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BS5837 Tree Report

Relating to:

Land off Tenford Lane
Upper Tean
Staffordshire
ST10 4EN

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Revision B
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SUMMARY

Braemar Arboriculture Ltd was commissioned to undertake an arboricultural survey of land off Tenford Lane, Upper Tean, Staffordshire. To fulfil the assignment brief, a field survey along with desktop investigation was carried out on Tuesday 15th June 2021.

The desk top study has identified that a number of trees within the surveyed area are subject to tree preservation orders. The survey further revealed that the soils and geology of the site are of a free draining nature.

DETAILS FACTS OF FINDINGS

Further to the recommendations of this report it is essential that ongoing assessment of trees continues through a regular tree inspection programme as detailed in National Tree Safety Group Guidelines.

Implications on Construction

There are no new foundations within root protection areas of retained trees. Areas of pedestrian paving will require specialist geocell solution to protect the rootzones beneath. Protective fencing must be installed prior to commencement of construction activity on site and realigned as the project commences.

Implications to retained trees

The present layout results in the loss of a small section of hedgerow which can be mitigated with replanting within the site. One tree has been identified for removal within this application, this is due to poor condition as a result of fungal invasion rather than to facilitate construction. The removal of this tree can be mitigated with replanting.

Post Development Implications

The soils and geology of the site are noted from a desktop study as being free draining in nature and as such indirect damage from trees is unlikely.

The proposed layout integrates built form and retained trees in a way as to minimise impacts either to or from trees.

1 INTRODUCTION

Relevant background information

The initial survey was carried out by Middlemarch Environmental in September 2015, this identified the constraints presented by trees on or surrounding the site. This report is commissioned to determine the impacts of the proposed layout to trees and post development impacts from trees to the proposal.

Instruction

Braemar Arboriculture Ltd was commissioned by AWsape, to carry out this arboricultural survey.

Survey brief

To carry out a level 2 inspection and risk assessment of tree(s) located within the curtilage of Land off Tenford Lane, Upper Tean, and to determine the impacts of development upon the tree and any post development impacts resulting from the tree to the proposal.

Limitations of the survey

- No liability is accepted for defects hidden from view by vegetation or other obstacles to access.
- This survey is restricted to trees within the curtilage of the site or designated area.
- The statements, findings and recommendations made within this report do not take into account any effects of extreme climate and weather incidences, vandalism, changes in the natural and/or built environment around the trees after the date of this report, nor any damage whether physical, chemical or otherwise.
- Braemar Arboriculture Ltd cannot accept any liability in connection with the above factors nor where recommended tree management is not carried out in accordance with modern tree health care techniques, within timelines proposed and specification provided.
- Formal assessment of drainage, services, conduits and soil conditions, and other specialist arboricultural surveys (e.g., root collar examination, sonic tomography or climbed inspection) have not been made and are beyond the scope of this report.
- This report has been prepared for the sole use of the client no liability is accepted to third parties using this report.

- Trees are living biological organisms which are subject to change, as a result of pathogens, climatic factors or changes in the immediate surrounding environment. Whilst every effort is made to identify issues relating to safety, there are issues which are not identifiable to the naked eye and as such events of tree failure in part or whole can be experienced. As it is not possible to identify a tree as completely safe where trees are identified as no notable issues, they are deemed to be trees of normal risk.
- Where wind speeds in excess of Beaufort scale 7, (32-38 MPH Near Gale) or higher are experienced it should be noted that trees which appear healthy and free of defects can and do experience failure in part or whole and that it is not possible to predict such instance.
- This inspection remains valid for a period of 12 months from the date of inspection, or until a major storm is experienced, after such an event a new inspection is required.

Purpose & use of the report

This report is only concerned with those trees located within the curtilage of the designated site. Where trees outside of the site boundary overhang or are immediately adjacent to the boundary, comments may be made of conditions that affect the subject site.

The report is intended to be used by the client as part of a planning application for building development within the designated site.

METHODOLOGY & TECHNIQUES EMPLOYED

Desk study

The desk study was carried out to identify if any of the trees identified within or in close proximity to the site are subject to a Tree Preservation Order or Conservation Area constraint. Where applicable searches will also be made to determine further constraints such as Sites Special Scientific Interest or Ancient Woodland.

A second desk study was conducted to determine the soils and geology of the site, this used the Cranfield University LandIS and British Geological Society Websites.

Field techniques

The surveyed trees were individually inspected using the Visual Tree Assessment techniques (VTA, Lonsdale, 1999).

Information relating to tree dimensions, species, maturity and overall condition were recorded in accordance with the methodologies as described in British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

OBSERVATIONS & FINDINGS

DESK STUDY

Legal status

A number of trees along the southern site boundary are protected by tree preservation orders.

Soils & geology

- 1 The soil type commonly associated with this site is freely draining slightly acid sandy soil, (Landis).
- 2 The geology commonly associated with this site is Huddersfield White Rock – Sandstone. Sedimentary bedrock formed circa 320 – 322 million years ago in the Carboniferous period, (BGS).

Field survey

A field visit was carried out by Richard Allen (Arboricultural Consultant), details of the visit are shown in the table below.

General Details	
Date of visit	Tuesday 15 th June 2021
Surveyor	Richard Allen
Other persons present	None
Weather Conditions	
Cloud cover	None
Precipitation	None
Wind speed	Still

Site description

The site is formed of a rectangular parcel of land circa 0.6 ha in size which is located off Tenford Lane on the northern side of the road.

The site is entered via an existing gateway located in the south west corner of the plot on the southern boundary with Tenford Lane. The land slopes gradually upwards in a northerly direction. Hedgerows are identified on the eastern, southern and western boundaries and one hedge is identified running through the site from the northern boundary down to the southern boundary. All surveyed trees are located around the periphery of the site.

Species recorded during the survey

Species Common Name	Botanical Name
Alder	<i>Alnus glutinosa</i>
Apple	<i>Malus</i> sp.
Ash	<i>Fraxinus excelsior</i>
Blackthorn	<i>Prunus spinosa</i>
Elder	<i>Sambucus nigra</i>
Elm	<i>Ulmus</i> sp.
English Oak	<i>Quercus robur</i>
Hawthorn	<i>Crataegus monogyna</i>
Holly	<i>Ilex aquifolium</i>
Ivy	<i>Hedera helix</i>
Rowan	<i>Sorbus aucuparia</i>
Silver birch	<i>Betula pendula</i>
Sycamore	<i>Acer pseudoplatanus</i>

Overall tree condition

Overall, tree condition is good with only six trees being identified as category U, of these trees one located on the southern boundary overhanging Tenford Lane, is of concern, the remaining trees can all be retained for habitat values.

Maturity distribution

Most of the surveyed trees are identified within the early-mature to mature age classification.

Amenity Value

The entire site is clearly visible within a wider landscape and as such the amenity value of the site is

Specific Tree Issues

Tree T4541 is located on the western edge of group G2 on the southern site boundary. A fungal fruiting body of *Laetiporus sulphureus* is noted on the northern side of the trunk. There is a significant quantity of large dead limbs in the crown of the tree. This fungal species is noted for the failure of large limbs or even whole tree. A picture of the fungal fruiting body is shown on the following page.



Picture of *Laetiporus sulphureus* on base of tree T4541.

BS5837 Category Distribution

Table

British Standard BS5837:2012 Category	Trees identified within British Standard Category	Total
Category A	T4489, T4495, T44987, T4500, T4501, T4502, T4506, T4507, T4508, T4509, T4510, T4511, T4515, T4517, T4520, T4522, T4523, T4524, T4530, T4526, T4532, T4534, T4535, T4536, T4537, T51, T4538, T4539, T4540, T4542, T4543, G1,	32
Category B	T4491, T4493, T4494, T4504, T4505, T4518, T4519, T4521, T4529, T4527, T4528, T4533, T4544, G2	14
Category C	T4490, T4492, T4499, T4512, T4513, T4514, T4516, T4531, H1, H2, H3, H4	12
Category U	T4488, T4496, T4497, T4503, T4525, T4541	6
Total number of trees, groups & hedges for all categories		64

ARBORICULTURAL IMPACT ASSESSMENT

This section of the report details potential impacts that the proposal may have on trees identified within the tree survey.

IMPACTS of PROPOSED LAYOUT

Tree Removal

Tree T4541 is a mature Oak located on the southern boundary opposite Cavendish Road. This presents a fungal fruiting body of *Laetiporus sulphureus* which is a primary decay Fungi. The extent of dieback within the crown of the tree suggests that the tree is in severe decline and should be removed on the grounds of safety regardless of development taking place.

There is a requirement to remove two sections of hedgerow at the existing site entrance.

Tree Pruning

There are no noted requirements for pruning works with this application.

IMPACTS Of DEMOLITION & SITE CLEARANCE

Preliminary Access

The proposed site access will utilise the existing access off Tenford Lane for both construction purposes and permanent post development access. This will require the removal of circa 7.5 meters of hedge H1 and 16 meters of hedge H4 to facilitate the new bell mouth and visibility splay.

Demolition of Existing Built Structures

There are no requirements for demolition with this application.

Removal of Existing Hard Surfaces

There are no requirements for removal of any existing hardstanding with this application.

Removal of Existing Services

There are no requirements for the removal of existing services with this application.

Removal of Ground Vegetation

There are no arboricultural constraints to the removal of ground vegetation.

Ground Remediation From Site Clearance Operations

There are no requirements for any ground remediation as a result of ground clearance operations.

IMPACTS OF CONSTRUCTION & RELATED OPERATIONS

Position of Structures

There are no new built structures or new foundations located within root protection areas.

Working Within Root Protection Areas of Retained Trees

There is a requirement to work within the root protection areas of several retained trees along the southern boundary in order that boundary fencing and new hardstanding can be installed. Temporary ground protection can be utilised while these operations are carried out and the protective fencing aligned around them.

Working Within Canopy Spreads of Retained Trees

The installation of new boundary fencing to rear gardens will require working within the crown spreads of retained trees. There is sufficient clearance for these operations to proceed without the requirement for pruning works.

Overall Working Space

The proposed area of development is formed of an open field with trees and hedges to the periphery. Working space is sufficient to accommodate all operations and associated with the proposed development.

Site Access

The existing site access will be retained and used both during and post development. This will require the removal of two sections of hedgerow to accommodate the wider entrance and visibility splay.

Site Compound

I have not seen any plans for the position of a site compound however there is sufficient space within the area of proposed development to accommodate compounds for management and welfare.

Contractor Parking

A contractor car park can be established within the site compound.

Delivery & Storage of Construction Materials

Once the new access is established materials can be delivered directly into the site without impacting upon retained trees.

Protective Measures

It will be necessary to install protective fencing prior to any construction activity taking place on site. Fencing should ideally be formed of 2 meters high weldmesh panels supported on a driven scaffold frame. Fencing must be retained in situ until all construction activity is completed and cleared.

There are several paved areas around plots on the southern boundary which encroach into root protection areas. A geocell support system will be required to protect prevent damage to rootzones within these areas.

Installation of Services

I have not seen any details of underground service runs it is therefore assumed that underground services will enter the site via the main entrance and run beneath the access road. Based on the layout presented there are no arboricultural constraints to underground service runs.

Installation of New Hard Surfaces

All of the access roads, drives and parking areas are located outside of root protection areas.

There are a number of plots to the southern side of the development where paved areas encroach into the root protection areas of retained trees.

A geocell support system will be required to prevent damage to the root system from hardstanding. Final surface treatments for paved areas must be porous in nature.

Installation of Boundary Treatments

Where boundary fences are located within root protection areas post holes will require excavation by hand or the use of a “meta-post” spike with wooden posts to support fence panels.

POST DEVELOPMENT IMPACTS

Direct Damage to Structures

Based upon the presented layout, there is sufficient distance between built form and retained trees as to make direct damage from trees unlikely.

Indirect Damage to Structures

A desktop study of the proposed development area has identified the soils as free draining and the geology as sandstone. This information is indicative and it is therefore recommended that the developer undertake their own detailed assessment of soils and geology, if the results of such investigation determine a different outcome, then I ask that information is shared accordingly so as to determine any arboricultural impacts.

Shade Dominance

Trees along the southern boundary will cast shade across the open areas to the south of the buildings. A total of four properties will experience minor shade dominance, the shading will be minor and is not deemed to be of significant levels to be considered a constraint.

Seasonal Nuisance

There are no parking areas located beneath or in close proximity to retained trees. Garden areas along the southern boundary will be subject to the fall of leaves and acorns, these can easily be cleared by hand and are not deemed to be of excessive quantity.

Privacy and Screening

The retention of group G2 and trees T4538, T4539, T4540, T4542, T4543, and T4544 is essential in providing existing screening to the development. Where possible additional planting should be considered to bolster the screening effect and soften the view for residents on the southern side of Tenford Lane.

Future Pressure for Tree Removal/Pruning

There is sufficient distance between built form and retained trees as to make the increased pressure for tree removal or pruning as a result of development unlikely.

TREE PROTECTION & MITIGATION

In this section the initial measures required to protect retained trees are detailed.

General Tree Protection Measures

To minimise the potential for harm occurring to root systems or crowns of retained trees during the work phase it will be necessary to implement construction exclusion zones around retained trees and hedges. These are defined as areas around root protection areas and crown spreads in which no construction activities will take place.

It is recommended that the exclusion zones are afforded protection at all times through the use of tree protection barriers specified in accordance with BS5837:2012. No works will take place within the construction exclusion zone.

Tree Protection Barriers & Fencing

Protective fencing must be constructed in accordance with the specification detailed in BS5837:2012 (figure, 2; Appendix 3). Any variation of protective fencing must be agreed by the local planning authority.

Design Changes

Based upon the presented layout impacts to and from tree are minimal and are considered to be within acceptable limits.

ARBORICULTURAL METHOD STATEMENT

Use of the method statement

Tree protection measures specified within this document shall be agreed with the Local Planning Authority (LPA). If at any point tree protection measure are required to change, this must be agreed in writing with the LPA. The site manager is required to be familiar with this document, its purpose and conditions relating to it. Where clarification is required the site manager should liaise with the arboriculturist to clarify any issues. A copy of this document, and subsequent plans should be available on site at all times and be available upon request to any persons requiring to see them.

Timing of operations

In order that trees are provided maximum protection during the project, works will be phased in accordance with the following schedule.

Phase 1 – Carry out consented tree removals and pruning.

Phase 2 – Installation of all protective fencing and signage required to protect trees during the development.

Phase 3 – Ground works carried out.

Phase 4 – Above ground construction.

Phase 5 – Replacement surface treatment of existing hardstanding.

Phase 6 – On completion of construction work, landscaping can be carried out. Where it is necessary to use plant and machinery as part of the landscape works, protective fencing must be retained until such machinery is off site.

Phase 7 – Removal of all protective measure and site sign off.

Required tree works

There is a requirement for the removal of several trees and shrubs as well as pruning. All works are detailed in the table below.

Tree No.	Species (Common Name)	BS5837 Category	Recommended works
T4541	English Oak	U	Remove due to poor condition, replacement planting required
H1	Mixed broadleaf	C,2,3	Remove a 7.5 meters section to facilitate new access bell mouth
H4	Mixed broadleaf	C,2,3	Remove a 16 meters section to facilitate new access bell mouth

Access

The existing access point will be retained and utilised throughout and post development. This will require removal of a 7.5 meters section from hedge H1 and a 16 meters section from hedge H4.

There are no requirements for tree removal to facilitate access.

Restrictions within tree root protection areas

Tree root protection areas are denoted as construction exclusion zones, within the exclusion zones the following shall apply:

- No mechanical excavation whatsoever
- No excavation by any other means without arboricultural site supervision
- No hand digging without a written method statement having first been approved by the project arboriculturist
- No lowering of levels for any purpose (except removal of grass sward using hand tools)
- No storage of plant or materials
- No storage or handling of any chemical including cement washings
- No vehicular access
- No fire lighting

In addition to the above, further precautions are necessary adjacent to trees;

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builder's sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the root protection area of retained trees.
- No fire shall be lit such that flames come within 5 meters of tree foliage.

Avoiding damage to stems and branches

Care shall be taken when planning site operations in proximity of retained trees to ensure that wide or tall loads, or plant with booms, jibs and counterweights, can operate without coming into contact with retained trees. Such contact can result in serious injury to trees and might make their safe retention impossible.

Consequently, any transit or traverse of plant in proximity of trees shall be conducted under the supervision of a banksman, to ensure that adequate clearance from trees is at all times maintained. In some circumstances, it may be impossible to achieve this without pruning works known as “access facilitation pruning”.

Access facilitation pruning shall be kept to the barest minimum necessary to facilitate development and shall be carried out in strict accordance with British Standard BS3998:2010, Tree Work – Recommendations.

Protective fencing

Types of protective fencing and relevant ground protection are described in Appendix 3 of this report. Protective fencing must comprise of Heras weldmesh fence panels lashed to a driven scaffold frame. Protective fencing is denoted on the accompanying tree protection plan with a thick pink line. Distances for protective fencing can be found in the tree schedules in appendix 1 of this report and as shown on the accompanying tree protection plan. All protective fencing must be in place prior to construction commencing.

Protective fencing must remain in situ until all construction activity is cleared.

Ground protection

Working within root protection areas will be restricted to the installation of new boundary fencing and hardstanding for paved areas.

Temporary ground protection boards can be utilised for the fencing works.

Areas of new hardstanding should be marked out and protective fencing aligned around them, geocell support system should be installed to then protect the rootzone.

Site storage, parking & welfare facilities

The site will require provision for storage of materials, contractor parking, welfare facilities and materials drop off.

None of the above provisions will be located within root protection areas of retained trees.

A large area has been highlighted to the east of hedge H2

Hardstanding within root protection areas

New hardstanding within root protection areas will be limited to pedestrian paving. This can be installed using a 75mm depth of geocell support system such as Wrekin Products ProtecaWeb. This can then be covered with porous block paving as a final surface treatment. Details of installation are found in Appendix 4 of this report.

Installation of underground services

All underground services can be installed without impacting upon the root protection areas of retained trees.

In considering the layout of underground services, National Joint Utilities Group publication Volume 4 (NJUG Vol4) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees, should be consulted.

Installation of new boundary treatment

Boundary fencing for plots on the southern side of the development will be located within root protection areas of retained trees. It is essential that rootzones are not damaged by the installation of boundary fencing.

In the event of concrete posts being used post holes must be excavated by hand, any root below 25mm in diameter may be pruned appropriately using hand pruning equipment.

If wooden posts are to be utilised then a metal “meta-post” spike such as that shown in the picture on the following page should be utilised.



Picture showing Meta-post spike.

Landscaping

I understand that soft work landscape proposals are being drawn separately by AWscape.

Arboricultural monitoring and supervision

It is important to ensure that maximum tree protection is retained throughout the development process. In order that this may be achieved successfully a system of arboricultural monitoring and assessment is required.

Prior to any phase of works commencing on site, a pre-start meeting is to be held in order that protection of trees can be discussed and arranged as per the arboricultural method statement.

Thereafter visits must be undertaken at regular intervals, to ensure that tree protection measures are retained as per discussion and agreement and are maintained in a serviceable order. A record of all meetings and visits will be kept and logged, this will be submitted to the site agent, developer and local planning authority.

Regular contact will be maintained with the site manager to determine any forthcoming operations that may impact upon existing tree protection measures or require additional ones, or any further supervision required.

The arboricultural consultant will be advised a minimum of 72 hours prior to the commencement of any works that require their attendance (i.e., installation of non-dig driveway, services, removal/construction of hardstanding).

The arboricultural consultant will be required to attend the site to directly supervise all demolition and construction works that are to be undertaken within or adjacent to the root protection areas of all retained trees, and will be advised a minimum of 72 hours prior to the commencement of any works that require their attendance, these will include:

- Pre-commencement site meeting
- Location of tree protection measures
- Installation of new hardstanding within root protection areas
- Periodic site visits to monitor protective measures
- Sign of and removal of protective fencing

BIBLIOGRAPHY

The following technical publications and technical references have been used by the author to produce this report, whilst we acknowledge the use of these titles a direct reference may not have been made.

Reference: Industry Guidelines

BS 3998: 2010, Tree Work Recommendations, British Standards Institute.

Principles of Hazard Assessment and Management, 1999, Lonsdale D

Tree Root Systems, (1995) Dobson. M AAIS Publication Arboricultural Research Note (130/95/Arb)

The Body Language of Trees, (1995) Mattheck.C & Breloer H.

Tree Preservation Orders – A guide to the law and Good Practice (2000), DCLG

Tree Preservation Order Regulations

Geology of Britain Viewer 1:50,000, (2013), British Geological Society

Soilscape Viewer, Land information system, Cranfield University

APPENDIX 1 - TREE SCHEDULE

Tree ID

The position of surveyed trees is marked on the accompanying site plan. To enable easy identification of trees on site I have tagged each tree with an aluminium disk at a suitable point within the lower 2.5m of the main stem.

Species

The most commonly used name is only given.

Tree Height

The top height of the tree measured in meters.

Trunk Diameter

Measured at 1.5m from the highest point of ground level at the base of the tree.

Spread Radius

The spread of the trees crown radius measured in meters.

Maturity

Recorded a one of the following categories.

- Young – Recently planted or establishing tree that could be transplanted without the need for specialist equipment, i.e., less than 150mm diameter.
- Semi Mature – an established tree, but with some growth to make before reaching its potential maximum size. A tree within its first third of lifespan.
- Early Mature – A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread. A tree in its second third of lifespan.
- Mature – A mature specimen with limited potential for any significant increase in size, even if healthy. A tree in its final third of expected lifespan.
- Over Mature – A senescent (declining/degradation) or moribund specimen of low vigour within its final third of lifespan. Possibly also containing sufficient structural defects with safety and/or duty of care implications.
- Veteran – Specimens exhibiting 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.
- Dead – The tree is dead and cannot be clarified as a veteran tree. Its age up till death is of no significance

Comments

Observations made of the subject tree by the surveyor.

General Observation – Condition

Recorded as one of the following categories additional specific comments will also be made where applicable.

- Good – Generally in good health typical of the species needing little, if any, attention. Few minor defects of little overall significance such as physical damage or suppressed branches. Showing no adverse risk of failure/defects.
- Fair – A tree or trees with minor but rectifiable defects or in the early stages of stress, from which it may recover. Showing minor signs of deterioration. This could include a major defect in an early life stage, or multiple minor defects. A tree that may require work to remove or improve a defect.
- Poor – A tree or trees with major structural and physiological defects or stressed such that it would be a risk to retain in its current or future known situation. Unlikely to return to a good condition given time or remedial work.
- Dead – A tree or trees no longer alive. However, this could also apply to those trees that are dying and will be unlikely to recover, or are becoming or have become dangerous.
- Various – The tree may present a good structural characteristic but poor physiological one, or visa, versa.

Recommendations

The work required to procure an acceptable level of risk form the subject tree.

Priority

The maximum time in which recommended works must be carried out, the term within does not mean that delay is acceptable.

Tree No.	Species (Common Name)	Height (m)	Stem Dia. @ 1.5m (mm)	Branch Spread (m) N-E-S-W				Height of First Branch (m) and Direction	Canopy Height (m)	Life Stage. Y, SM, EM, M, OM	General Observations. Condition and Management Recommendations	Estimated remaining Contribution (Yrs.) <10, 10+, 20+, 40+	Retention Category	RPA - radius (m)	RPA (m2)
T4488	English Oak	19	710	9	3.5	9	9	2.5 N	1.5 N	M	Exposed rooting and decay on buttress roots. Fungal fruiting bodies of Honey Fungus noted around base of tree. Tree appears to be in decline with deadwood over 50mm diameter and 1 meter in length within the crown.	-10	U	8.52	228
T4489	English Oak	20	800	8	3.5	13	5.5	3 SW	2 S	M	Epicormic growth within crown and dieback of lateral branches suggesting early-stage decline. Exposed rooting at base of tree.	40+	A1	9.6	289.5
T4490	Sycamore	19	650	7	7	11	3.5	3 SE	1.5 N	M	Trunk bifurcates at 3m from ground level. Tree has developed with a lean to the south east. Deadwood over 50mm diameter and 1 meter in length within the crown. Exposed rooting around tree. Decay noted in main trunk.	10+	C1	7.8	191.1
T4491	English Oak	16	590	8	8.5	9.5	1	3 SE	2 S	EM	Exposed roots around tree. Damage and decay noted to base of tree. Suppressed by adjacent tree. Deadwood over 50mm diameter and 1 meter in length within the crown.	20+	B1,2	7.08	157.5
T4492	English Oak	13	400	2	2	5	1.5	2 S	2.5 S	SM	Sparse crown indicating tree is in decline. Exposed rooting around tree and deadwood over 50mm diameter and 1 meter I length within crown.	10	C1	4.8	72.4
T4495	English Oak	15	490	6	2	4.5	4	3 W	2.5 N	EM	tree is located outside of site boundary, limited inspection due to access.	40+	A1	5.88	108.6

Tree No.	Species (Common Name)	Height (m)	Stem Dia. @ 1.5m (mm)	Branch Spread (m) N-E-S-W				Height of First Branch (m) and Direction	Canopy Height (m)	Life Stage. Y, SM, EM, M, OM	General Observations. Condition and Management Recommendations	Estimated remaining Contribution (Yrs.) <10, 10+, 20+, 40+	Retention Category	RPA - radius (m)	RPA (m2)
T4493	English Oak	15	590	3	3.5	8.5	6.5	2.5 E	2.5 E	EM	Exposed rooting around tree. Deadwood over 50mm diameter and 1 meter in length. Crossing limbs, multiple bark wounds on main trunk.	20+	B1,2	7.08	157.5
T4494	English Oak	18	720	11	1.5	13	10	3 W	2.5 N	M	Exposed rooting around tree, deadwood over 50mm diameter and 1 meter in length within the crown.	40+	B1,2	8.64	234.5
T4496	English Oak	8	370	9	1.5	0	0	3 N	3 N	Y	Asymmetric and suppressed crown. Exposed roots around tree, tree is in decline.	-10	U	4.44	61.9
T4497	Ash	18	570	6	7	7	6	5 S	4 N	EM	Exposed rooting around tree, multiple cavities on trunk and into crown. Major wound on main trunk with extensive soft decay.	-10	U	6.84	147
T4498	English Oak	18	640	6	2	14	4	3 S	2.5 S	EM	Deadwood over 50mm diameter and 1 meter in length noted within the crown.	40+	A1,2	7.68	185.3
T4499	English Oak	15	320	1.5	2	7	4	2.5 N	2.5 N	EM	Exposed rooting around tree, Dieback on lateral branches, generally poor physiology.	10+	C1,2	3.84	46.3
T4500	English Oak	20	990	10	10	15	7	3 SE	2.5 N	M	Deadwood over 50mm diameter and 1 meter in length noted within the crown.	40+	A1,2	11.8	443.4
T4501	English Oak	15	460	8	6	11	8	3 W	3 W	EM	tree is located outside of site boundary, limited inspection due to access.	40+	A1,2	5.52	95.7
T4502	English Oak	19	610, 610	9	7.5	9.5	7.5	2.5 W	2 S	EM	tree is located outside of site boundary, limited inspection due to access.	40+	A1,2	10.4	336.7

Tree No.	Species (Common Name)	Height (m)	Stem Dia. @ 1.5m (mm)	Branch Spread (m) N-E-S-W				Height of First Branch (m) and Direction	Canopy Height (m)	Life Stage. Y, SM, EM, M, OM	General Observations. Condition and Management Recommendations	Estimated remaining Contribution (Yrs.) <10, 10+, 20+, 40+	Retention Category	RPA - radius (m)	RPA (m2)
4503	Apple	13	220, 360	2	5	6	6	1 W	1 S	EM	Tree is located outside of the site boundary but overhangs the boundary line. Large limb failure results in limb falling into the site. Tree is in decline.	10	U	5.1	80.5
T4504	English Oak	14	460	8	2	7.5	8	3 E	2.5 E	EM	Exposed rooting with occluding bark wounds. Deadwood over 50mm diameter and 1 meter in length within the crown.	20+	B1,2	5.52	95.7
T4505	English Oak	13	440	8	1.5	8.5	4	2 SW	3 S	EM	Deadwood over 50mm diameter and 1 meter in length noted within the crown.	20+	B1,2	5.28	87.6
T4506	English Oak	21	1020	11	10	12	13	2.5 W	2 W	M	Deadwood over 50mm diameter and 1 meter in length noted within the crown. Hazard beam splits noted on lateral branches, potential habitat features.	40+	A1,2	12.24	470.7
T4507	English Oak	18	640	9	6	9.5	9	3 W	3 W	EM	Deadwood over 50mm diameter and 1 meter in length within the crown.	40+	A1,2	7.68	185.3
T4508	English Oak	19	790	8	9	11	11	2.5 W	2.5 W	M	Deadwood over 50mm diameter and 1 meter in length within the crown.	40+	A1,2	9.48	282.3
T4509	English Oak	19	920	9	10	9	11	2 W	2 W	M	Deadwood over 50mm diameter and 1 meter in length within the crown.	40+	A1,2	11.04	382.9
T4510	English Oak	18	620, 880	11	11	9.5	12	3 S	2 S	M	Originally trifurcated but one trunk has failed. Exposed rooting around tree, deadwood over 50mm diameter and 1 meter in length within the crown.	40+	A1,2	12.9	524.2
T4511	English Oak	17	660	5	5	11	7	2 S	2.5 S	M	Deadwood over 50mm diameter and 1 meter in length within the crown.	40+	A1,2	7.92	197.1

Tree No.	Species (Common Name)	Height (m)	Stem Dia. @ 1.5m (mm)	Branch Spread (m) N-E-S-W				Height of First Branch (m) and Direction	Canopy Height (m)	Life Stage. Y, SM, EM, M, OM	General Observations. Condition and Management Recommendations	Estimated remaining Contribution (Yrs.) <10, 10+, 20+, 40+	Retention Category	RPA - radius (m)	RPA (m2)
T4512	Hawthorn	8	100	2	1.5	7	3	1 E	1.5 E	EM	Large amount of deadwood under 50mm diameter, tree has developed with a lean to the south.	10+	C1,2	1.2	4.5
T4513	Hawthorn	8	150	1	1.5	2.5	2	0 W	1.5 W	EM	Exposed rooting around tree. Poor specimen.	10+	C1,2	1.8	10.2
T4514	Hawthorn	8	180	1	1.5	2.5	1	0 S	1.5 S	EM	Exposed rooting around tree. Poor specimen.	10+	C1,2	2.16	14.7
T4515	English Oak	15	610	6	8	9.5	10	3.5 E	3 S	M	Exposed rooting around tree. Deadwood over 50mm diameter and 1 meter in length.	40+	A1,2	7.32	168.3
T4516	English Oak	14	760	2	8	10	9	2 W	2 W	M	Mallet sounding indicates trunk is hollow. Woodpecker hole noted on trunk. Deadwood over 50mm diameter and 1 meter in length within the crown. Exposed roots around tree. Major cavity on main trunk at 1.5 meters above ground level.	10+	C2	9.12	261.3
T4517	English Oak	17	970	9	8	7	10	2.5 SW	3 W	M	Bark wound on main trunk with decay evident. Trunk bifurcates at 3 meters from ground. Exposed rooting around trunk.	40+	A1,2	11.64	425.7
T4518	English Oak	18	430	2	2	6	6	3 NW	3 N	Y	Bark wound and decay to base of tree, deadwood over 50mm diameter and 1 meter in length within the crown.	20+	B1,2	5.16	83.6
T4519	English Oak	17	600, 670, 360	6	2	10	10	3 S	2.5 S	M	trifurcates at ground level, old occluding bark wound on main trunk. Bees nest present in wound.	20+	B1,2	11.6	424.6
T4520	English Oak	18	590	7	6	7	3	3 W	3 S	EM	Deadwood over 50mm diameter and 1 meter in length within the crown.	40+	A1,2	7.08	157.5

Tree No.	Species (Common Name)	Height (m)	Stem Dia. @ 1.5m (mm)	Branch Spread (m) N-E-S-W				Height of First Branch (m) and Direction	Canopy Height (m)	Life Stage. Y, SM, EM, M, OM	General Observations. Condition and Management Recommendations	Estimated remaining Contribution (Yrs.) <10, 10+, 20+, 40+	Retention Category	RPA - radius (m)	RPA (m2)
T4521	English Oak	12	480	7	3	8	8	2 W	3 W	Y	Exposed rooting around tree.	20+	B1,2	5.76	104.2
T4522	English Oak	17	520	8	2	8	4	4 S	4 S	EM	Deadwood over 50mm diameter and 1 meter in length within the crown. Dieback present on lateral and apical branches.	40+	A1,2	6.24	122.3
T4523	English Oak	18	650	3	5	8	5	4 SW	3 S	M	Deadwood over 50mm diameter and 1 meter in length within the crown. Dieback present on lateral and apical branches.	40+	A1,2	7.8	191.1
T4524	English Oak	17	440, 460	10	7	10	3	3 S	3 S	EM	tree is located outside of site boundary, limited inspection due to access.	40+	A1,2	7.6	183.3
T4529	English Oak	15	440	8	3	8.5	5	2.5 SW	3 S	EM	tree is located outside of site boundary, limited inspection due to access.	20+	B1,2	5.28	87.6
T4530	English Oak	16	480	9	5	2.5	5	3 E	4 N	EM	tree is located outside of site boundary, limited inspection due to access.	40+	A1	5.76	104.2
T4525	English Oak	4	400	0	1	11	1	N/A	3 S	Y	Tree leans excessively due to suppression. Hazard beam split present.	-10	U	4.8	72.4
T4526	English Oak	20	650, 780	10	12	11	9	3 S	1.5 N	M	Exposed rooting around tree. Trunk bifurcates at 0.5m. Deadwood over 50mm diameter and 1 meter in length within the crown.	40+	A1,2	12.2	466.4
T4527	English Oak	16.5	710	8	5	9	1	2.5 E	3 E	M	Exposed rooting around tree. Deadwood over 50mm diameter and 1 meter in length within crown. Cavity on main trunk is occluding.	20+	B1,2	8.52	228
T4531	English Oak	12	750	1	2	11	2	2 E	2 S	EM	Exposed rooting around tree. Deadwood over 50mm diameter and 1 meter in length within crown. Cavities present within limbs of the crown.	10+	C1,2	9	254.5

Tree No.	Species (Common Name)	Height (m)	Stem Dia. @ 1.5m (mm)	Branch Spread (m) N-E-S-W				Height of First Branch (m) and Direction	Canopy Height (m)	Life Stage. Y, SM, EM, M, OM	General Observations. Condition and Management Recommendations	Estimated remaining Contribution (Yrs.) <10, 10+, 20+, 40+	Retention Category	RPA - radius (m)	RPA (m2)
T4528	English Oak	15	640	3	6	9	5	2 W	3 S	M	Exposed rooting around tree. Deadwood over 50mm diameter and 1 meter in length within the crown.	20+	B1,2	7.68	185.3
T4532	English Oak	18	580	8	9	9.5	8	4 E	3 S	M	Deadwood over 50mm diameter and 1 meter in length within the crown.	40+	A1,2	6.96	152.2
T4533	English Oak	15	650	8	3	9	3	2 S	2.5 S	M	Main trunk bifurcates at 2m above ground level. Deadwood over 50mm diameter and 1 meter in length within crown, apical and lateral dieback of branches evident.	20+	B1,2	7.8	191.1
T4534	English Oak	16	610	9	5	12	6	3.5 S	3 S	M	Deadwood over 50mm diameter and 1 meter in length within the crown.	40+	A1,2	7.32	168.3
T4535	English Oak	18	700	8	10	9.5	5	2.5 E	2 S	M	Minor dieback of lateral branch growth noted. Small limbs hanging within crown.	40+	A1,2	8.4	221.7
T4536	English Oak	17	640, 570	5	7	6	8	3 NE	2.5 S	M	Main trunk bifurcates at 1 meter above ground level. Multiple tear wounds visible within the crown. Deadwood over 50mm diameter and 1 meter in length within the crown.	40+	A1,2	10.3	332.3
T4537	English Oak	15	590	6	6	7	6	3 E	2.5 S	EM	Exposed rooting with occluding bark wounds. Deadwood over 50mm diameter and 1 meter in length within the crown.	40+	A1,2	7.08	157.5
T51	Ash	15	1000	9	9	9	10	3 E	2.5 E	M	Tree is located outside of survey area. Deadwood over 50mm diameter and 1 meter in length within the crown.	40+	A1,2	12	452.4
T4538	English Oak	14	590	7	7	8	7	3 S	3 S	M	Ivy present on main trunk which obscures thorough inspection.	40+	A1,2	7.08	157.5

Tree No.	Species (Common Name)	Height (m)	Stem Dia. @ 1.5m (mm)	Branch Spread (m) N-E-S-W				Height of First Branch (m) and Direction	Canopy Height (m)	Life Stage. Y, SM, EM, M, OM	General Observations. Condition and Management Recommendations	Estimated remaining Contribution (Yrs.) <10, 10+, 20+, 40+	Retention Category	RPA - radius (m)	RPA (m2)
T4539	English Oak	14	580	7	7	9	5	1 E	2.5 N	M	Deadwood over 50mm diameter and 1 meter in length within the crown.	40+	A1,2	6.96	152.2
T4540	English Oak	15	770	9	3	9	8	2 SW	2 N	M	Ivy present on main trunk which obscures thorough inspection.	40+	A1,2	9.24	268.2
T4541	English Oak	14	1120	7	7	6.5	6	3 N	3 N	M	Deadwood over 50mm diameter and 1 meter in length within the crown. Apical and lateral dieback of limbs. Exposed rooting with bark wounds. Fungal fruiting bodies of Laetiporus sulphureus on lower trunk.	-10	U	13.44	567.5
T4542	English Oak	11	440, 800	6	7.5	7	7.5	3 E	3 N	M	Trunk bifurcates at ground level, Ivy present on main trunk which obscures thorough inspection. Deadwood over 50mm diameter and 1 meter in length within the crown.	40+	A1,2	11	377.1
T4543	English Oak	10	910	7	11	9	6	2 W	1.5 E	M	Minor bark wounds on trunk.	40+	A1,2	10.92	374.6
T4544	English Oak	8	730	6.5	7	8	6.5	3 W	1 E	M	Ivy present on main trunk which obscures thorough inspection. Deadwood over 50mm diameter and 1 meter in length within the crown.	20+	B1	8.76	241.1
G1	Ash, Alder, Elder, English Oak, Hawthorn, Rowan, Silver birch	20	700	5	5	5	5	0 S	0.5 N	Y/M	Mixed broadleaf woodland belt located outside of the site along the northern boundary.	40+	A1,2	8.4	221.7

Tree No.	Species (Common Name)	Height (m)	Stem Dia. @ 1.5m (mm)	Branch Spread (m) N-E-S-W				Height of First Branch (m) and Direction	Canopy Height (m)	Life Stage. Y, SM, EM, M, OM	General Observations. Condition and Management Recommendations	Estimated remaining Contribution (Yrs.) <10, 10+, 20+, 40+	Retention Category	RPA - radius (m)	RPA (m2)
G2	Elder, English Oak, Hawthorn, Holly	9	310	4.5	4.5	4.5	4.5	0 N	0 N	Y, EM	Mixed broad leaf group located on the southern site boundary with Tenford Lane.	20+	B2,3	3.72	43.5
H1	Elder, Hawthorn, Holly	3 to 7	140	3.5	3.5	3.5	3.5	1.5 E	1.5 E	Y to EM	Under managed hedgerow, Dead and dying trees present.	20+	C2,3	1.68	8.9
H2	Elder, Hawthorn, Holly	3 to 7	90	2	2	2	2	0 N	0 N	Y to EM	Under managed hedgerow, Dead and dying trees present. Sparse in sections.	20+	C2,3	1.08	3.7
H3	Hawthorn, Holly	1.5 to 2	80	1.5	1.5	1.5	1.5	0 W	0 W	EM	Historically hedge has been laid, managed on regular basis with flail.	20+	C2,3	0.96	2.9
H4	Apple, Ash, Blackthorn, Elder, Elm, Hawthorn, Hazel, Holly, Sycamore	0.5 to 3	140	1	1	1	1	0 N	0 N	Y to EM	Historically hedge has been laid, managed on regular basis with flail. Ivy growth is suppressing the hedge in sections.	20+	C2,3	1.68	8.9

APPENDIX 2 – DRAWINGS

Drawings associated with this report are:

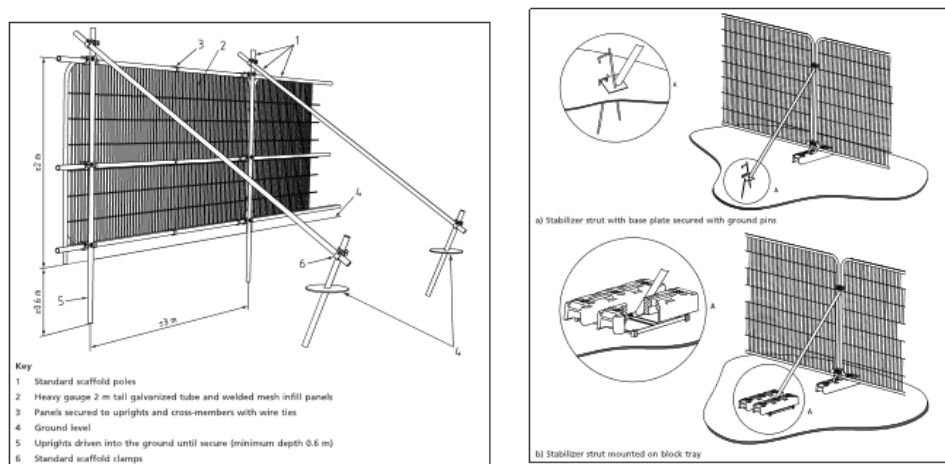
BALDS019-21 TPP, Tree Protection Plan, Land off Tenford Lane, Revision B, 1:500@A0

APPENDIX 3 – PROTECTIVE MEASURES

There is a necessary and mandatory requirement to protect all retained trees during the Construction process. Protective measures must consider the above and below ground constraints of trees. Protective measures must also be employed where demolition work is to be carried out.

Above ground protection

Protective fencing must be placed in accordance with the approved tree protection plan. The edge of each RPA is denoted by a pink line, this is at the radius distance from the centre of the tree and will encompass the full RPA in meters squared. The radius and area in meters squared are found within the tree schedule in appendix 2 of this document. Examples of protective fencing are shown in the following diagrams which are taken from BS 5837 – 2012.



Examples of protective fencing

Protective fencing should comprise of Heras panels or similar, interlocked and attached firmly to a driven scaffold frame braced to withstand impacts.

Warning signs must be attached to protective fencing to inform site users and operatives that protective fencing must not be moved. An example of such a sign is shown on the following page.

Example of RPA warning sign



Below ground protection

There are circumstances where it is necessary to work within the RPA of a retained tree, in this instance measures must be taken to ensure that the ground is suitable protected to prevent compaction or damage of the root zone. Examples of temporary ground protection are stated in the table below.

Usage	Description of protection measure
Pedestrian movement only.	A single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to create a suspended walkway, or on top of a compression-resistant layer (e.g., 100mm depth of woodchip) laid on to a geotextile membrane.
Pedestrian movement and operated plant up to a gross weight of 2 Ton.	Proprietary, inter-linked ground protection boards placed upon a compression-resistant layer (e.g., 150mm depth of woodchip) laid on to a geotextile membrane.
Wheeled or tracked construction traffic exceeding 2-ton gross weight.	An alternative system (e.g., proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

Additional precautions

The planning of site operations should consider the implications of wide loads, and the access and movement of plant with booms, jibs and counterweights. The use of these plant items should be considered so as to prevent contact with retained trees. Any movement of site should be under the supervision of a “banksman” to ensure that adequate clearance is maintained at all times.

APPENDIX 4 – PERMANENT HARD STANDING IN ROOT PROTECTION AREA

There are circumstances where it is necessary for permanent hardstanding to be installed within the RPA of a retained tree. In these circumstances there is a requirement for cellular confinement system to be installed, this creates a porous sub-base which is topped with a porous surface treatment allowing the exchange of gases and moisture between the air and ground beneath the hardstanding. There are numerous manufacturers of such products which are widely available within the United Kingdom.

Types of cellular support system

In this instance we have specified Protecta-webb designed by Wrekin Products. The system sits on a geotextile membrane and is filled with washed angular stone before the final surface treatment is laid on the top.

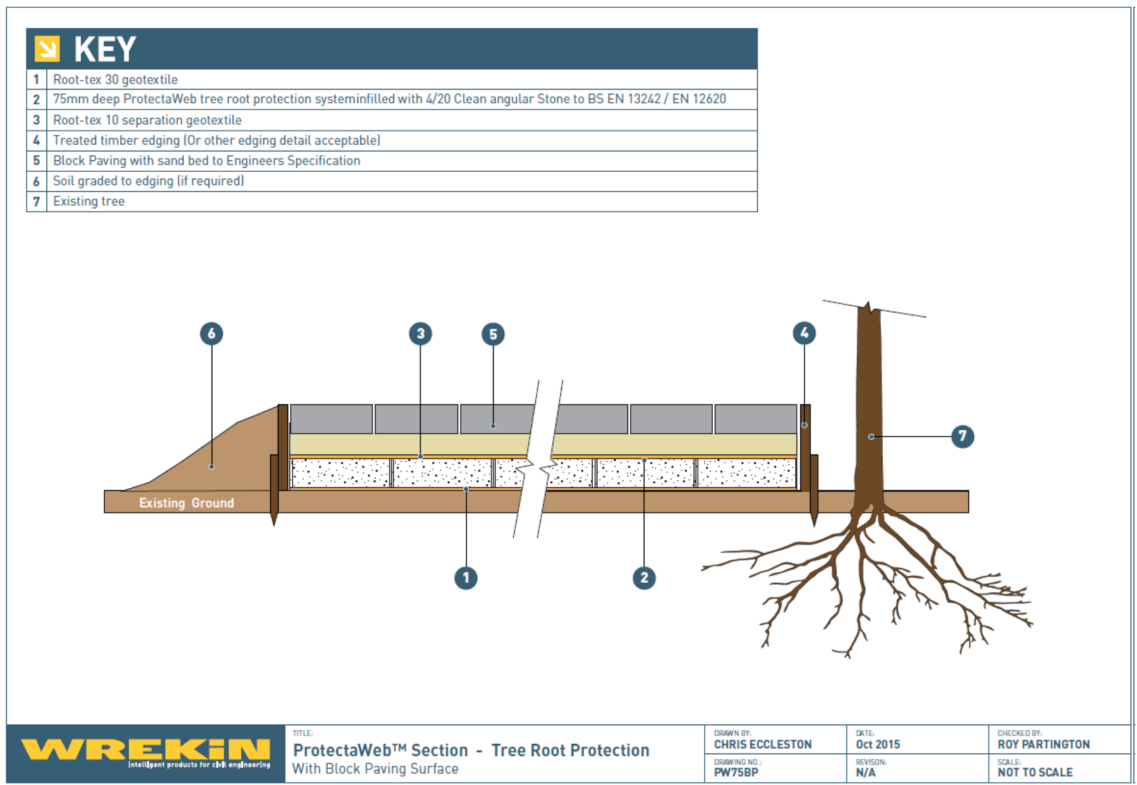


Image of ProtecaWeb 75mm with porous block paving surface treatment

The following methodology should be used for the installation of the Geo-Grid “no-dig” drive.

Protecta Web Method Statement

Materials List

- Sharp Sand to level area of construction
- Protecta Web 3-Dimensional Cellular System 75mm
- Root-Tex 30 minimum separation and protection fleece
- Root-Tex 10 minimum separation geotextile
- Steel 700mm staking pins
- Stapler and staples / heavy cable ties
- 4/20mm or 40/20 mm Clean angular stone to BS EN 13242 & 12620
- Final surface treatment materials

Stage 1 – Ground Preparation

- Remove surface vegetation to treat with suitable herbicide to level. This should be under the supervision of the project Arboriculturist
- Fill any hollows with sharp sand and or no fines 4/20mm angular stone
- Place Root-Tex 30 Geotextile over the area to be protected ensuring laps with a minimum of 300mm
- Mark out the area to be protected with edging rail. Example, timber boards

Stage 2 – Installation of Protecta Web TRP

- Roll out Protecta Web 75 over the area to be protected
- Insert 4 equally spaced steel pins along the width of the panel
- Expand the panel over the Root-Tex 30, extend to the required length, then pin across the opposite panel end
- Pin along the length of the panel each side
- If full panels are not being used then ensure cells have been expanded to their full dimension
- Staple or cable tie any adjacent panels together

Stage 3 – Filling the Protecta Web

- Treated timber boards to be used as edge restraints, these may be held in place with driven metal bars.
- Fill the cells of the Protecta Web with 4/20mm or 40/20mm clean angular stone
- Allow 25mm overfill for any settlement of stone into cells

Stage 4 – Final Surface Treatment, porous tarmac.

- Slightly surcharge the Protecta Web with 25mm of 4/20mm or 40/20mm clean angular stone

It is essential that all kerbing within root protection areas is non-invasive, concrete kerbs must be substituted for an appropriate product such as Everedge, Titan, galvanised steel landscape edging, shown in the picture below.



APPENDIX 5 – LIMITATIONS & DISCLAIMERS

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Loss or alteration of any part of this report invalidates the entire report.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in their qualification.

This report and values expressed herein represent the opinion of the consultant/ appraiser, and their fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

Unless expressed otherwise; (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

APPENDIX 6 – CERTIFICATION OF PERFORMANCE

I, Richard Allen, certify that:

- I have personally inspected the trees(s) and the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the terms of the assignment.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and based on current scientific procedures and facts.
- My analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practice.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favours the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I hold a level 4 qualification in arboriculture and professional membership of the Arboricultural Association and Consulting Arborist Society. I am level 3 professional tree inspection qualified and hold insurance to carry out tree inspection as per the terms of this survey.

Signed: Richard Allen



HNC, M.Arbor.A, CAS, Lantra Professional Tree Inspection Qualified, Consulting Arborist Society – Arboricultural Mortgage Insurance and PTI accredited. LANTRA Instructor – Basic Tree Inspection

For and on behalf of **Braemar Arboriculture Limited**

Date of Report – 14th July 2021



Professional Tree Consultants



Tree Inspections / Reports
Hazard Tree Assessments
Sonic Tomograph Assessments
Climbed Inspections
BS5837:2012 – Arboricultural Impact Assessments
Arboricultural Method Statements
Tree Protection Plans
Landscape Schemes

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