

# Arboricultural Impact Assessment



The Wild Hare  
21st March 2024

TG Report No. 15104\_R02\_BV



**Tyler  
Grange**

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# Section 1: Introduction

Table 1: Overview and Summary

Purpose of report:	Following the recommendations of the British Standard <sup>1</sup> , this report includes the necessary arboricultural information to support the planning application. It demonstrates that the impact, both direct and indirect, of the proposal, has been assessed and where appropriate, mitigation and tree protection may be required.
Site description:	The Wild Hare sites on the southwest side of the A466 which runs between Chepstow and Monmouth along the Wye valley. The site contains formal ornamental beds and clipped hedging, mostly concentrated around the buildings, with more mature trees in the north west corner and alongside the northern boundary. See Figure 1 overleaf.
Application type and description:	Listed Building Consent Application for the external (and internal) refurbishment of the Wild Hare Public House & Hotel, with positive enhancements of the external spaces including the creation of a new pub garden with associated landscaping and resurfaced car parking. Full details of the proposed external works are provided in the DAS submitted separately to this report for this application.
Report prepared on behalf of:	The George Tintern Ltd.
Local Planning Authority (LPA):	Monmouthshire County Council (MCC)
Planning policies relating to arboricultural features:	Policy S13 of MCC's Adopted Local Development Plan. PMCC are currently preparing a Replacement Local Development Plan 2018-2033 (RLDP), however the existing Adopted Local Development Plan 2011-2021 remains extant at this point in time. Planning policy is further detailed at Appendix 1.
Report Summary:	<p>A total of 11no. individual trees (comprising 4no. Category B and 7no. Category C), 2no. low value non-native hedgerows, 2no. low value hedgerow clusters, and 2no. small mixed shrub groups (all Category C) are proposed for removal. 16no. small, ornamental shrubs also require removal yet they are exempt from BS5837 consideration and replacement provision requirements given they do not meet the 75mm DBH threshold.</p> <p>The 10no. removals are expected to result in a negligible, temporary reduction in canopy cover across the site owing to the quantum and variety of new tree, shrub, hedgerow, and other planting features demonstrated. All of the site's highest quality and value (Category A) trees can be retained with limited anticipated impacts into their RPAs owing to the carefully considered designs and innocuous nature of the works. This report details the required mitigative measures for working within the rooting areas of trees to ensure all retained trees are safeguarded with no undue RPA impacts incurred.</p> <p>The retention of the majority of the boundary trees and the replacement of those removed allows for the proposed development to be set in a densely tree-populated environment. It is expected that the proposed landscaping will deliver enhancements including improved group tree canopy structure, tree diversity (comprising more locally-native species), and tree canopy connectivity. The collective visual amenity the trees</p>

<sup>1</sup> BS5837:2012 Trees in relation to design, demolition and construction- Recommendations, London: British Standards Institute

provide to the locality can be preserved and enhanced long-term. The proposal is compliant with local planning policy S13 and PPW.

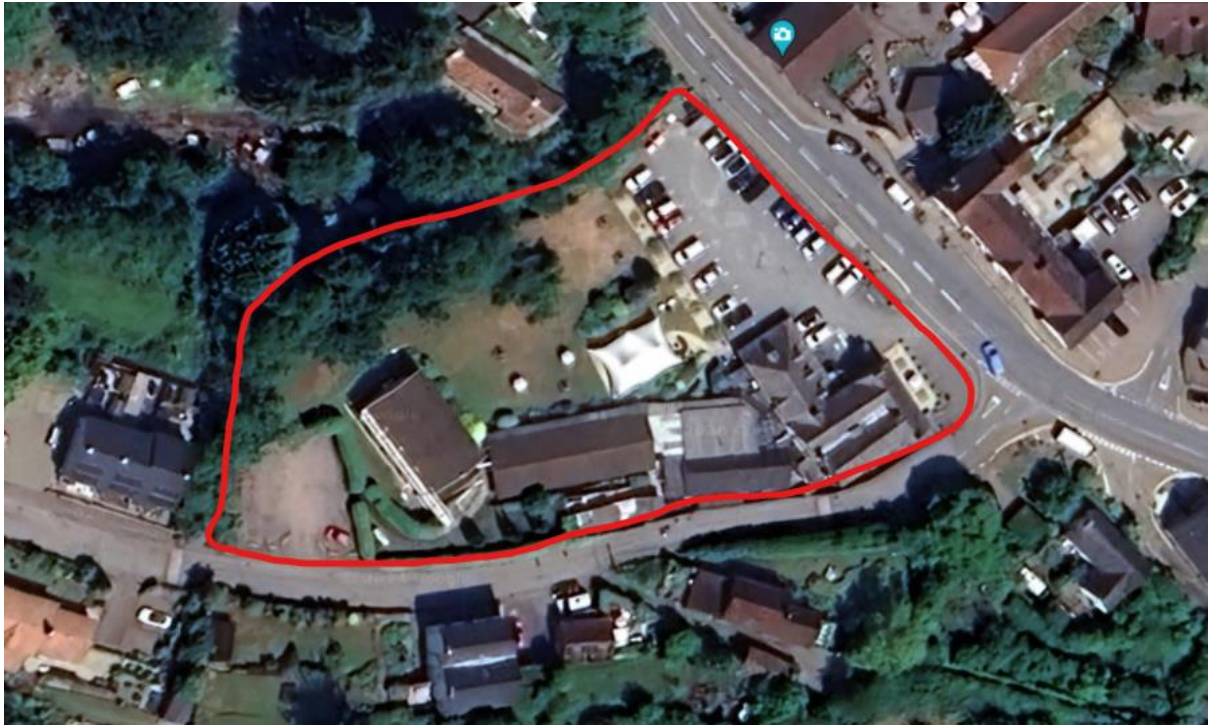


Figure 1: Site Location with Indicative Red Line Survey Boundary (Google Earth ©).

## Section 2: Arboricultural Baseline

Table 2: Survey Summary

Survey approach:	The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange on the 30 <sup>th</sup> March 2023 and was verified on the 13 <sup>th</sup> March 2024. The survey was completed in accordance with BS5837. A measured topographical survey was used to identify the location of trees and their surrounding context.
Survey findings:	Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 2). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.
Survey mapping:	The distribution of the trees surveyed is illustrated on the Tree Constraints Plan (TCP) together details of their constraints to new development in accordance with BS5837, including, tree quality gradings <sup>2</sup> , Root Protection Areas (RPAs) <sup>3</sup> , tree canopy spreads <sup>4</sup> and tree shading <sup>5</sup> .

Table 3: Tree related Designations

Designation Type	TG Tree Reference Number(s)
Tree Preservation Order <sup>6</sup>	None
Conservation Area <sup>7</sup>	The entire site is located within Tintern Conservation Area.
Ancient Woodland <sup>8</sup>	None
Other Woodland Habitat <sup>9</sup>	None

<sup>2</sup> The arboricultural value of surveyed features under the criteria shown at Appendix 1. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

<sup>3</sup> a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

<sup>4</sup> Dimensions of the trees crown spread and clearance from ground level.

<sup>5</sup> Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development.

<sup>6</sup> A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

<sup>7</sup> Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

<sup>8</sup> Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for ancient woodland on or adjacent to a site.

<sup>9</sup> Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for woodland on or adjacent to a site.



## Section 3: Arboricultural Impact Assessment

### Tree Retention and Removal

- 3.1. Trees to be retained and removed are shown on the Tree Retention and Removal Plan (TRRP) included to the rear of this report. Table 4 below describes the tree losses required to facilitate the scheme and landscaping proposals as well as the recommended tree removals which form part of the overall landscape enhancements resulting from arboricultural management and removal of lower quality tree cover.
- 3.2. The compensatory measures detailed in the table below are illustrated on the proposed site plan and tree planting plan, included as Appendix 5 and Appendix 6 of this report, respectively.

Table 4: Trees Proposed for Removal

Reference Number	Category Grading	Description of Loss	Loss Justification/ Compensatory Measures
T12, T17, T23, T24	B	Proposed removal of 1no. moderate quality and value willow tree with active decay and the removal of 3no. cypress trees (of moderate collective value) as part of the landscaping improvement works to facilitate the incorporation of new native tree planting.	The removal of the 6no. coniferous trees with 5no. positioned along the western boundary will facilitate the incorporation of 3no. new, large native broadleaf tree species ( <i>A. glutinosa</i> and <i>T. cordata</i> ) and is expected to increase light availability to the retained high value tree canopies centrally. The willow tree T12 is recommended for removal irrespective of the proposed landscaping works for arboricultural management purposes given the presence of Honey Fungus and the trees' declining condition.
G25		Removal of 3no. low quality and value cypress trees as part of the landscaping improvement works to facilitate the incorporation of new native tree planting.	
T32	C	Required removal of a small, low quality and value, <i>Pyracantha</i> shrub located in the willow tree understory to facilitate the installation of the LPG tanks and storage area.	New mixed native tree species are proposed surrounding the LPG tank and storage area to provide adequate compensation for this tree loss as well as additional removals required elsewhere across the site.
T41, T42, T43, H39, H40		Removal of 3no. small, ornamental trees and 2no. small mixed shrub groups forming part of the existing soft landscaping to facilitate the incorporation of the picnic tables and seating areas next to the main building and proposed tent structure.	
H29, H30		Removal of 2no. small, low quality value, clusters of hedgerow located alongside the northern portion of the existing	
			New and improved native hedgerows are proposed surrounding all sides of the resurfaced parking area, mainly comprising <i>F.sylvatica</i> . These will replace



		parking area to the south-west of the site to facilitate the car park surfacing and proposed bin store.	the non-native coniferous hedgerows that extend along the eastern side of the car park and southern site perimeter as primarily landscape improvements due to better tree suitability incorporating more locally native species.
H33, H34		Removal of 2no. low quality and value hedgerows to facilitate the parking area resurfacing (spaces labelled 8-12), proposed cycle storage, and the new deciduous trees positioned along the south-eastern car park edge.	
G37, G38, G44	n/a	Removal of a total of approximately 16no. mixed ornamental shrubs which are all small, low value and exempt from BS5837 consideration given their size (DBH <75mm). These trees do not require formal compensatory planting as part of the proposed landscaping scheme.	Although adequate replacements do not need to be demonstrated for these shrub losses, the collective quantum of new ornamental planting across the site offers supplementary compensatory provisions. This includes the additional scattered native trees, shrubs, and hedgerow segments surrounding the hotel rooms, northern stream boundary (to provide continuity with the existing intermittent beech hedgerow), the pleached linear row of beech trees besides the main car parking, and ornamental planting near the main site entrance.

## New Tree Planting

- 3.3. A detailed Tree Planting Plan (Ref: TWH\_JJB\_LD\_GF\_DR\_L\_0111-P1) has been prepared for the submission and this is included as Appendix 6 of this report. This plan proposes a total of 48no. new individual trees which are to be concentrated in the western half of the site, aligning the northern, western and southern boundaries and incorporated around the various development components. The fully-detailed 'GA- Whole Site' plan (Ref: TWH\_JJP\_LD\_GF\_DR\_L\_0101-P1) is also included as Appendix 5 and details the locations of the additional trees, shrubs, hedgerows and new planting features, which provide compensation for the proposed/ required losses, as detailed in table 4 above.
- 3.4. Despite the limited number of tree removals it is anticipated that a net-gain in tree canopy will be achieved in the long-term with overall improvements regarding the quality, species and age-class diversity. Further benefits are also expected including achieving an optimised tiered canopy structure of the tree group to the northwest, improved diversity and more trees consisting of locally native (broadleaf) species.
- 3.5. The proposed number of new trees on site will deliver adequate compensatory planting with respect to the required tree removals, offering a ratio greater than 3:1 (3 replacement trees for every 1 lost) in accordance with PPW.



## Works in proximity to Root Protection Areas/ Construction Mitigation

- 3.6. Owing to the relatively innocuous nature of the proposed landscaping works, it is expected that there will be very limited impacts to retained trees and their RPAs. As such, it is recommended that a detailed Arboricultural Method Statement and Tree Protection Plan does not need to be prepared for the approval of this scheme. Instead, it is recommended that retained trees can remain unaffected by the proposed works subject to the adoption of the precautionary working methodologies detailed in table 5 below. These will safeguard retained trees and aim to minimise or avoid impacts to roots and their environment during construction.

Table 5: Works within RPAs

Tree Number	Description of works	Precautionary/ Mitigative Methodologies to be Adopted
T15, T20, T21	Installation of the proposed play equipment climbing frame and pods inside RPAs, anticipated to cause	<p>All materials and equipment (regardless of use) to be stored and assembled outside exposed, untouched soil throughout the development to avoid undue soil compaction.</p> <p>All play equipment to be installed appropriately using no-dig foundations (avoid breaking up the surface soil level), laid on top of the existing ground level. Subject to finalised play equipment specifications, the advice of an appointed arboricultural consultant may be necessary to prescribe potential ground protection or inform optimum locations if inside RPAs.</p> <p>Bark chippings are suitable to be spread inside RPAs, providing they are not mounded up around retained tree stems.</p>
T20, T21, T27, T28	Installation of the pathway from the grassed area to the mushroom house proposed to comprise of 5mm to dust crushed local stone, self-binding to a depth of 50mm laid upon, up to 100mm cellular confinement with type 1 MOT infill, all permeable.	<p>Sensitive manual excavation of only the upper surface layer, scraped away down to a maximum depth of 100mm to enable the cellular confinement lattice to be installed. A suitable geotextile membrane to be laid on top of the sub-base material. Self-binding crushed stone to be laid on top with non-invasive surface edging (if required). Any compaction of the upper stone surface to be completed manually using hand-held tools or small vibratory equipment that can be carried easily.</p> <p>All pathway materials must be stored outside of RPAs and away from retained trees, ideally not upstream of open soil to avoid leaching and contamination- materials to be stored above suitable membranes to prevent leaching into healthy soil if applicable.</p>
All relevant trees	Planting of new trees, shrubs, hedgerow plants.	<p>All new tree planting materials and tree stock to be stored outside retained RPAs prior to implementation.</p> <p>All new trees to be incorporated manually using hand-held tools only, especially when inside RPAs, to avoid undue soil disturbances and damage to roots of adjacent retained trees.</p>

- 3.7. Any subsequent updates or changes to the designs should seek the advice of a suitably qualified arboricultural consultant to thoroughly assess potential impact changes to trees and RPAs, and should prescribe proportionate mitigative methodologies tailored to the proposed works proposed to be undertaken, utilising on-site arboricultural supervision and monitoring where necessary. This will ensure all retained trees are protected and construction methods undertaken accordingly during all phases of the development.

### Long-term Tree Management and Proximity

- 3.8. The proximity of retained trees has been recognised in relation to the potential impacts of tree shading and future canopy growth towards new structures and the more actively used spaces within the landscaping layout.
- 3.9. Owing to the carefully designed landscaping works, there are no undue tree shading or canopy encroachment issues anticipated from retained trees, whether towards the new LPG tanks, storage areas, car parking, tent structure, or mushroom house feature. This has been achieved by suitable development buffers from retained tree canopies enabling future growth without conflicts.

### Conclusion

- 3.10. On balance it has been shown that despite the proposed removal of selected on-site trees, the soft landscape proposals provide adequate compensatory planting and enhancement measures, including offering a re-planting contribution greater than the standard 3:1 (3 replacement trees for every 1 lost) in accordance with PPW. No Category A specimens will be removed.

# Appendix 1: Planning Policy Relating to Trees

Table 5: National and Local Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
Planning Policy Wales (PPW) Edition 12 (Adopted Feb 2024)	Paragraph 6.2.1	“Green infrastructure is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales and some components, such as trees and woodland, are often universally present and function at all levels. At the landscape scale green infrastructure can comprise entire ecosystems such as wetlands, waterways, peatlands and mountain ranges or be connected networks of mosaic habitats, including grasslands. At a local scale, it might comprise parks, fields, ponds, natural green spaces, public rights of way, allotments, cemeteries and gardens or may be designed or managed features such as sustainable drainage systems. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks”.
	Paragraph 6.4.39	“Planning authorities must protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial green infrastructure function. Planning authorities should consider the importance of trees and woodland, particularly native woodland and valued trees, and should have regard to local authority tree strategies or SPG and the Green Infrastructure Assessment”.
	Paragraph 6.4.40	“Where trees, woodland and hedgerows are present, their retention, protection and integration should be identified within planning applications. Where surveys identify trees, hedgerows, groups of trees and areas of woodland capable of making a significant contribution to the area, these trees should be retained and protected. The provision of services and utilities infrastructure to the application site should also avoid the loss of trees, woodlands or hedges and must be considered as part of the development proposal; where such trees are lost, they will be subject to the replacement planting ratios set out below”.
	Paragraph 6.4.42	Permanent removal of trees, woodland and hedgerows will only be permitted where it would achieve significant and clearly defined public benefits. Where individual or groups of trees and hedgerows are removed as part of a proposed scheme, planning authorities must first follow the step-wise approach as set out in paragraph 6.4.15. Where loss is unavoidable developers will be required to provide compensatory planting (which is proportionate to the proposed loss as identified through an assessment of green infrastructure). Further advice in relation to ancient woodland is available on NRW’s website. value including biodiversity, landscape value and carbon capture). Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be <u>preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost</u> . Where a woodland or a shelterbelt area is lost as part of a proposed



		<p>scheme, the compensation planting must be at a scale, design and species mix reflective of that area lost. In such circumstances, the planting rate must be at a minimum of 1600 trees per hectare for broadleaves, and 2500 trees per hectare for conifers. The planting position for each replacement tree shall be fit to support its establishment and health, and ensure its unconstrained long-term growth to optimise the environmental and ecological benefits it affords.</p>
	<p>Paragraph 6.4.43</p>	<p>“Ancient woodland, semi-natural woodlands, individual ancient, veteran and heritage trees and ancient hedgerows are irreplaceable natural resources, and have significant landscape, biodiversity and cultural value. Such trees, woodlands and hedgerows are to be afforded protection from development which would result in their loss or deterioration unless very exceptionally there are significant and clearly defined public benefits; this protection must prevent potentially damaging operations and their unnecessary loss. In the case of a site recorded on the Ancient Woodland Inventory, authorities should consider the advice of NRW. Planning authorities should also have regard to the Ancient Tree Inventory, work to improve its completeness and use it to ensure the protection of trees and woodland and identify opportunities for more planting as part of the Green Infrastructure Assessment, particularly in terms of canopy cover”.</p>
<p>Monmouthshire County Council Adopted Local Development Plan (2011-2021)</p>	<p>Policy S13- Landscape, Green Infrastructure and the Natural Environment.</p>	<p>“Development proposals must:</p> <ol style="list-style-type: none"> <li>1. Maintain the character and quality of the landscape by: <ol style="list-style-type: none"> <li>(i) identifying, protecting and, where appropriate, enhancing the distinctive landscape and historical, cultural, ecological and geological heritage, including natural and man-made elements associated with existing landscape character;</li> <li>(ii) protecting areas subject to international and national landscape designations;</li> <li>(iii) preserving local distinctiveness, sense of place and setting;</li> <li>(iv) respecting and conserving specific landscape features, such as hedges, trees and ponds;</li> <li>(v) protecting existing key landscape views and vistas.</li> </ol> </li> <li>2. Maintain, protect and enhance the integrity and connectivity of Monmouthshire’s green infrastructure network.</li> <li>3. Protect, positively manage and enhance biodiversity and geological interests, including designated and non-designated sites, and habitats and species of importance and the ecological connectivity between them.”</li> </ol>



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

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
<p>Category U</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</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>			DARK RED
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>Category A</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)	LIGHT GREEN
<p>Category B</p> <p><i>Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</i></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	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.	MID BLUE
<p>Category C</p> <p><i>Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm</i></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.	GREY



# Appendix 3: Tree Survey Schedule (15104/TSS01a)



Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm) 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	Common Alder (Alnus glutinosa)	7m	160,150(2)	2.00	2.00	2.00	2.00	1.00	Semi Mature	Good	Fair	C2	Low quality and value. Ownership is unclear. Rooted on waterfall embankment. Poor situation for long term growth and tree health, near retaining wall.	2.6	22
H2	Beech (Fagus sylvatica)	2m	50(1)	0.50	0.50	0.50	0.50	0.00	Semi Mature	Good	Good	C2	Small segments of discontinuous boundary hedgerow comprising all same species offering limited current landscape value. Provides some screen. DBH estimated given hedge form.	.6	1
H3	Beech (Fagus sylvatica)	1m													
H4	Beech (Fagus sylvatica)	2m													
H5	Beech (Fagus sylvatica)	2m													
H6	Beech (Fagus sylvatica)	1m													
H7	Beech (Fagus sylvatica)	1m													
H8	Beech (Fagus sylvatica)	1m													
T9	Berberis sp.	5m													
T10	Common Alder (Alnus glutinosa)	17m	550(1)	5.00	5.50	6.00	3.50	2.50	Mature	Good	Good	A2	Good quality with high landscape value. Enhanced value due to being part of linear group- increased collective values over individual value.	6.6	137
T11	Common Alder (Alnus glutinosa)	8m	80,100,160,110(4)	2.00	2.50	2.50	2.00	1.00	Semi Mature	Fair	Fair	C2	Low quality and value. Off site. On edge of river banking on south side off site beyond fence line boundary.	2.8	25
T12	Golden Weeping Willow (Salix X sepulcralis 'Chrysocoma')	5m	90,170,200,240,60,80,140,150(8)	3.50	4.00	4.00	3.50	1.50	Mature	Good	Good	B2	Moderate quality and value. Decay present on stem- evidence of Honey Fungus fruiting bodies at base of stem. Buttress decay with superficial rot to heartwood. Minor recent pruning wounds for canopy clearance purposes. Moderate quality and value yet reduced due to decay present and limited lifespan anticipated (potentially <10 years).	5.2	84
T13	Common Alder (Alnus glutinosa)	17m	480(1)	4.00	3.50	4.50	3.50	4.00	Mature	Good	Good	A2	Good quality with high landscape value. Old epicormic pruning wounds.	5.8	104
T14	Holly (Ilex aquifolium)	2m	75(1)	0.70	0.70	0.70	0.70	0.00	Young	Good	Good	C2	Small with limited current landscape value.	.9	3



Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm) 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								
T15	Common Alder (Alnus glutinosa)	18m	450,430(2)	4.00	3.50	5.00	4.00	3.00	Mature	Good	Good	A2	Good quality with high landscape value. Multiple stems below 1.5m. Multiple stems above 1.5m. Ivy on stem. Ivy in crown. Scattered deadwood. Old epicormic printing wounds on stem. Stem ivy on smaller Co dominant stem	7.5	175
T16	Rhododendron (Rhododendron)	2m	75(1)	1.00	1.00	1.00	1.00	0.00	Young	Good	Good	C2	Low quality and value.	.6	1
T17	Leyland Cypress (X Cupressocyparis leylandii)	11m	410(1)	4.00	3.00	3.00	3.00	0.00	Early Mature	Good	Fair	B2	Moderate quality and value. Ivy on stem. Co dominant stem at 1.5m approx. with northern stem leaning due weight and foliage on ground. Off balance. Long term growth and typical tree form compromised	4.9	76
H18	Beech (Fagus sylvatica)	2m	50(1)	0.50	0.50	0.50	0.50	0.00	Semi Mature	Good	Good	C2	Small segments of discontinuous boundary hedgerow comprising all same species offering limited current landscape value. Provides some screen. DBH estimated given hedge form.	.6	1
T19	Leyland Cypress (X Cupressocyparis leylandii)	9m	270(1)	2.50	3.00	2.50	1.50	0.00	Early Mature	Poor	Fair	U	Declining in health and condition. Low quality and value. Poor shape and form. Leaning East. Dieback in crown. Adjacent to obvious fire location for burning, tree subjected to fire, stem burn and significant bark and stem charring. Induced physiological damage. Poor form and health.	3.2	33
T20	Common Alder (Alnus glutinosa)	14m	620(1)	2.50	5.50	5.50	4.00	2.00	Mature	Good	Good	A2	Good quality with high landscape value. Ivy on stem. Basal epicormic growths. Ivy in crown. Scattered deadwood. Companion stem forming cohesive canopy.	7.4	174
T21	Common Alder (Alnus glutinosa)	14m	410(1)	6.50	2.00	2.00	5.50	3.00	Mature	Good	Good	A2	Good quality with high landscape value. Ivy on stem. Basal epicormic growths. Ivy in crown. Scattered deadwood. Companion stem forming cohesive canopy.	4.9	76
T22	Leyland Cypress (X Cupressocyparis leylandii)	16m	430(1)	4.00	3.00	2.00	3.50	1.00	Mature	Fair	Good	B2	Moderate quality and value. Provides some screen. Ivy on stem. Ivy in crown. Scattered deadwood. Crown distorted due to group pressure. Northern Tree forming linear boundary tree group of leylandii. Cohesive canopy formed Diameter estimated.	5.2	84

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm) 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								
T23	Leyland Cypress (X Cupressocyparis leylandii)	15m	380(1)	1.50	3.00	2.00	3.00	1.00	Mature	Fair	Good	B2	Moderate quality and value. Provides some screen. Ivy on stem. Ivy in crown. Scattered deadwood. Crown distorted due to group pressure. Forming linear boundary tree group of leylandii. Cohesive canopy formed Diameter estimated.	4.6	65
T24	Leyland Cypress (X Cupressocyparis leylandii)	14m	320(1)	1.50	3.00	1.50	3.00	2.00	Early Mature	Good	Good	B2	Moderate quality and value. Ivy on stem. Ivy in crown. Crown distorted due to group pressure. Forming linear group with cohesive canopy	3.8	46
G25	Leyland Cypress (X Cupressocyparis leylandii)	7m	220(1)	1.00	1.50	1.00	1.50	1.00	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Ivy on stem. Ivy in crown. Crown distorted due to group pressure. Forming linear group with cohesive canopy Diameter is estimated average.	2.6	22
T26	Elder (Sambucus nigra)	2m	75(1)	1.00	1.00	1.00	1.00	0.00	Young	Good	Good	C2	Low quality and value. Small with limited current landscape value.	.5	1
T27	Common Alder (Alnus glutinosa)	16m	460(1)	3.50	4.00	3.50	3.00	3.00	Mature	Good	Good	B2	Moderate quality and value. Ivy on stem. Ivy in crown. Crown distorted due to group pressure. Forming linear group with cohesive canopy	5.5	96
T28	Common Alder (Alnus glutinosa)	14m	240,300,420(3)	2.00	4.00	6.50	4.50	2.50	Mature	Good	Good	B2	Good quality with high landscape value. Off site. Multiple stems below 1.5m. Ivy on stem. Ivy in crown. Scattered deadwood. One sided crown: suppressed by adjacent specimen. Beyond fence line Diameter measured over ivy.	6.8	147
H29	Elder (Sambucus nigra)	2m	50(1)	0.60	0.60	0.60	0.60	0.00	Semi Mature	Good	Good	C2	Low quality and value. Provides some screen. DBH estimated due to tree/hedge form.	.6	1
H30	Elder (Sambucus nigra)	2m	50(1)	0.60	0.60	0.60	0.60	0.00	Semi Mature	Good	Good	C2	Low quality and value. Provides some screen. DBH estimated due to tree/hedge form.	.6	1
T31	Goat Willow (Salix caprea)	10m	670(1)	5.50	5.50	3.00	4.50	1.50	Mature	Poor	Fair	U	Declining in health and condition. Low quality and value. Ownership is unclear. Located on bank. Weak and suppressed. Multiple stems above 1.5m. Decay present on stem. Cavity on stem. Scattered deadwood. Low vitality. Sparse foliage. Dieback in crown. Poor vitality. Suppressed with evident dieback. Large deadwood with fungal brackets present overhanging hedge	8.0	203

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm) 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 (m <sup>2</sup> )
				N	E	S	W								
T32	Pyracantha sp.	2m	80(1)	2.50	2.50	2.00	2.50	0.00	Semi Mature	Fair	Good	C2	Low quality and value. Small with limited current landscape value. Shrub scrub beneath willow canopy.	1.0	3
H33	Leyland Cypress (X Cupressocyparis leylandii)	2m	50(1)	1.00	1.00	1.00	1.00	0.00	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Provides some screen. Well maintained continuous, good consistent size and condition. DBH estimated due to hedge form comprising numerous stems.	.6	1
H34	Leyland Cypress (X Cupressocyparis leylandii)	2m	50(1)	1.00	1.00	1.00	1.00	0.00	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Provides some screen. Well maintained continuous, good consistent size and condition.	.6	1
G35	Chamaecyparis pisifera (Sawara Cypress)	5m	200(1)	1.50	1.50	1.50	1.50	0.00	Early Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size. Diameter estimated.	2.4	18
T36	Bay (Laurus nobilis)	5m	150(1)	1.50	1.50	1.50	1.50	0.00	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size.	1.8	10
G37	Berberis sp., Mixed Ornamental Shrubs	2m	50(1)	1.50	1.50	1.50	1.50	0.00	Semi Mature	Good	Good	n/a	Moderate quality, but of reduced value due to small size. Mixed ornamental shrubs and garden planting. Exempt from BS5837 considerations due to stem size <75mm.	.6	1
G38	Mixed Shrubs	1m	50(1)	1.00	1.00	1.00	1.00	0.00	Semi Mature	Good	Good	n/a	Low quality and value. Small with limited current landscape value. Provides some screen. Exempt from BS5837 considerations due to stem size <75mm.	.6	1
H39	Mixed Ornamental Garden Shrubs, Chamaecyparis pisifera (Sawara Cypress)	1m	50(1)	1.00	1.00	1.00	1.00	0.00	Semi Mature	Good	Good	C2	Low quality and value. Small with limited current landscape value. DBH estimated due to shrubby/ hedgerow form comprising multiple stems.	.6	1
H40	Chamaecyparis pisifera (Sawara Cypress)	2m	50(1)	1.00	1.00	1.00	1.00	0.00	Semi Mature	Good	Good	C2	Low quality and value. Small with limited current landscape value. DBH estimated due to shrubby/ hedgerow form comprising multiple stems.	.6	1
T41	Laurustinus (Viburnum tinus)	2m	75(1)	1.50	1.50	1.50	1.50	0.00	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size.	.9	3
T42	Leyland Cypress (X Cupressocyparis leylandii)	5m	170(1)	1.50	1.50	1.50	1.50	0.50	Semi Mature	Fair	Good	C2	Moderate quality, but of reduced value due to small size.	2.0	13
T43	(Thuja orientalis 'Aurea')	3m	75(1)	1.20	1.20	1.20	1.20	0.00	Semi Mature	Good	Good	C2	Moderate quality, but of reduced value due to small size.	.8	2

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm) 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								
G44	Mixed Ornamental Shrubs	1m	50(1)	1.00	1.00	1.00	1.00	0.00	Semi Mature	Good	Fair	n/a	Moderate quality, but of reduced value due to small size. Small with limited current landscape value. Exempt from BS5837 considerations due to stem size <75mm.	.6	1

## Appendix 4: Report Limitations

### Limitations

- A4.1. 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. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, 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.
- A4.2. 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.

### Un-assessable Risks

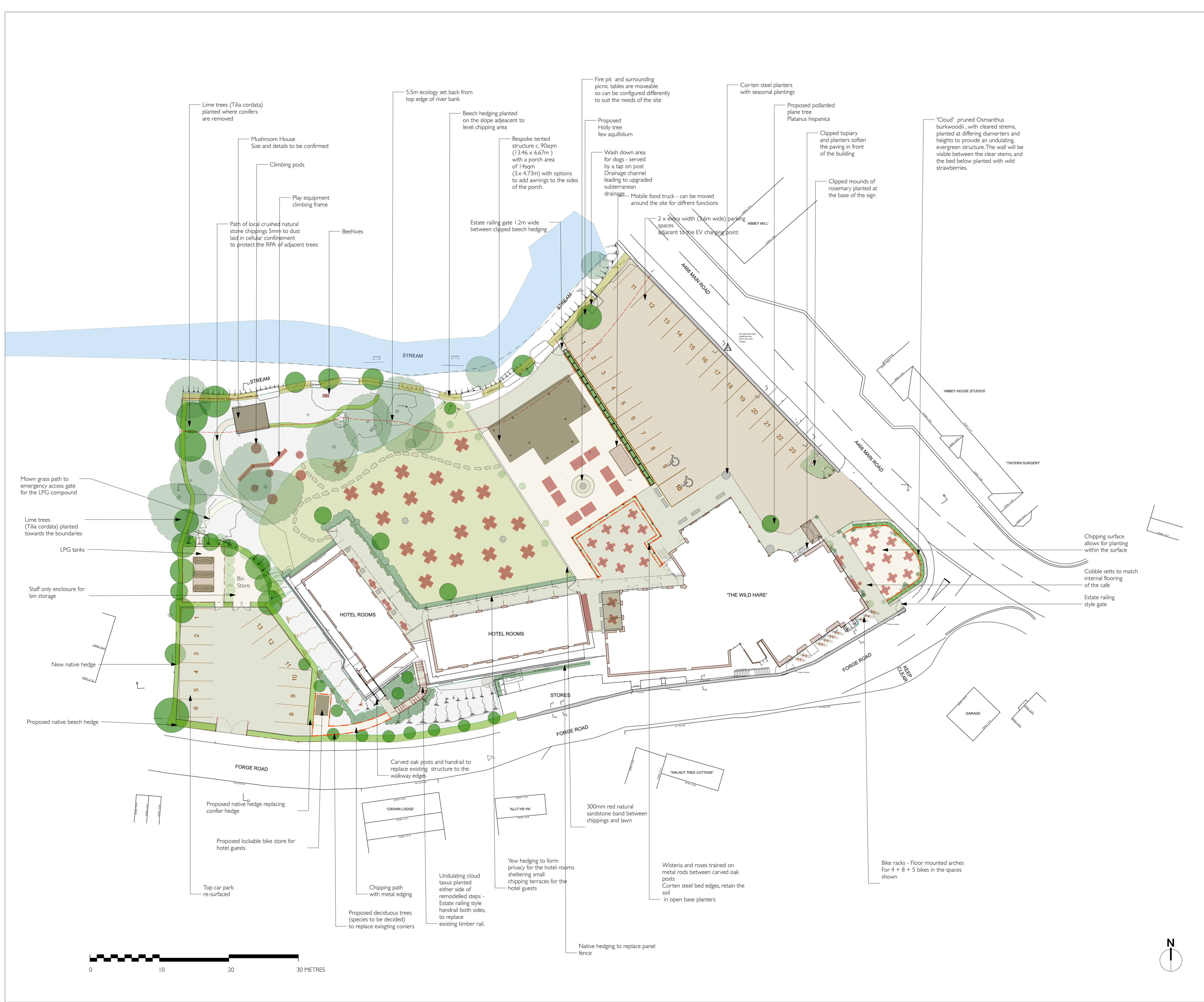
- A4.3. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- A4.4. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger 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.
- A4.5. 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.



# Appendix 5: Proposed Site Layout







**General Notes**

All dimensions to be checked on site prior to proceeding. Do not scale from drawing. Any discrepancies to be reported to the Designer by the Contractor before proceeding. Sizes of dimensions to any structural elements are indicative only. This drawing to be read in conjunction with all relevant Designer's drawings, specifications and other Consultant's information.

**KEY**

- Building
- Tree proposed - please see planting plans for details
- Shrub proposed - please see planting plans for details where issued
- Native hedging 1.2m high
- Evergreen hedge or shrub
- Long grass with bulbs
- Lawn
- Grass matrix border - planting consisting of a mix of grasses and flowering herbaceous perennials
- Mixed ground cover and shrub planting
- Mixed planting in gravel and borders
- Estate railings - traditional 5 rail with height of 1.2m in a natural 'rust' finished rolled steel
- Chain link fence 1.8m H safety enclosure around LPG tanks
- Metal edging 150mm x 6mm on 600mm x 20x 20mm piers
- New stone wall - to match existing
- Permeable chipping surface 5mm to dust local crushed stone well consolidated to a depth of 50mm
- Re-surfaced tarmac
- Levels proposed
- Levels existing
- Pot or planter
- Furniture
- Existing tree retained

No.	Date	By	Revision Notes
P1	21.3.24	KR	Revised Design detail

Design Firm: **JJB Gardens**

Client: **Tintern Propco Limited**

Project Title: **THE WILD HARE RENOVATION**

Sheet Title: **GA - Whole Site**

Drawn By: KR	Scale: 1:250
Reviewed By: JJB	Sheet No. TWH-JJB-LD-GF-DR-L-0101
Date: 21/03/2024	
CAD File Name: TWH	Revision: P1



# Appendix 6: Proposed Tree Planting Plan



Proposed Tree planting schedule:			
No.	Species	Common name	Specification
6	Acer campestre	Field Maple	18-20cm Girth, EHS, 4-5m Standard, clear stem tree, rootballed.
1	Acer campestre - Pollard	Field Maple	Pollard 20-25cm Girth, sm 5-6m Standard, clear stem tree, rootballed.
4	Alnus glutinosa	Alder	18-20cm Girth, EHS, 4-5m Standard, clear stem tree, rootballed.
10	Fagus sylvatica - Pleached	Beech	Pleached 18-20cm Girth, EHS, 3-4m Standard, clear stem tree, rootballed.
14	Crateagus monogyna	Hawthorn	16-18cm Girth, EHS, 3-4m Standard, clear stem tree, Bareroot /rootballed.
1	Ilex aquifolium	Holly	18-20cm Girth, EHS, 4-5m Standard, clear stem tree, rootballed.
3	Tilia x europea	Common Lime	20-25cm Girth, SM, 5-6m Standard, clear stem tree, rootballed.
4	Salix caprea	Goat Willow	Multi-stemmed trees, 2.5-3m height. Bareroot / rootballed.
5	Sorbus torminalis	Wild Service	16-18cm Girth, EHS, 3-4m Standard, clear stem tree, Bareroot /rootballed.



**General Notes**  
 All dimensions to be checked on site prior to proceeding. Do not scale from drawing. Any discrepancies to be reported to the Designer by the Contractor before proceeding. Sizes of dimensions to any structural elements are indicative only. This drawing to be read in conjunction with all relevant Designer's drawings, specifications and other Consultant's information.

No.	Date	By	Revision Notes
P1	21.3.24	KR	Revised Design detail

Design Firm	<b>JJB Gardens</b>		
Client	Tintern Propco Limited		
Project Title	<b>THE WILD HARE RENOVATION</b>		
Sheet Title	<b>Tree Planting</b>		
Drawn By	KR	Scale	1:250
Reviewed By	JJB	Sheet No.	TWH-JJB-LD-GF-DR-L-0111
Date	20/03/2024		
CAD File Name	TWH	Revision	P1

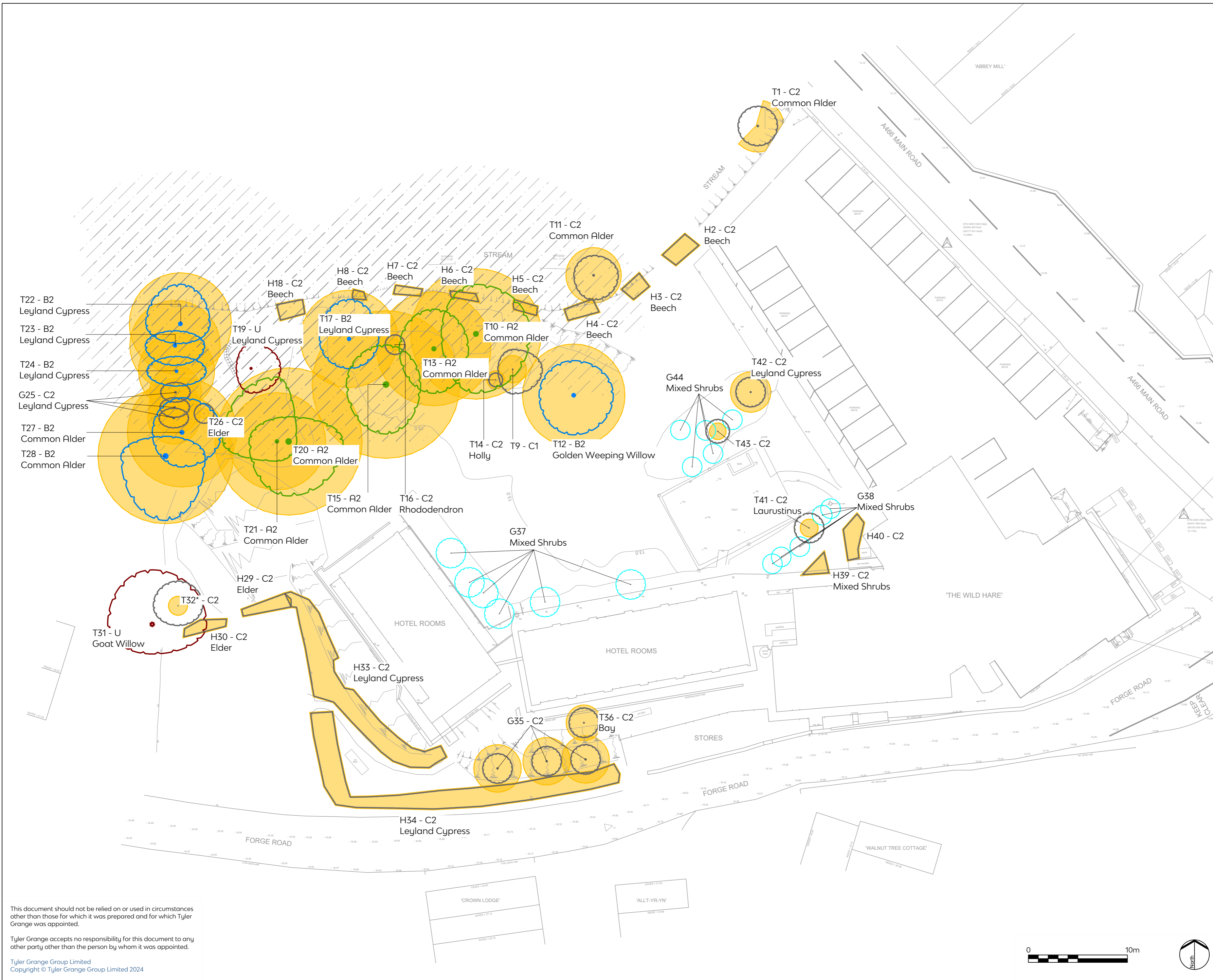
## Plans:








Plan 1: Tree Constraints Plan (TCP), (15104/P03a)

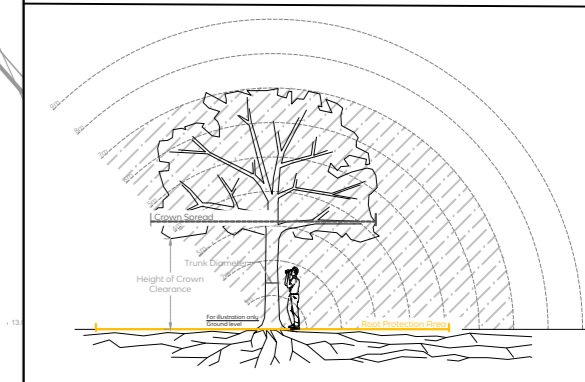
Plan 2: Tree Retention and Removal Plan (TRRP), (15104/P04)







-  Category A - Trees of High Quality and Value
  -  Category B - Trees of Moderate Quality and Value
  -  Category C - Trees of Low Quality and Value
  -  Category U - Trees Recommended for Removal
  -  Trees <75mm DBH
  -  Root Protection Areas
  -  Tree Shading Constraints
- \*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*



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A	Verification Survey	18.03.2024
Rev	Description	Date

 **Tyler Grange**

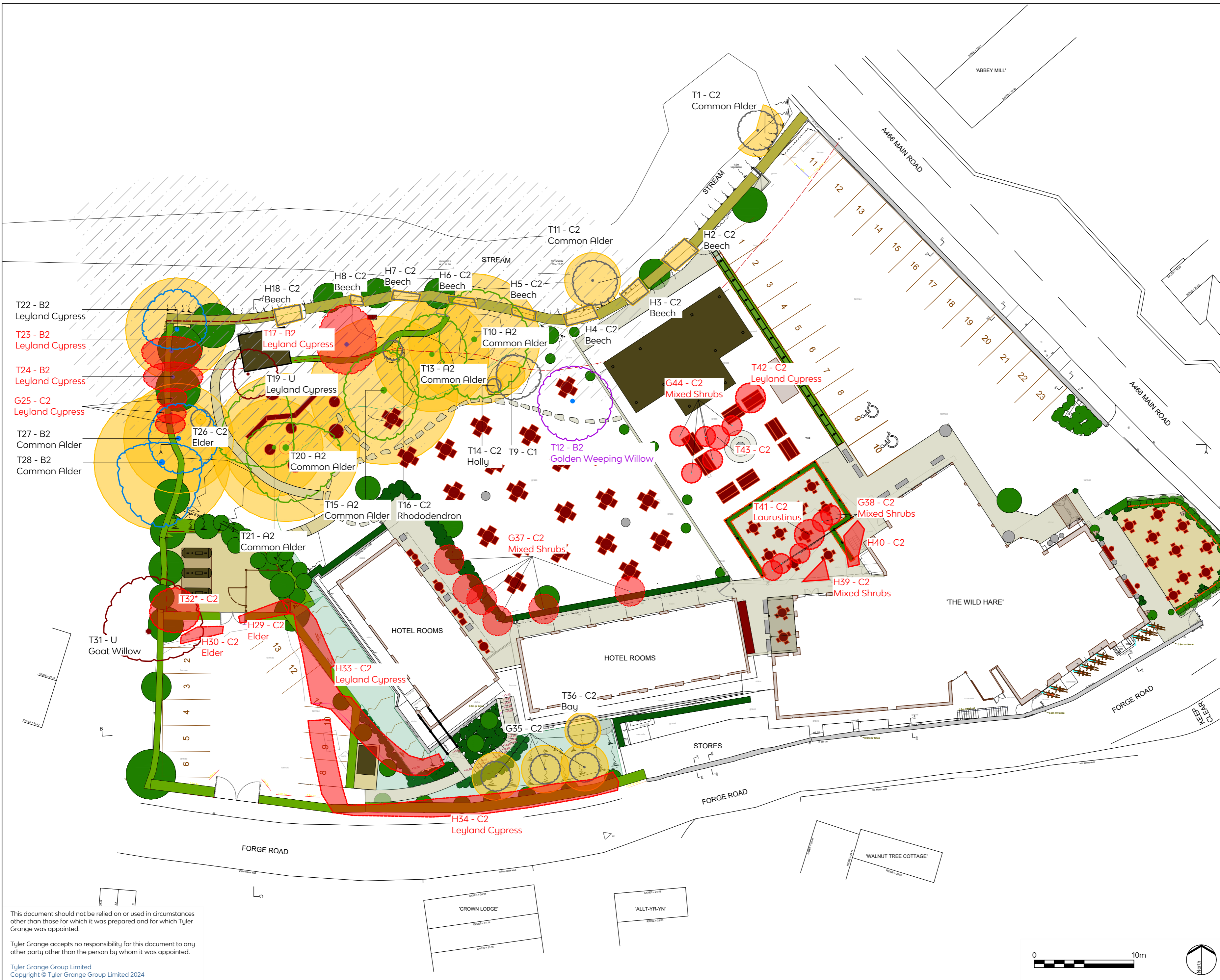
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Birmingham, B18 6RU  
E: info@tylergrange.co.uk  
W: www.tylergrange.co.uk








Project title  
**The Wild Hare**

Drawing title  
**Tree Constraints Plan**

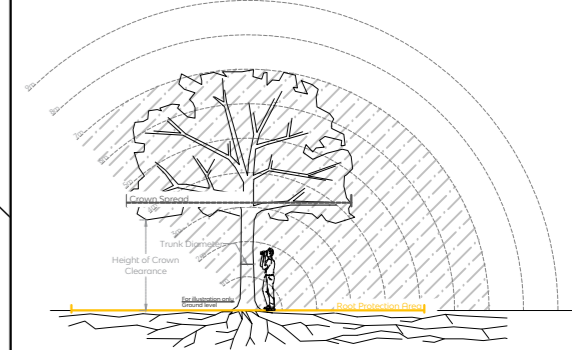
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Date	18.03.2024	Checked	JJ
Drawing number	15104_P03	Revision	A





-  Category A - Trees of High Quality and Value
-  Category B - Trees of Moderate Quality and Value
-  Category C - Trees of Low Quality and Value
-  Category U - Trees Recommended for Removal
-  Trees <75mm DBH
-  Root Protection Areas
-  Tree Shading Constraints
-  Tree & Hedge Removals to Facilitate the Proposed Works
-  Proposed Tree Removal for Arboricultural Management

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



Rev	Description	Date

**Tyler Grange**  
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Project title  
**The Wild Hare**

Drawing title  
**Tree Retention & Removal Plan**

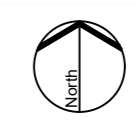
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Drawing number 15104\_P04\_TRRP Revision -

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