan Core Strategy 2011 - 2031*

- A5.10 Policy EN7 'Trees, Hedgerows and Woodlands' states that

*“Where such natural assets are likely to be affected, development will not be permitted that fails to conserve and enhance:*

- *trees of high landscape, amenity, ecological or historical value;*
- *veteran trees;*
- *hedgerows of high landscape, amenity, ecological or historical value; and/or*
- *woodland of high landscape, amenity, ecological or historical value.*

*Where trees, woodland or hedgerows are proposed to be removed as part of development, compensatory planting will be required.*

*Development proposals affected by above should, where appropriate, have regard to the potential for new or extended woodland to assist in carbon storage and to be a potential local source of biomass or biofuel.'*

- A5.11 Policy EN8 'Biodiversity and Geodiversity: Features, Habitats and Species' states that:

*'Development will be permitted that conserves and enhances biodiversity and geodiversity, providing net gains where possible.*

*Proposals that would result in significant habitat fragmentation and loss of ecological connectivity will not be permitted.*

*Proposals that reverse habitat fragmentation and promote creation, restoration and beneficial management of ecological networks, habitats and features will be permitted, particularly in areas subject to landscape-scale biodiversity initiatives. Developer contributions may be sought in this regard.*

*Proposals that would result in the loss or deterioration of irreplaceable habitats and resources, or which are likely to have an adverse effect on internationally protected species, will not be permitted.*



*Development with a detrimental impact on other protected species and species and habitats "of principal importance for the purpose of conserving biodiversity" will not be permitted unless adequate provision can be made to ensure the conservation of the species or habitat.'*

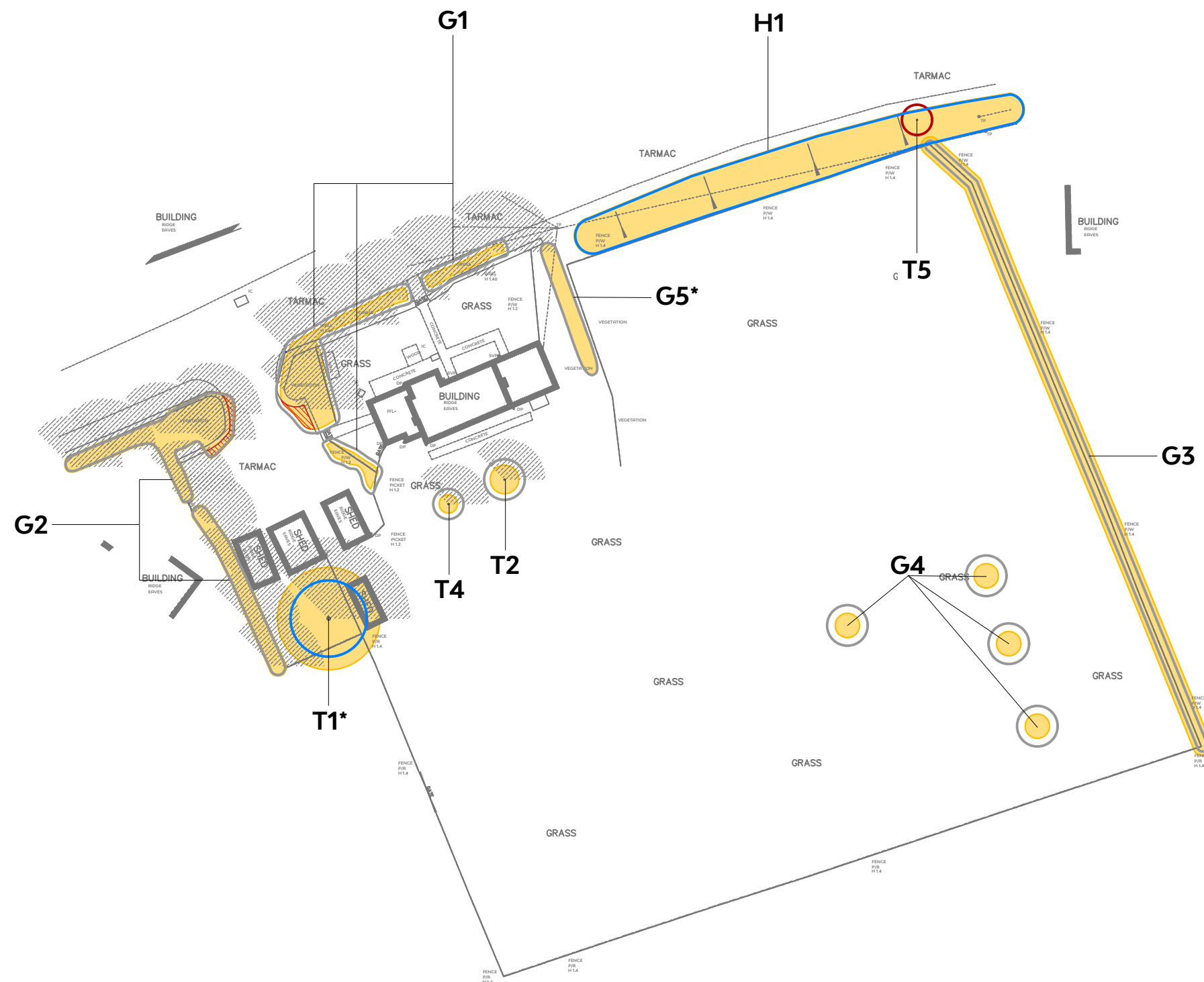


# Plans







Tree Constraints Plan (12109/P01c)

Tree Retention and Removal Plan (12109/P02d)





**Key:**

-  Category B - Trees of Moderate Quality and Value
-  Category C - Trees of Low Quality and Value
-  Category U - Poor Quality and Condition
-  Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
-  BS 5837 Calculated Tree Shadow Constraints
-  Existing hard-surfacing within plotted RPA

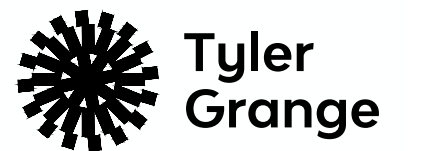
*\*Denotes trees and groups not identified on topographical. Locations approximated using measurements taken on site.*

Project Name

Land at Stanmore House, Ewen, Cirencester

Drawing Title

Tree Constraints Plan



Head Office: 97 Icknield Street, Hockley, Birmingham, B18 6RU  
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 W: www.tylergrange.co.uk

Scale  
 1:500 @ A3

Date  
 10/01/2024

Drawn by  
 PD/LB

Checked by  
 JP

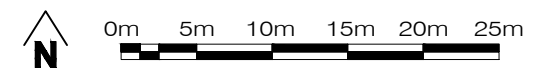
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12109/P01c







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- Key:
-  Category B - Trees of Moderate Quality and Value
  -  Category C - Trees of Low Quality and Value
  -  Category U - Poor Quality and Condition
  -  Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
  -  Shrub Removals
  -  Existing hard-surfacing within plotted RPA

*\*Denotes trees and groups not identified on topographical. Locations approximated using measurements taken on site.*

Project Name  
 Land at Stanmore House, Ewen, Cirencester

Drawing Title  
 Tree Retention and Removal Plan



**Tyler Grange**

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Scale 1:500 @ A3	Date 19/02/2024
Drawn by PD/LB	Checked by JP
Drawing No. 12109/P02d	

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