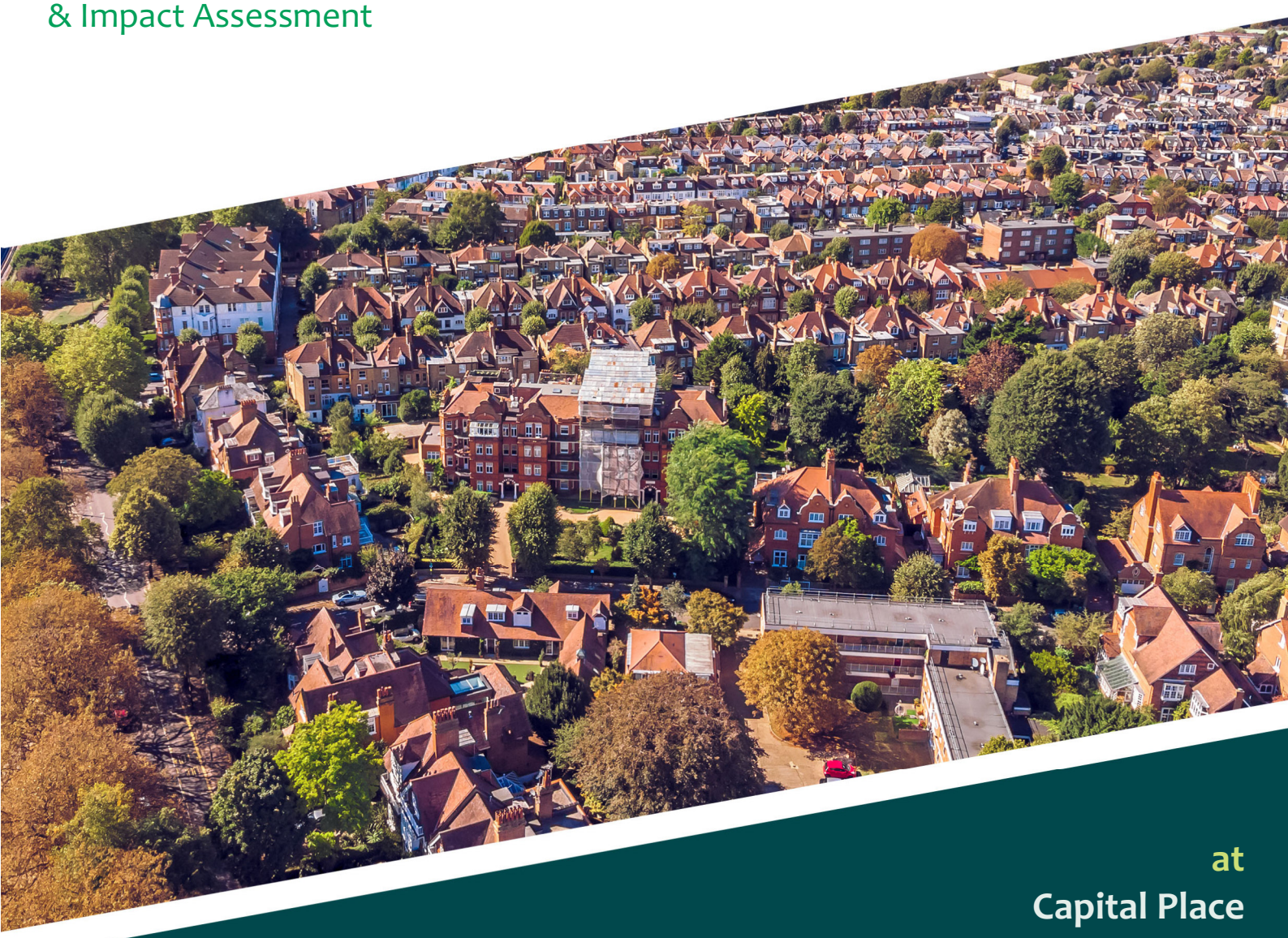
BS 5837
Arboricultural Report

CROWN Tree Consultancy

Branching out through England and Wales

& Impact Assessment



at

Capital Place
120 Bath Road
Harlington
UB3 5AN

Dated

16th December 2025

Contents

1. Introduction

1.1. Instruction

1.1.1. We are instructed by Toyoko Inn Co, Ltd to:

- Undertake a Tree Survey to BS 5837 at Capital Place and assess all trees potentially within influencing distance of proposed development within the site.
- Plot the trees on a Tree Constraints Plan and record the data in a Tree Data Schedule.
- Provide preliminary management recommendations for the tree stock (independent of development proposals).
- Assess the potential impact of the development proposals and provide guidance as to appropriate mitigation measures.
- Produce an Arboricultural Impact Assessment for submission to the local authority.

1.2. Purpose of this Report

1.2.1. This report is produced according to the guidance and recommendations within *BS 5837: 2012 - Trees in Relation to Design, Demolition, and Construction.* It is tailored to accompany a planning application. It assesses the impact of all proposed construction works on the tree population. Tree removal, canopy pruning, and the impact upon roots from various groundworks are all considered in detail. Best practice mitigation is specified wherever appropriate.

1.2.2. This document should not be used to inform management decisions relating to liability or risk management. Such decisions should be based on a more detailed inspection of the trees than was carried out for this report.

1.3. References

1.3.1. We have liaised with our client to attain an adequate understanding of the project to enable us to carry out an accurate assessment of the proposals.

1.4. Author

1.4.1. This report was compiled by Emma Hoyle FDSc (Arboriculture), ED (Forestry & Arboriculture), M. Arbor. A. Emma's resumé can be found in Appendix 3.

2. The Survey

2.1.1. A visual ground-level assessment of all trees was undertaken on the 29th of October 2025 by Carl Lothian. No climbed inspections or specialist decay detection were undertaken.

2.2. Methodology

2.2.1. Structural condition was assessed by inspecting the stem and scaffold branches, looking for weak branch junctions, symptoms of decay, or other structural defects. Any recommended works were made to ensure the trees are in acceptable structural condition. The position of the tree and its potential targets were considered.

2.2.2. Physiological condition was assessed by inspecting the stem, branches, and foliage for symptoms of disease. The vigour of the tree was also considered.

2.2.3. Key measurements were obtained using a diameter tape, clinometer, distometer and logger's tape. Where this was not practical, measurements were estimated.

2.2.4. Some trees may be surveyed as groups, though this is usually avoided close to areas likely to be developed.

2.2.5. The tree locations shown on the accompanying drawings are based on a measured drawing of the site supplied to Crown Tree Consultancy. This drawing had the tree positions already plotted. Where applicable, additional trees have been plotted by us according to measurements taken on-site.

2.2.6. Finally, a *Retention Category* was allocated. The relevant BS5837 2012 cascade chart is duplicated below.

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*			See Table 2
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

2.2.7. Further guidance on interpreting BS 5837 and our survey methodology is given in Appendix 1.

2.3. Survey Extent

2.3.1. The area indicated below[1] shows the extent of the site. Our survey included all trees within the curtilage of the property and those adjacent to it.

2.4. Summary of Observations

2.4.1. Capital Place is a commercial property with a large surrounding car park. The site is located on the corner of High Street Harlington and Bath Road.

2.4.2. Within the survey area, we identified two Retention Category A trees, 24 Retention Category B trees, 54 Retention Category C trees, and two Retention Category U trees.

2.4.3. The Tree Constraints Plan and Tree Data Schedule (see Appendix 4) should be referred to for descriptions and locations of all trees.

[1] Image taken from Google Earth and may not be current

3. Vegetation Overview (independent of proposals)

This section summarises all the recommendations within the Tree Data Schedule regardless of whether trees are to be retained, felled or pruned to facilitate the proposed development. It does not specify works that may be required to facilitate the development proposals.

3.1. Preliminary Management Recommendations

3.1.1. The following recommendations are made in order to maintain the trees in an acceptable condition:

- T019, T042 and one dead tree within G050 are recommended for removal.
- T030 and T048 have defects which we recommend are monitored.

3.1.2. All other trees were deemed to be in satisfactory condition.

3.2. Work Priority and Future Inspections

3.2.1. The table below suggests a schedule for completing the works recommended in the Tree Data Schedule based on the perceived risk. **Where funds permit, works should be undertaken sooner, though it is not recommended that the timescales below are extended.**

Work Priority	Definition	Tree Number
Urgent	As soon as possible	None
Very High	Within 1 Month	None
High	Within 3 Months	None
Moderate	Within 1 year	T019, T030, T042, T048 and G050
Low	Within 3 years	None

3.2.2. The table below suggests a schedule of future inspections based on the condition and location of each tree:

Inspection Frequency (years)	Tree Number
0.5	None
1	T048 and G059
1.5	T002
3	All other retained trees

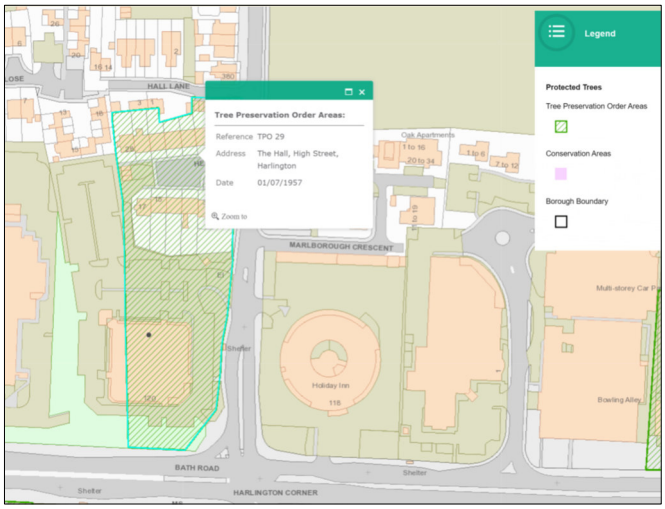
3.2.3. The trees should be inspected sooner if there is a noticeable decline in their condition or following extreme weather events.

4. Statutory Protection – TPOs and Conservation Area Status

Before undertaking most works on trees protected by a tree preservation order[2], consent needs to be formally obtained from the local authority. Where trees are in a conservation area (but not protected by a TPO), works are generally not permitted without first giving the local authority six weeks' notice of intention[3]. Unauthorised works to protected trees, or trees in a conservation area, may result in criminal prosecution and a fine. Where works are required to implement a fully approved development, no such consent or notice is required.

4.1. Desktop Research

4.1.1. On the 10th of October 2025, we accessed the local authority website. A screenshot is produced below:



- The site is not within a conservation area.
- There are tree preservation orders affecting trees within the eastern side of the site (Ref: TPO 29, date 01/07/1957). Trees protected by Order TPO 29, are believed to be: G001 – T023 (inclusive), T025, T027, T028, T051, G052, G054 – T061 (inclusive) and T076 – T084 (inclusive).
- There are tree preservation orders on trees immediately adjacent to the site.

4.2. Felling Licences

4.2.1. Felling licences issued by the Forestry Commission are sometimes required before removing trees. However, these licenses are aimed toward woodland and forestry management. Felling licences are NOT required for any of the following:

- Lopping, topping or pollarding.
- Removal of small trees (stem diameter less than 8cm) or fruit trees.
- Works to any trees growing within domestic gardens, orchards, or the Inner London boroughs.
- Operations involving less than five cubic meters of timber in any quarter year.
- Thinning and understorey clearing operations.
- Dangerous trees, nuisance trees, some diseased trees.
- Where removal is required to enable a fully approved development.

4.2.2. More detailed guidance can be found at https://www.gov.uk/government/publications/tree-felling-getting-permission

4.2.3. Hence, a felling licence will be required for the removal of more than five cubic metres of timber, unless any of the above exemptions apply.

[2] https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas

[3] During this time, the local authority may elect to create a tree preservation order or to inform the applicant that they have no objection to the proposed works. If the local authority does not respond within six weeks, then the intended work may be undertaken. Note: the local authority cannot refuse consent for works to trees within a conservation area; they may only create a tree preservation order if they wish to have further control over what works are undertaken.

4.3. Species Present – Additional Information

4.3.1. The table below contains general information about the tree *species* (rather than the actual tree *specimens*) included in the survey. Its purpose is to assist readers who are unfamiliar with the characteristics of the various species.

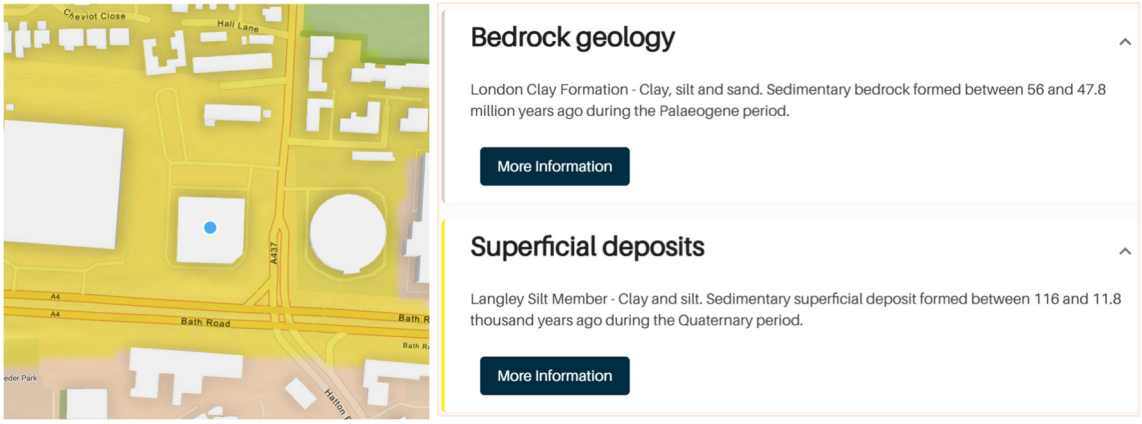
Species	Typical Height at Maturity (m)	Typical Canopy Spread at Maturity (m)	General Notes
Apple	6	8	Deciduous tree native across Europe and W. Asia. Hundreds of cultivars available due to its popular fruit. Flowers white, pink or red in spring. Some species will self-pollinate. Most species have a relatively untidy habit. Older specimens are susceptible to a variety of rusts, moulds and cankers. Excellent habitat tree. Visit http://www.pfaf.org/user/Plant.aspx?LatinName=Malus+domestica for more info.
Cherry	8	10	Many cultivars available, bred for their abundance of spring flowers, edible cherries or ornamental bark (e.g. Tibetan Cherry). Usually white or pink flowering, often in very early spring. Usually with a single bole to around 2.5m and multi-stemmed thereafter. Most varieties have excellent autumn colour.
Eucalyptus	30	12	Very vigorous evergreen tree from Australia. One of the world's fastest growing trees. Hundreds of species exist, the most commonly planted in the UK being the Cider Gum which was once tapped for its 'cider'. Most have a blue/grey appearance to their canopy and stringy, peeling bark with shades of orange-grey and salmon-pink. Oil from its leaves is a powerful antiseptic. Visit http://www.pfaf.org/user/Plant.aspx?LatinName=Eucalyptus+gunnii for more info.
Hornbeam	25	14	Deciduous tree native to Southeast England and across Europe. Bark is smooth and grey on a stem which is often twisted and sinewy. Leaves sharply toothed and deeply veined. Tolerant of heavy clay soils. Formerly coppiced and prized for its durable timber, which was used in wheel hubs, piano hammers, mill wheels and chopping blocks. Visit http://www.pfaf.org/user/Plant.aspx?LatinName=Carpinus+betulus for more info.
Lime	25	12	Very common street tree. Several species exist; the one most often found in woods is 'common lime' which produces a mass of suckers at the stem base, making it very cheap to propagate. Limes have non-symmetrical heart shaped leaves which are much loved by aphids (hence the sticky honeydew on cars parked beneath). Limes are tolerant of heavy pruning and are often managed as pollards. Old limes tend to support a lot of small dead branches. Visit http://www.pfaf.org/user/Plant.aspx?LatinName=Tilia+x+europaea for more info.
Norway Maple	25	16	Deciduous tree native to S. Norway, S. Sweden and across Europe. Red buds and light brown grooved bark distinguish it from sycamore in winter. Visit http://www.pfaf.org/user/Plant.aspx?LatinName=Acer+platanoides for more info.
Pedunculate Oak	20	16	Deciduous, long-lived tree native and common throughout Europe with very durable timber. Excellent habitat tree - provides food and shelter for thousands of native species. Can be very attractive as a mature open grown specimen though not particularly ornamental, having no autumn colour or showy flowers. Responds well to pruning. Visit http://www.pfaf.org/user/Plant.aspx?LatinName=Quercus+robur for more info.
Poplar	30	18	Rapidly growing deciduous genus of predominantly large trees. Mostly introduced to Britain, excepting the native Black Poplar. Tolerant of heavy pruning. Timber makes poor firewood. Not suitable for small gardens.
Silver Birch	16	10	Deciduous native tree. A pioneer species requiring good lighting levels that will readily colonise open ground. Relatively short lived and surpassed in woodland by dominant species such as oak and beech. Attractive white bark and graceful, delicate form make this a popular garden tree. Visit http://www.pfaf.org/user/Plant.aspx?LatinName=Betula+pendula for more info.
Silver Maple	30	20	Deciduous tree native to N. E. America. Cut leaved version is regularly planted. Outstanding autumn colour. Irregular, airy domed crown, often with weeping outer branches.
Sycamore	25	16	Deciduous tree native to S. Europe, widely naturalised in the UK. Often regarded as a weed species due to its invasive nature and ability to tolerate most conditions. Responds well to pruning. Not a good tree to park beneath in summer due to the sticky sap secreted by aphids. Visit http://www.pfaf.org/user/Plant.aspx?LatinName=Acer+pseudoplatanus for more info.
Wellingtonia	50	20	Also called Giant Sequoia and Giant Redwood, this enormous evergreen tree from S. W. USA tends to have a straight vertical stem with drooping branches. The bark is dark red and very spongy - can be punched hard without causing pain to the knuckles. Visit http://www.pfaf.org/user/Plant.aspx?LatinName=Sequoiadendron+giganteum for more info.

The figures quoted regarding typical height and canopy spread should be treated as approximate. Actual heights and spreads vary according to several environmental factors such as soil conditions, climate, and the presence of competing vegetation. The figures quoted are not the maximum dimensions that the species may attain.

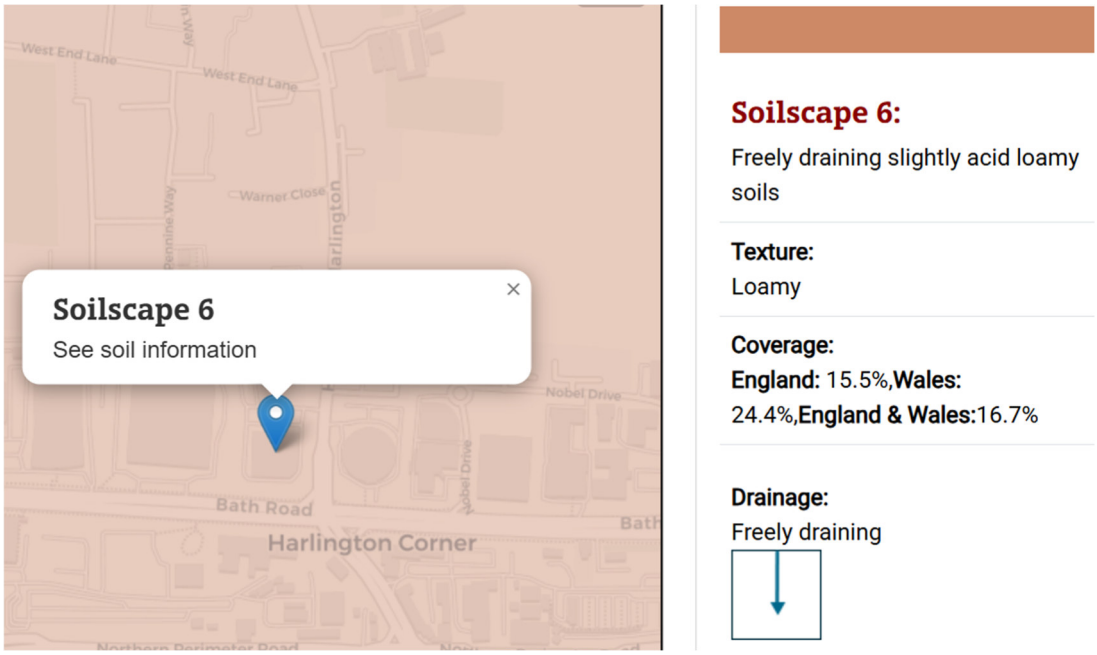
5. Local Geology and Soils

5.1. Desktop Research

5.1.1. Desktop research into local geology based on the postcode **UB3 5AN** obtained the following results:



Source: https://geologyviewer.bgs.ac.uk/?_ga=2.100849601.17774785.1660229567-1737936254.1660229567



Source http://www.landis.org.uk/soilscapes/

5.2. Site Investigations

5.2.1. We are unaware of any specific investigations into soil properties at the site.

5.3. Conclusion and Relevance

5.3.1. Based on the information reproduced above, local soils are assumed to have a loamy texture.

5.3.2. Loamy soils contain a mixture of clay and sand. Soil compaction may occur due to vehicular activity on building sites, so ground protection is recommended wherever vehicles operate. Most tree species will grow well in loamy soils.

6. Arboricultural Impact Assessment

6.1. Overview

6.1.1. The proposal comprises a change of use of the existing building from Class E (office) to Class C1 (hotel), with an infill extension, together with ancillary hotel facilities, car parking, drop-off and servicing arrangements, and associated landscaping as indicated on the drawings in Appendix 4. The existing layout is indicated in black, and the footprint of the proposed layout is indicated in pink.

6.1.2. The table below summarises the potential impact on trees due to various activities.

	Trees Affected
Tree Removal: Retention Category A	None
Tree Removal: Retention Category B	None
Tree Removal: Retention Category C	T014, T015, T016, T062, T063, T064, T081 and T083
Tree Removal: Retention Category U	T019 and T042
Tree Pruning	T007, T008, T009 and G039
RPA: Building Foundations	None
RPA: Other Foundations	None
RPA: New Gravel Surface	T009, T010, T017, T018, T020, T021, T022 and T023
RPA: Replace Existing Hard Surface	None
RPA: Underground Services	None
RPA: Change of Ground Levels	None
RPA: Soil Compaction	Trees adjacent the construction area (preventable by installing tree protection measures)

6.1.1. Other potentially damaging activities often associated with construction sites include demolition or the careless use of plant machinery, hazardous materials, or fires. All of the above potential impacts are considered in detail throughout this Section.

6.2. Tree Removal

6.2.1. As part of the development, it is proposed to remove eight Retention Category C trees (T014, T015, T016, T062, T063, T064, T081 and T083). None of these trees are considered to have a high amenity value. Two Retention Category U trees (T019 and T042) are also proposed for removal; however, this is due to their poor condition. The removal of T019 and T042 is not a direct impact of the proposed development.

6.2.2. The removal of the Retention Category C trees is predominantly to facilitate landscaping improvement works across the site, with the exception of T081 which requires removal to facilitate the access for a single-decker stagecoach bus to enter the car park.

6.3. Mitigation Planting

6.3.1. A variety of fourteen new trees, and a mixture of shrubs and hedges are proposed around the site as part of the proposed development; this shall help mitigate the loss of those proposed for removal to facilitate the development as detailed above.

6.3.2. Please refer to the re-form Landscape Architects drawings for further, detailed information.

6.4. Tree Pruning

6.4.1. Some light canopy pruning works are proposed to ensure adequate clearance for vehicle use and parking. The table below specifies the proposed pruning works:

Tree No	Recommendation	Reason
T007, T008 and T009	Crown lift lower foliage to provide a clearance of 4m above ground level.	To provide adequate clearance over the coach parking bay.
G039	Trim back to the edge of the parking spaces and crown lift any low hanging foliage to a height of 2m.	To provide adequate clearance over the car parking bays.

6.4.2. So long as the tree pruning works are undertaken sympathetically in accordance with BS3998 guidelines, the proposed pruning shall not have a significant impact on the trees' health or amenity values.

6.4.3. Additional pruning/trimming works are proposed to the understorey vegetation around the site to increase clearance for use of the existing car parking spaces and as part of site improvements.

6.5. Impact of Foundations

Building Foundations:

6.5.1. No new building foundations are proposed within the Root Protection Area of any retained tree. Consequently, no restrictions on foundation design or implementation are considered necessary from an arboricultural perspective.

6.6. Impact of Surfacing

6.6.1. As part of the proposed landscaping works, new pedestrian surfacing is proposed for seating areas around the site. The removal of soft ground and clearance of vegetation is required, and gravel surfaces installed.

6.6.2. The table below details the recommended methodology to ensure minimal impact on Root Protection Areas:

Tree No	Nature of Surfacing	Recommended Methodology
T009, T010, T017, T018, T020, T021, T022 & T023	Soft surface replaced with a gravel surface.	• Following removal of any shrubby understory (as and where applicable) excavation should not exceed the removal of turf or loose topsoil (maximum excavations depth 50mm). • Hand tools only are to be used for excavations. • A rigid 3D Cellular system is to be laid to retain the gravel.

6.6.3. These measures shall ensure minimal impact on roots and shall ensure good rooting conditions are maintained.

6.6.4. No further works are proposed to the existing hard surfaces around the site over Root Protection Areas.

6.7. Underground Services

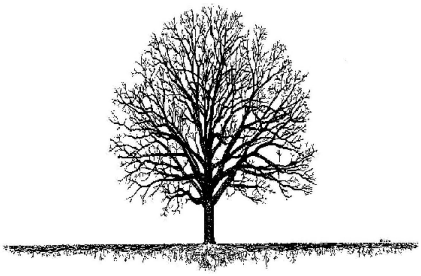
6.7.1. We are not aware of any new underground services that require installation to facilitate the proposal.

6.8. Changes in Ground Levels

6.8.1. No changes to ground levels are proposed over Root Protection Areas.

6.8.2. Arboricultural advice and approval from the local authority should be sought before changing any ground levels within the Root Protection Area of any retained tree. Even very shallow excavation can have detrimental impacts on tree health.

6.9. Soil Compaction



6.9.1. The majority of tree roots lie within the upper soil horizons. This is because the availability of oxygen decreases with depth, and roots need to breathe to stay alive. In addition, nutrients are more readily available in the form of organic matter close to the soil surface.

6.9.2. Healthy soils contain about 25% air space between solid particles. Increased loading of the soil caused by construction activity causes air to be squeezed out as the soil becomes compacted, preventing roots from breathing. Even an increase in pedestrian activity may cause some soil compaction.

6.9.3. It is important, therefore, that ground compaction and soil disturbance over Root Protection Areas should be avoided during the construction phase. Where access is required over Root Protection Areas, suitable ground protection measures must be installed.

6.10. Demolition Activities

6.10.1. No demolition is proposed close to trees.

6.11. Waste and Materials Storage

6.11.1. All hazardous materials (including cement and petrochemical products) will need to be controlled according to COSHH regulations in order to ensure there is no detrimental impact on tree health. Provision shall need to be made to ensure that cement spillage avoids all Root Protection Areas.

6.11.2. Areas designated for the storage of building materials and waste products will need to be approved by the local authority. Root Protection Areas should be avoided. Where this is not possible, suitable ground protection measures will need to be installed.

6.12. Cabins and Site Facilities

6.12.1. Any cabins and welfare facilities should be located outside of Root Protection Areas wherever possible. Otherwise, the project arborist should be consulted, and approval obtained from the local authority.

6.13. Boundary Treatments

6.13.1. No alterations are proposed to the existing boundary features that might impact trees.

6.14. Impact of Retained Trees on the Development

6.14.1. The proposal does not significantly alter the current juxtaposition between buildings and retained trees, so there shall be no post-development pressures to overly prune or remove them.

6.14.2. The foundations and any new surfaces should be designed to accommodate all potential impacts due to future tree-rooting activity. These include potential vegetation-related subsidence, vegetation-related heave, and lifting of surfaces / light structures due to direct root pressure.

6.15. Arboricultural Method Statement

6.15.1. BS 5837 recommends that a detailed methodology is agreed in the form of an Arboricultural Method Statement, which shall ensure that trees are well protected during the construction phase. This should detail all tree protection measures and limitations on construction activity. All of the issues raised within this Impact Assessment should be covered by the Method Statement.

6.15.2. An Arboricultural Method Statement and Tree Protection Plan is ordinarily conditioned upon planning consent.

Appendix 1: BS 5837: 2012 – Interpretation Guide

This Standard prescribes the principles to be applied to achieve a satisfactory juxtaposition of trees and structures. It sets out to assist those concerned with planning applications to form balanced judgments.

Stage 1: Survey Details and Notes

A ground-level visual survey is undertaken. Only trees with a stem diameter over 75mm, which lie within the site boundary or relatively close to it, are included.

Where applicable, trees with significant defects are highlighted and appropriate remedial works are recommended.

Wherever practicable dimensions are obtained using diameter tapes, logger's tapes, distometers and clinometers. Where obstacles prevent accurate measurement, dimensions are estimated. Trees on privately owned third-party land are surveyed from the best available vantage point and observations relating to the condition of these trees should be treated accordingly. All height measurements should be regarded as approximate.

Data is recorded for each tree and is presented in a Tree Data Schedule. Each tree is allocated a ***Retention Category*** according to its size, amenity value, condition, and safe useful life expectancy. The categories are allocated independently of development proposals. Our interpretation of the Retention Categories is explained below:

Retention Categories

A Category: Trees of high quality and amenity value. Usually, mature trees with a significant life expectancy which would enhance any development. Retention of these trees is strongly encouraged.

B Category: Trees of moderate quality and amenity value. Usually these are maturing trees or younger trees with exceptional form. Retention of these trees is desirable though the removal of occasional specimens may be acceptable.

C Category: Trees of low quality or small specimens with a relatively low amenity value. These trees are not considered to be a material planning constraint and their removal will generally be seen as acceptable in order to facilitate development.

U Category: Trees of such low quality that their removal is recommended regardless of development proposals.

Occasionally trees are borderline and do not fall neatly into one of these categories. In such cases we apply a superscript (**+/-**) such that:

C^{+} Indicates borderline C/B, though Category C is deemed to be most appropriate.

B^{-} Indicates borderline C/B, though Category B is deemed to be most appropriate.

The British Standard suggests that each of the A, B and C categories may be further subdivided (A1, A2, A3, B1, B2, B3 etc) such that subcategory 1 denotes mainly arboricultural values, subcategory 2 denotes mainly landscape values and subcategory 3 denotes mainly cultural values (including conservation). Multiple subcategories may be used.

Our experience suggests that these subdivisions lack clarity and can be confusing. Within this report subcategories are **not** denoted. Where appropriate, the use of phrases such as '*Part of a formal group'*, or '*Has a high ecological value', or 'Offers good screening to the site'* are incorporated into the observation section of the Tree Data Schedule. We believe this conveys all relevant landscape and cultural information without any confusion.

Tree Constraints Plan (TCP). This indicates the position, crown spread, Retention Category and Root Protection Area of each tree. It is used to inform where development may proceed without causing damage to trees.

Root Protection Area (RPA). This is the area around each tree likely to contain the majority of roots. It should ideally remain undisturbed to avoid a detrimental impact on tree health. For single stemmed trees It is calculated according to the formula "radius of RPA" = "12 x stem diameter". Where a tree has more than one stem, the equivalent-single-stem diameter is usually recorded. This is calculated by adding the squares of the stems and then finding the square root of this total. The radius of the Root Protection Area is then calculated by multiplying the equivalent-stem-diameter by 12.

Stage 2: Arboricultural Impact Assessment

After the initial survey and the production of the Tree Constraints Plan, arborists and designers are encouraged to work together to establish a design proposal with minimal impact on the high-quality trees. An assessment should be made of all possible impacts including the impact that the trees may have on the proposal. The arborist may recommend mitigation strategies to minimise these impacts and help achieve a more harmonious juxtaposition between buildings and trees.

Stage 3: Arboricultural Method Statement

This type of report specifies the measures necessary to protect trees against damage from construction activity. The Method Statement should be written in a manner that it may be conditioned and enforced by the local authority upon granting of planning permission. The site manager should be familiar with all aspects of the Method Statement and should ensure that all persons working on the site are aware of those aspects which appertain to their work. This includes service installation engineers and operators of plant machinery.

Appendix 2: Glossary

This section explains the terms used in the **Tree Data Schedule** (see Section 3 and Appendix 4).

A2.1 General Observations

Numbering System: Each item of vegetation has its own unique number prefixed by a letter such that T1=Tree 1, G2=Group 2, H3=Hedge 3 and W4=Woodland 4, S5=Shrub 5.

Age Categories:

- **Young** Usually less than 10 years old.
- **Semi-Mature** Significant future growth to be expected, both in height and crown spread (typically below 30% of life expectancy).
- **Early-Mature** Full height almost attained. Significant growth may be expected in terms of crown spread (typically 30-60% of life expectancy).
- **Mature** Full height attained. Crown spread will increase but growth increments will be slight (typically 60% or more of life expectancy).
- **Veteran** Notable tree with features associated with atypically advanced age (such as unusually large girth, crown retrenchment or significant stem decay). Veteran trees have a high habitat value and require a Buffer Zone / RPA with a radius of at least 15x stem diameter and extending at least 5m beyond the dripline. Any natural or semi-natural habitats within the buffer zone should be well protected and retained (or improved) as part of the development. Lawns and cultivated gardens should be discouraged. See https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions
- **Over Mature** Tree with declining health but not worthy of veteran status.

Species: Common names and Latin names are given.

Height: Measured from ground level to the top of the crown.

Stem Diameter: Taken at 1.5m above ground level where possible. On multi-stemmed trees this measurement may be taken at ground level, though usually an indication of the number of stems and average diameter is given, e.g. 3 x 30cm.

Crown Height: Measured from ground level to the height at which the main crown begins. Where the crown is unbalanced, it is measured on the side deemed to be most relevant. This is usually the side facing the area of anticipated development.

Tree Diagram: This scaled drawing is computer generated based on measurements taken for stem diameter, crown height and spread, and overall height. It is designed to help the reader rapidly assess the data. It is not an accurate representation of the form of the tree.

Crown Spread: Measured N, E, S & W, taken from the centre of the stem and usually rounded up to the nearest metre.

Observations: If a tree's position is considered to be relevant it will be commented upon (e.g. overhanging a children's play area). Tree form and pruning history are also recorded along with an account of any significant defects. Defects and descriptive terms are dealt with in more detail at the end of this section.

Recommendations: Usually based on any defects observed and intended to ensure that the tree is in an acceptable condition.

Priority Scale: Depending upon the threat posed by the tree, and the likelihood of failure, recommendations should be carried out according to the following priority scale:

- **Urgent** To be carried out as soon as possible.
- **Very High** To be carried out within 1 month.
- **High** To be carried out within 3 months.
- **Moderate** To be carried out within 1 year.
- **Low** To be carried out within 3 years.

Where funds permit, works should be undertaken sooner, though **it is not recommended that the timescales above are extended**.

Inspection Frequency: An interval of 6 months, 1 year, 1.5 years or 3 years is allocated before the next inspection is due. Wherever practical, consideration should be given to seasonal changes so that deciduous trees are not always surveyed in winter when they have no leaves, or in summer when leaves may obscure branches within the upper crown.

Vigour: An indication of growth rate and the tree's ability to cope with stresses:

- **High** Having above average vigour.
- **Moderate** Having average vigour.
- **Low** Having below average vigour.
- **Very Low** Tree is struggling to survive and may be dying.

Physiological Condition:

- **Good** Healthy and with no symptoms of significant disease.
- **Fair** Disease present or vigour is impaired.
- **Poor** Significant disease present or vigour is extremely low.
- **Very Poor** Tree is dying.

Structural Condition:

- **Good** Having no significant structural defects.
- **Fair** Some defects observed though no high priority works are required.
- **Poor** Significant defects found. Tree requires monitoring or remedial works.
- **Very Poor** Major defects which will usually require significant remedial works or tree removal.

Amenity Value:

- **Very High** Exceptional specimen, observable by a large number of people.
- **High** Attractive specimen, observable by a significant number of people.
- **Moderate** One of the above factors is not applicable.
- **Low** Unattractive specimen or largely hidden from view.

Life Expectancy: The estimated number of years before the tree may require removal. Classified as (<10), (10 – 20), (20 – 40), or (40+).

Retention Category: These are explained in detail in Appendix 1.

A2.2 Evaluation of Defects

Cavities, wounds, deadwood etc are all evaluated as follows:

- **Major** Such that structural integrity is, or will become, compromised and the tree is, or will inevitably become, hazardous.
- **Significant** A defect that may over time become a major defect, though not necessarily so. This will depend on the vigour of the tree and its ability to deal with decay etc.
- **Minor** A defect that is unlikely to develop into a major defect.

General Glossary

A general glossary of arboricultural terms may be found on our website at
https://www.crowntrees.co.uk/crown-tree-consultancy/glossary-tree-terms/

Appendix 3: Arborist's Qualifications

Qualifications & Experience of Emma Hoyle FDSc (Arboriculture), ED (Forestry & Arboriculture), M. Arbor. A.

Emma is a qualified Arboricultural Consultant educated to Level 5 in Arboriculture at Askham Bryan College, is a professional member of the Arboricultural Association and is a LANTRA-accredited *Professional Tree Inspector*. She has worked for Crown Consultants since 2015 and has since written numerous reports relating to all aspects of arboriculture including; planning and development, vegetation-related subsidence, tree preservation orders and tree risk assessment. Emma regularly attends seminars and events in order to keep abreast with current knowledge and best practice in Arboriculture.

Prior to becoming an arboricultural consultant, Emma worked for two reputable tree surgery firms from 2008 and became an NPTC Qualified tree surgeon after completing a Level 3 Extended Diploma in Forestry and Arboriculture at Askham Bryan College. Emma also has experience in other areas of arboriculture such as forest clearance, tree planting, tree maintenance and landscaping.

Qualifications & Experience of Joe Taylor – M. Arbor. A, FdSc (Arboriculture)

Joe began his career in Arboriculture as a tree surgeon/climber. During his time as a tree surgeon, Joe has achieved City & Guilds NPTC qualifications in Chainsaw Maintenance and Cross Cutting, Tree Climbing and Rescue, Safe Use of Manually Fed Wood-chipper and Supporting Colleagues Undertaking Tree Related Operations.

Joe obtained a Foundation Degree in Arboriculture at Askham Bryan College in 2015 which he passed with merit. Joe is a professional member of the Arboricultural Association, the International Society of Arboriculture, and the Royal Forestry Society and regularly attends industry-related seminars in to keep abreast of industry best practices.

Studying at Askham Bryan College reinforced Joe's passion for trees and drove his enthusiasm to learn more. Learning how trees interact with their surrounding environment and their importance within our urban and rural landscapes highlighted an interest in pursuing a career in consultancy.

Since working for Crown Consultants Joe has undertaken numerous surveys and produced numerous reports for the purpose of planning (BS 5837), tree condition surveys, subsidence risk assessments, root surveys and decay detection investigations.

Qualifications & Experience of Sarah Alway – M. Arbor. A, FdSc (Arboriculture).

Sarah obtained an FdSc in Arboriculture and Tree Management at the University of Central Lancashire in 2021 which she passed with distinction. She is a member of the Arboricultural Association and regularly attends seminars and events to keep abreast of developments in industry knowledge and current best practice in Arboriculture.
Sarah has been working closely alongside the principal consultant and managing director of Crown Consultants since the company was established in 2008. During that time, she has gained experience in all aspects of the business such as reporting, CAD, administration, accounting, and business management. Additionally, she has assisted consultants with numerous reports relating to all aspects of arboriculture including BS:5837 planning and development, vegetation-related subsidence, tree preservation orders, and tree risk assessment. She has also assisted with tree surveys for several years and since qualifying has been undertaking her own surveys.
In addition to working for Crown Tree Consultants Ltd producing reports, Sarah also likes to expand her knowledge of the wider Arboricultural industry by training in other areas of tree services and management. She has recently completed a training programme in tree-planting and volunteer management, including education in tree planting and natural dam building to help mitigate against the risks of heavy flooding (Natural Flood Management). Sarah also regularly volunteers with two local climate action groups who plant trees and build leaky dams.
As Sarah's career develops, she intends on focusing her attention on sustainable innovation in arboriculture and how green urban spaces could pave the way for the forests of the future.

Qualifications & Experience of Carl Lothian – BSc (Hons) (Arboriculture).

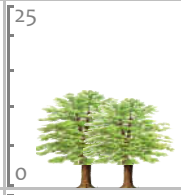
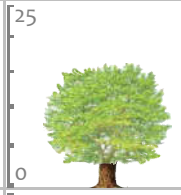
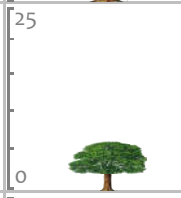
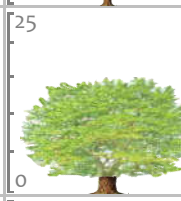
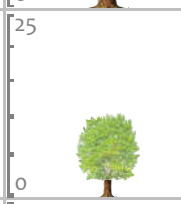
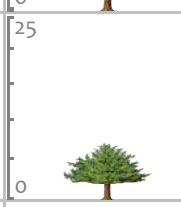
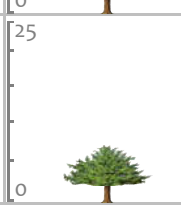
Carl began his career undertaking a Level 3 extended diploma in arboriculture and forestry at Merrist Wood College in 2015. Upon completion of his diploma, Carl worked with several tree surgery firms completing a range of arboricultural works. In 2018 Carl began his BSc (Hons) in arboriculture and urban forestry, graduating with a first-class degree and attaining the Institute of Chartered Foresters student of the year award.

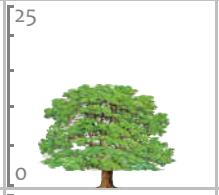
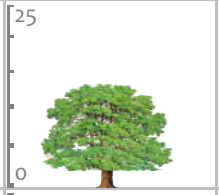
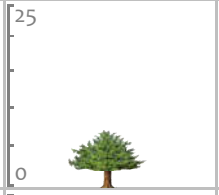
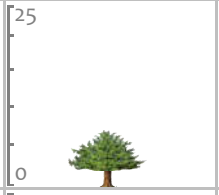
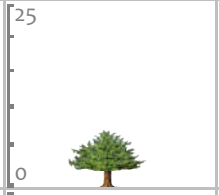
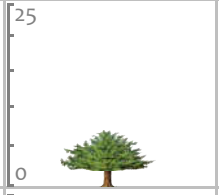
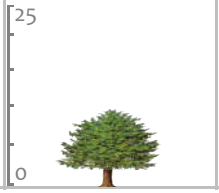
After graduating, Carl worked as a TreeRadar technician where he carried out tree root and decay surveys with specialist ground-penetrating radar equipment. During this time Carl was fortunate enough to work at prestigious sites, such as the Palace of Westminster and the National Maritime Museum.

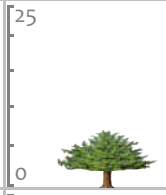
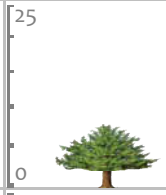
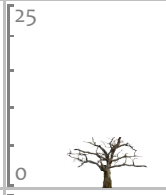
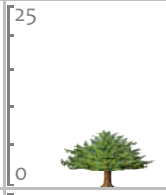
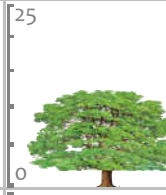
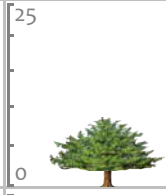
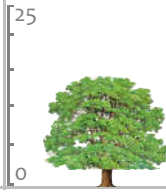
Whilst working at Crown, Carl has undertaken a range of tree surveys and written reports relating to development, safety, subsidence, and decay detection. Carl is a professional member of the Consulting Arborist Society and an associate member of the Institute of Chartered Foresters.

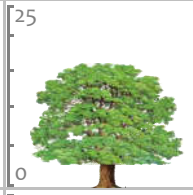
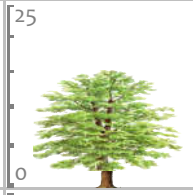
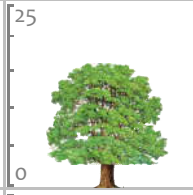
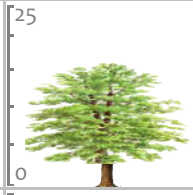
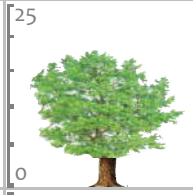
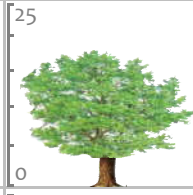
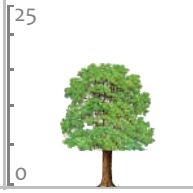
Appendix 4: Tree Data Schedule and Drawings

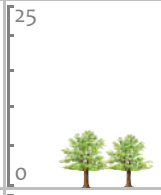
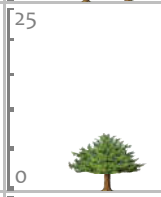
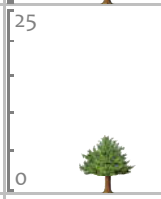
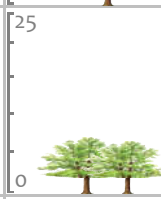
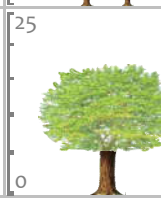
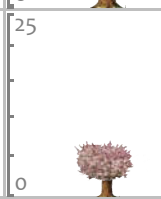
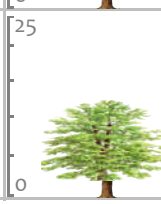
The Tree Data Schedule and any drawings accompanying this report follow this page. They are also provided as separate documents for ease of printing and screen viewing.

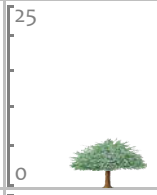
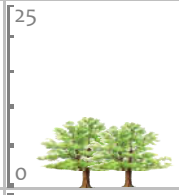
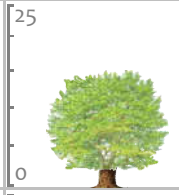
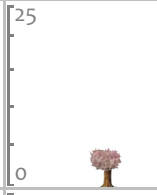
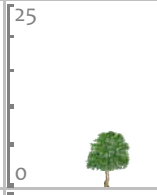
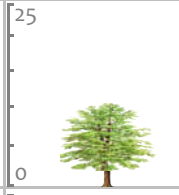
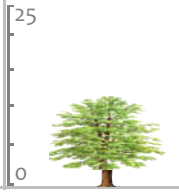
Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m)	Notes	Recommendations (Independent of any development proposals) Priority	Inspect Freq (yrs)	Vigour / Physiological Condition / Structural Condition	Amenity Value / Life Expectancy (yrs) / Retention Category
G001	Semi-Mature **Common Ash** Fraxinus excelsior.	av 12	av 3	av 30	av 4 4 3.5 each		Form: Three close growing similar specimens. **Defects: No significant defects observed.** Other: Ivy prevented a detailed inspection. Vegetation prevented a detailed inspection.	No action required. n/a	3	Moderate Fair Good	Moderate 40+ C+
T002	Early-Mature **Eucalyptus** Eucalyptus sp.	16	3	60	7.5 5 4.5 4.5		History: Heavily reduced. **Defects: No significant defects observed.** Other: Ivy prevented a detailed inspection.	No action required. n/a	1.5	Moderate Good Good	High 40+ B
T003	Young **Lime** Tilia sp.	5	1.5	20	3 3 3 3		**Defects:** No significant defects observed. Other: Ivy prevented a detailed inspection.	No action required. n/a	3	Moderate Good Good	Low 40+ C
T004	Early-Mature **Eucalyptus** Eucalyptus sp.	15	2	65.3	10 6 6 8.5		Form: Multiple stemmed (diameter calculated). History: Reduced. **Defects: No significant defects observed.** Other: Ivy prevented a detailed inspection.	No action required. n/a	3	Moderate Good Good	High 40+ B
T005	Semi-Mature **Eucalyptus** Eucalyptus sp.	10	2.5	20	4 2.5 3 0.5		Form: Leaning. **Defects: No significant defects observed.**	No action required. n/a	3	Moderate Good Good	High 40+ C
T006	Young **Hornbeam** Carpinus betulus.	5.5	2	15	4.5 4 3 3		**Defects:** No significant defects observed.	No action required. n/a	3	Moderate Good Good	High 40+ C
T007	Young **Hornbeam** Carpinus betulus.	5.5	2	15	4.5 4 3 3		**Defects:** No significant defects observed.	No action required. n/a	3	Moderate Good Good	High 40+ C

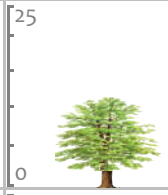
Reference (G = Group, H = Hedge)	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m)	Notes	Recommendations (Independent of any development proposals)		Vigour / Physiological Condition / Structural Condition	Amenity Value / Life Expectancy (yrs) / Retention Category
								Priority	Inspect Freq (yrs)		
T008	Semi-Mature **Silver Maple** Acer saccharinum.	13	2	38	N 6.5, W 6, E 5, S 6.5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	High / 40+ / B
T009	Semi-Mature **Silver Maple** Acer saccharinum.	13	2	38	N 6, W 5.5, E 4.5, S 6		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	High / 40+ / B-
T010	Young **Hornbeam** Carpinus betulus.	5.5	2.5	20	N 3, W 3, E 3, S 3		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C
T013	Young **Hornbeam** Carpinus betulus.	5.5	2.5	20	N 3, W 3, E 3, S 3		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C
T014	Young **Hornbeam** Carpinus betulus.	5.5	2.5	20	N 3, W 3, E 3, S 3		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C
T015	Young **Hornbeam** Carpinus betulus.	5.5	2.5	20	N 5, W 3, E 4, S 3		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C
T016	Young **Hornbeam** Carpinus betulus.	9	2.5	28	N 5.5, W 2, E 5, S 3.5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C

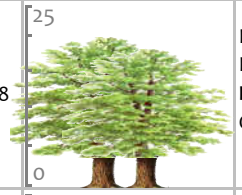
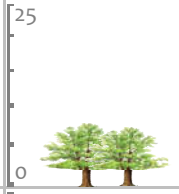
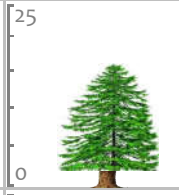
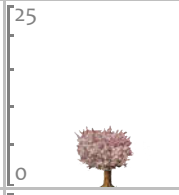
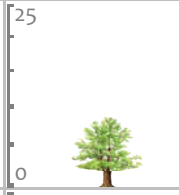
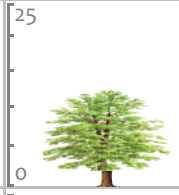
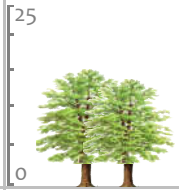
Reference (G = Group, H = Hedge)	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m)	Notes	Recommendations (Independent of any development proposals)		Vigour / Physiological Condition / Structural Condition	Amenity Value / Life Expectancy (yrs) / Retention Category
								Priority	Inspect Freq (yrs)		
T017	Young **Hornbeam** Carpinus betulus.	5.5	2.5	22	N 4.5, W 2, E 5, S 5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C
T018	Young **Hornbeam** Carpinus betulus.	7	2.5	25	N 5, W 5, E 5, S 2.5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C
T019	Semi-Mature **Cherry** Prunus sp. 'cherry'.	5	2.5	25	N 3, W 3, E 4.5, S 3		**Defects:** Dead.	Remove.	n/a / 3	Moderate / **Dead** / **Dead**	Dead / Dead / **U**
T020	Young **Hornbeam** Carpinus betulus.	5.5	2.5	20	N 3, W 4, E 4, S 4		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C
T021	Semi-Mature **Silver Maple** Acer saccharinum.	12	2.5	33	N 5.5, W 6, E 7.5, S 7		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	High / 40+ / **B-**
T022	Young **Hornbeam** Carpinus betulus.	8	2.5	20	N 4.5, W 5, E 5, S 5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C
T023	Early-Mature **Silver Maple** Acer saccharinum.	14	1.5	33	N 5.5, W 4.5, E 5, S 6		**Defects:** No significant defects observed. Other: Vegetation prevented a detailed inspection.	No action required.	n/a / 3	Moderate / Good / Good	High / 40+ / **B**

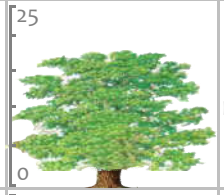
Reference (G = Group, H = Hedge)	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N / W / E / S	Scaled Tree Diagram (m)	Notes	Recommendations (Independent of any development proposals)		Vigour / Physiological Condition / Structural Condition	Amenity Value / Life Expectancy (yrs) / Retention Category
								Priority	Inspect Freq (yrs)		
T024	Early-Mature **Norway Maple** Acer platanoides.	16	3	51	N 8, W 5.5, E 8, S 4		Position: Street tree. **Defects:** **No significant defects observed.**	No action required.	n/a / 3	Moderate Good Good	High 40+ **B**
T025	Early-Mature **Common Ash** Fraxinus excelsior.	15	1.5	37	N 5.5, W 6, E 5.5, S 7		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate Good Good	High 40+ **B**
T026	Early-Mature **Silver Maple** Acer saccharinum.	16	3	46	N 5, W 5, E 3, S 7		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate Good Good	High 40+ **B**
T027	Early-Mature **Common Ash** Fraxinus excelsior.	16	3	38	N 5.5, W 7.5, E 7.5, S 5.5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate Good Good	Moderate 40+ **B-**
T028	Early-Mature **Poplar** Populus sp.	18	4.5	60	N 6.5, W 6, E 8, S 6		History: Reduced. **Defects:** **No significant defects observed.**	No action required.	n/a / 3	Moderate Good Good	Moderate 40+ **B**
T029	Early-Mature **Poplar** Populus sp.	18	4.5	54	N 8, W 8, E 7, S 7		History: Reduced. **Defects:** **No significant defects observed.**	No action required.	n/a / 3	Moderate Good Good	Moderate 40+ **B**
T030	Early-Mature **Silver Maple** Acer saccharinum.	16	5	30	N 3, W 4, E 4, S 4		**Defects:** Dead wood throughout crown , poor physiological condition.	Monitor.	n/a / 3	Moderate Poor Fair	Moderate 10-20 **C**

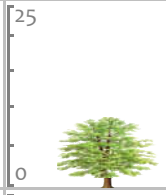
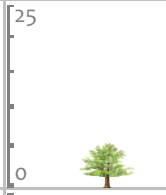
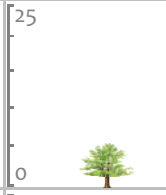
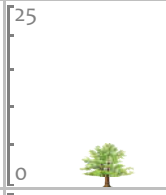
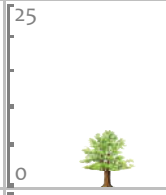
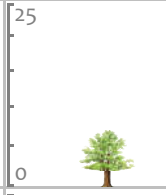
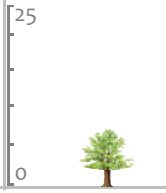
Reference (G = Group, H = Hedge)	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m)	Notes	Recommendations (Independent of any development proposals) Priority	Inspect Freq (yrs)	Vigour / Physiological Condition / Structural Condition	Amenity Value / Life Expectancy (yrs) / Retention Category
G031	Young **Mixed Species** Mixed species.	av 6	av 2	av 8	av 2 2 2 2 each		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate Good Good	Low 40+ C
T032	Young **Hornbeam** Carpinus betulus.	6	2.5	15	2 2 4 4.5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate Good Good	Low 40+ C
T033	Young **Hornbeam** Carpinus betulus.	6	2.5	14	2 2 2 2		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate Good Good	Low 40+ C
G034	Semi-Mature **Mixed Species** Mixed species.	av 6	av 2	av 13	av 3.5 3.5 3.5 3.5 each		Form: Row of densely planted trees adjacent boundary including cherry and hornbeam. **Defects:** **No significant defects observed.**	No action required.	n/a / 3	Moderate Good Good	Moderate 40+ C
T035	Semi-Mature **Eucalyptus** Eucalyptus sp.	17	6	52.3	8.5 5 6 4.5		Form: Multiple stemmed (stem diameter calculated). **Defects:** **No significant defects observed.** Other: Vegetation prevented a detailed inspection.	No action required.	n/a / 3	Moderate Good Good	Moderate 40+ B
T036	Semi-Mature **Cherry** Prunus sp. 'cherry'.	7	1.5	35	4.5 4.5 4.5 4.5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate Good Good	Moderate 40+ C+
T037	Semi-Mature **Ash 'raywood'** Fraxinus raywood.	12	2.5	34	6 5 6 5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate Good Good	Moderate 40+ B

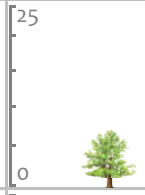
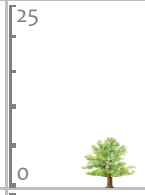
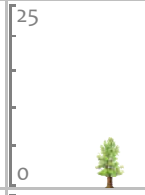
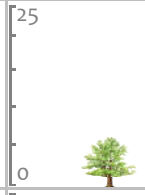
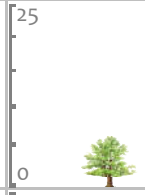
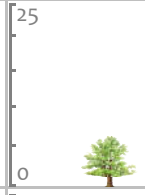
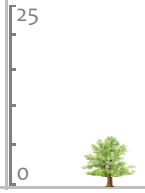
Reference (G = Group, H = Hedge)	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m)	Notes	Recommendations (Independent of any development proposals) Priority	Inspect Freq (yrs)	Vigour / Physiological Condition / Structural Condition	Amenity Value / Life Expectancy (yrs) / Retention Category
T038	Young **Apple** Malus sp.	5	2	10	N 4, W 1.5, E 3.5, S 2		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C
G039	Semi-Mature **Mixed Species** Mixed species.	av 8	av 2	av 20	av 4 each		Form: Group of densely planted trees adjacent boundary including lime and maple. **Defects:** **No significant defects observed.**	No action required.	n/a / 3	Moderate / Good / Good	Moderate / 40+ / B-
T040	Early-Mature **Eucalyptus** Eucalyptus sp.	15	2	60	N 6, W 4, E 6, S 4		History: Heavily reduced. **Defects:** **No significant defects observed.**	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / B
T041	Young **Cherry** Prunus sp. 'cherry'.	4	2	20	N 1.5, W 1.5, E 1.5, S 1.5		**Defects:** No significant defects observed. Other: Ivy smothered.	No action required.	n/a / 3	Moderate / Good / Good	Low / 10-20 / C
T042	Young **Silver Birch** Betula pendula.	5.5	2	12	N 1, W 2, E 1, S 2		**Defects:** Significant dieback.	Remove.	n/a / 3	Moderate / Poor / Fair	Low / <10 / U
T043	Semi-Mature **Ash 'raywood'** Fraxinus raywood.	10	2	16	N 3.5, W 3.5, E 3, S 3.5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C
T044	Semi-Mature **Common Ash** Fraxinus excelsior.	11	2	35	N 5, W 5, E 3.5, S 5		**Defects:** No significant defects observed. Other: Ivy prevented a detailed inspection.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / B-

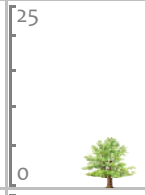
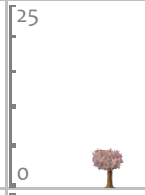
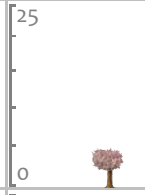
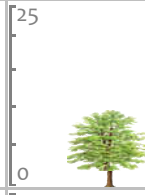
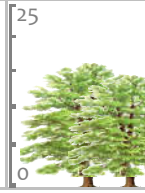
Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m) 9 0 9	Notes	Recommendations (Independent of any development proposals) Priority / Inspect Freq (yrs)	Vigour Physiological Condition Structural Condition	Amenity Value Life Expectancy (yrs) Retention Category
T045	Semi-Mature **Common Ash** Fraxinus excelsior.	11	2	35	5 5 2.5 5		**Defects:** No significant defects observed. Other: Ivy prevented a detailed inspection.	No action required. n/a / 3	Moderate Good Good	Low 40+ B-
T046	Semi-Mature **Lime** Tilia sp.	6.5	1.5	20	4.5 4.5 2.5 4.5		**Defects:** No significant defects observed.	No action required. n/a / 3	Moderate Good Good	Low 40+ C+
T047	Semi-Mature **Cherry** Prunus sp. 'cherry'.	6	3	20	3 5 2.5 5		**Defects:** No significant defects observed.	No action required. n/a / 3	Moderate Good Good	Low 20-40 C+
T048	Semi-Mature **Common Ash** Fraxinus excelsior.	11	2	38	5 8 3 8		**Defects:** Major wound to stem where codominant stem previously failed.	Monitor. n/a / 1	Moderate Good Fair	Low 10-20 C
G049	Semi-Mature **Mixed Species** Mixed species.	av 7.5	av 2	av 30	av 3.5 3.5 3.5 3.5 each		Form: Two close growing specimens including cherry and lime. **Defects:** **No significant defects observed.**	No action required. n/a / 3	Moderate Good Good	Low 40+ B-
G050	Young **Common Ash** Fraxinus excelsior.	av 7.5	av 2	av 8	av 3 3 3 4 each		**Defects:** Dead tree within group.	Remove dead tree. High / 3	Moderate Good Good	Low 40+ C
T051	Early-Mature **Common Ash** Fraxinus excelsior.	10	3	40	8 9 2 5		Position: Situated on third party land. **Defects:** **No significant defects observed.**	No action required. n/a / 3	Moderate Good Good	Low 40+ B-

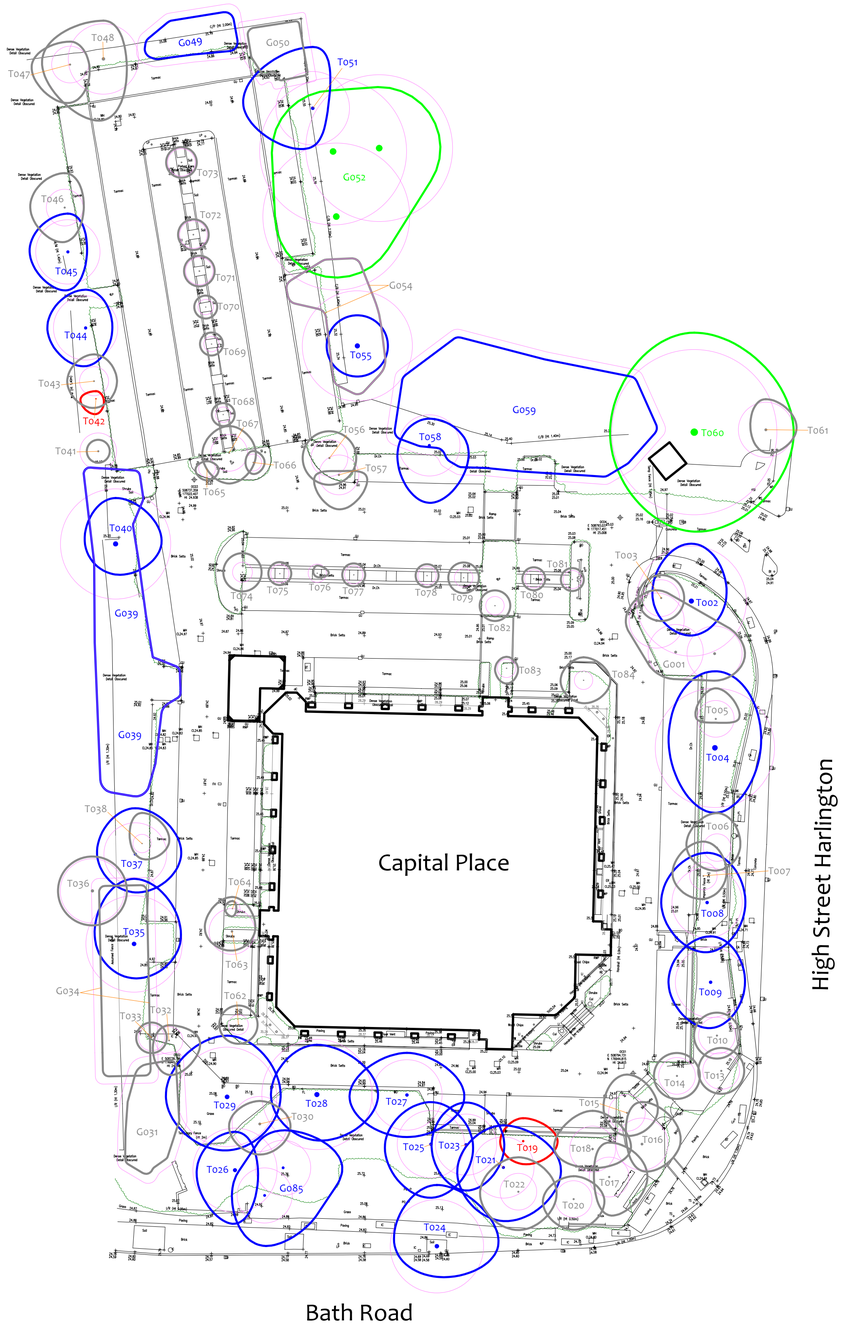
Reference (G = Group, H = Hedge)	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m)	Notes	Recommendations (Independent of any development proposals) Priority	Inspect Freq (yrs)	Vigour / Physiological Condition / Structural Condition	Amenity Value / Life Expectancy (yrs) / Retention Category
G052	Mature **Mixed Species** Mixed species.	av 20	av 4.5	av 80	av 8 8 8 8 each		Position: Situated on third party land. Form: Three mature limes with occasional semi mature trees including yew. **Defects: No significant defects observed.** Other: Limited inspection, dimensions estimated. Ivy prevented a detailed inspection. Vegetation prevented a detailed inspection.	No action required.	n/a / 3	Moderate / Good / Good	High / 40+ / A-
G054	Semi-Mature **Mixed Species** Mixed species.	av 7	av 2.5	av 25	av 6 3 3 3 each		Position: Situated on third party land. **Defects: No significant defects observed.** Other: Limited inspection, dimensions estimated. Vegetation prevented a detailed inspection.	No action required.	n/a / 3	Moderate / Good / Good	Moderate / 40+ / C
T055	Early-Mature **Wellingtonia** Sequoiadendron giganteum.	16	2	60	4 4 4 4		Position: Situated on third party land. **Defects: No significant defects observed.** Other: Limited inspection, dimensions estimated.	No action required.	n/a / 3	Moderate / Good / Good	Moderate / 40+ / B
T056	Semi-Mature **Cherry** Prunus sp. 'cherry'.	8	2	20	3.5 3.5 3.5 3.5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C
T057	Semi-Mature **Ash 'raywood'** Fraxinus raywood.	8	2	22	3 0.5 3.5 4.5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C
T058	Semi-Mature **Ash 'raywood'** Fraxinus raywood.	12	2	33	4 3.5 5 7.5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Moderate / 40+ / B-
G059	Early-Mature **Mixed Species** Mixed species.	av 15	av 3	av 30	4.5 av 4.5 4.5 4.5 each		Position: Situated on third party land. Form: Group of trees including Robinia and Ash. **Defects: No significant defects observed.** Other: Limited inspection, dimensions estimated. Vegetation prevented a detailed inspection.	No action required.	n/a / 1	Moderate / Fair / Fair	Moderate / 40+ / B+

Reference (G = Group, H = Hedge)	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N / W / E / S	Scaled Tree Diagram (m)	Notes	Recommendations (Independent of any development proposals)		Vigour / Physiological Condition / Structural Condition	Amenity Value / Life Expectancy (yrs) / Retention Category
						9 0 9		Priority	Inspect Freq (yrs)		
T060	Mature **Pedunculate Oak** Quercus robur.	18	2.5	90	N 13, W 11, E 13, S 13		Position: Situated on third party land. **Defects:** **No significant defects observed.**	No action required.	n/a / 3	Moderate Good Good	High 40+ A
T061	Semi-Mature **Sycamore** Acer pseudoplatanus.	8	4	30	N 4, W 2, E 4, S 3		Position: Situated on third party land. **Defects:** **No significant defects observed.** Other: Ivy smothered.	No action required.	n/a / 3	Moderate Fair Fair	High 10-20 C
T062	Young **Silver Maple** Acer saccharinum.	6	2	11	N 2.5, W 2.5, E 2.5, S 2.5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate Good Good	Low 40+ C
T063	Semi-Mature **Cherry** Prunus sp. 'cherry'.	8	2.5	25	N 4.5, W 3.5, E 3, S 2.5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate Good Good	Low 40+ C
T064	Young **Cherry** Prunus sp. 'cherry'.	3	2	8	N 1, W 1, E 0.5, S 1		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate Good Good	Low 40+ C
T065	Young **Cherry** Prunus sp. 'cherry'.	3.5	1.5	9	N 1, W 1.5, E 1.5, S 1.5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate Good Good	Low 40+ C
T066	Young **Cherry** Prunus sp. 'cherry'.	3.5	1.5	9	N 1.5, W 1, E 1.5, S 1.5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate Good Good	Low 40+ C

Reference (G = Group, H = Hedge)	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N / W / E / S	Scaled Tree Diagram (m)	Notes	Recommendations (Independent of any development proposals)		Vigour / Physiological Condition / Structural Condition	Amenity Value / Life Expectancy (yrs) / Retention Category
								Priority	Inspect Freq (yrs)		
T067	Young **Hornbeam 'fastigiata'** Carpinus betulus 'fastigiata'.	7.5	0.5	20	N 3.5 / W 3.5 / E 3.5 / S 4		Form: Twin stemmed (diameter calculated). **Defects:** **No significant defects observed.**	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C
T068	Young **Hornbeam 'fastigiata'** Carpinus betulus 'fastigiata'.	4.5	0.5	8	N 1.5 / W 1.5 / E 1.5 / S 1.5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C
T069	Young **Hornbeam 'fastigiata'** Carpinus betulus 'fastigiata'.	4.5	0.5	8	N 1.5 / W 1.5 / E 1.5 / S 1.5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C
T070	Young **Hornbeam 'fastigiata'** Carpinus betulus 'fastigiata'.	4.5	0.5	8	N 1.5 / W 1.5 / E 1.5 / S 1.5		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C
T071	Young **Hornbeam 'fastigiata'** Carpinus betulus 'fastigiata'.	5.5	2.5	15	N 2 / W 2 / E 2 / S 2		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C
T072	Young **Hornbeam 'fastigiata'** Carpinus betulus 'fastigiata'.	5.5	2.5	15	N 2 / W 2 / E 2 / S 2		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C
T073	Young **Hornbeam 'fastigiata'** Carpinus betulus 'fastigiata'.	5.5	2.5	15	N 2 / W 2 / E 2 / S 2		**Defects:** No significant defects observed.	No action required.	n/a / 3	Moderate / Good / Good	Low / 40+ / C

Reference (G = Group, H = Hedge)	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m)	Notes	Recommendations (Independent of any development proposals) Priority	Inspect Freq (yrs)	Vigour / Physiological Condition / Structural Condition	Amenity Value / Life Expectancy (yrs) / Retention Category
T074	Young **Hornbeam 'fastigiata'** Carpinus betulus 'fastigiata'.	5.5	0.5	11	N 2.5, W 2.5, E 2.5, S 2.5		**Defects:** No significant defects observed.	No action required. n/a	3	Moderate / Good / Good	Low / 40+ / C
T075	Young **Hornbeam 'fastigiata'** Carpinus betulus 'fastigiata'.	5	0.5	10	N 1.5, W 1.5, E 1.5, S 1.5		**Defects:** No significant defects observed.	No action required. n/a	3	Moderate / Good / Good	Low / 40+ / C
T076	Young **Hornbeam 'fastigiata'** Carpinus betulus 'fastigiata'.	5	0.5	10	N 1, W 0.5, E 1.5, S 0.5		**Defects:** No significant defects observed.	No action required. n/a	3	Moderate / Good / Good	Low / 40+ / C
T077	Young **Hornbeam 'fastigiata'** Carpinus betulus 'fastigiata'.	5	0.5	10	N 1.5, W 1.5, E 1.5, S 1.5		**Defects:** No significant defects observed.	No action required. n/a	3	Moderate / Good / Good	Low / 40+ / C
T078	Young **Hornbeam 'fastigiata'** Carpinus betulus 'fastigiata'.	5	0.5	10	N 1.5, W 1.5, E 1.5, S 1.5		**Defects:** No significant defects observed.	No action required. n/a	3	Moderate / Good / Good	Low / 40+ / C
T079	Young **Hornbeam 'fastigiata'** Carpinus betulus 'fastigiata'.	5	0.5	10	N 2, W 2, E 2, S 2		**Defects:** No significant defects observed.	No action required. n/a	3	Moderate / Good / Good	Low / 40+ / C
T080	Young **Hornbeam 'fastigiata'** Carpinus betulus 'fastigiata'.	5	0.5	10	N 1.5, W 1.5, E 1.5, S 1.5		**Defects:** No significant defects observed.	No action required. n/a	3	Moderate / Good / Good	Low / 40+ / C

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m) 9 0 9	Notes	Recommendations (Independent of any development proposals) Priority / Inspect Freq (yrs)	Vigour Physiological Condition Structural Condition	Amenity Value Life Expectancy (yrs) Retention Category
T081	Young **Hornbeam 'fastigiata'** Carpinus betulus 'fastigiata'.	5	0.5	10	1.5 1.5 1.5 1.5		**Defects:** No significant defects observed.	No action required. n/a / 3	Moderate Good Good	Low 40+ C
T082	Young **Cherry** Prunus sp. 'cherry'.	4.5	1.5	10	2 2 2 2		**Defects:** No significant defects observed.	No action required. n/a / 3	Moderate Good Good	Low 40+ C
T083	Young **Cherry** Prunus sp. 'cherry'.	4.5	1.5	10	1.5 1.5 1.5 2		**Defects:** No significant defects observed.	No action required. n/a / 3	Moderate Good Good	Low 40+ C
T084	Young **Common Ash** Fraxinus excelsior.	9	2	10	3 3 3.5 3		**Defects:** No significant defects observed.	No action required. n/a / 3	Moderate Good Good	Low 40+ C
G085	Early-Mature **Ash 'raywood'** Fraxinus raywood.	av 16	av 0	av 30	av 5 4.5 7.5 6.5 each		Form: Two close growing specimens. **Defects:** **No significant defects observed.**	No action required. n/a / 3	Moderate Good Good	High 40+ B



Tree Ref.	Species	Height (m)	Root Protection Area	
			Radius (m)	m² Square (m)
G001	Common Ash	12	3.6	41 6.4
T002	Eucalyptus	16	7.2	163 12.8
T003	Lime	5	2.4	18 4.3
T004	Eucalyptus	15	7.8	193 13.9
T005	Eucalyptus	10	2.4	18 4.3
T006	Hornbeam	5.5	1.8	10 3.2
T007	Hornbeam	5.5	1.8	10 3.2
T008	Silver Maple	13	4.6	65 8.1
T009	Silver Maple	13	4.6	65 8.1
T010	Hornbeam	5.5	2.4	18 4.3
T013	Hornbeam	5.5	2.4	18 4.3
T014	Hornbeam	5.5	2.4	18 4.3
T015	Hornbeam	5.5	2.4	18 4.3
T016	Hornbeam	9	3.4	35 6.0
T017	Hornbeam	5.5	2.6	22 4.7
T018	Hornbeam	7	3.0	28 5.3
T019	Cherry	5	3.0	28 5.3
T020	Hornbeam	5.5	2.4	18 4.3
T021	Silver Maple	12	4.0	49 7.0
T022	Hornbeam	8	2.4	18 4.3
T023	Silver Maple	14	4.0	49 7.0
T024	Norway Maple	16	6.1	118 10.8
T025	Common Ash	15	4.4	62 7.9
T026	Silver Maple	16	5.5	96 9.8
T027	Common Ash	16	4.6	65 8.1
T028	Poplar	18	7.2	163 12.8
T029	Poplar	18	6.5	132 11.5
T030	Silver Maple	16	3.6	41 6.4
G031	Mixed Species	6	1.0	3 1.7
T032	Hornbeam	6	1.8	10 3.2
T033	Hornbeam	6	1.7	9 3.0
G034	Mixed Species	6	1.6	8 2.8
T035	Eucalyptus	17	6.3	124 11.1
T036	Cherry	7	4.2	55 7.4
T037	Ash 'raywood'	12	4.1	52 7.2
T038	Apple	5	1.2	5 2.1
G039	Mixed Species	8	2.4	18 4.3
T040	Eucalyptus	15	7.2	163 12.8
T041	Cherry	4	2.4	18 4.3
T042	Silver Birch	5.5	1.4	7 2.6
T043	Ash 'raywood'	10	1.9	12 3.4
T044	Common Ash	11	4.2	55 7.4
T045	Common Ash	11	4.2	55 7.4
T046	Lime	6.5	2.4	18 4.3
T047	Cherry	6	2.4	18 4.3
T048	Common Ash	11	4.6	65 8.1
G049	Mixed Species	7.5	3.6	41 6.4
G050	Common Ash	7.5	1.0	3 1.7
T051	Common Ash	10	4.8	72 8.5
G052	Mixed Species	20	9.6	290 17.0
G054	Mixed Species	7	3.0	28 5.3
T055	Wellingtonia	16	7.2	163 12.8
T056	Cherry	8	2.4	18 4.3
T057	Ash 'raywood'	8	2.6	22 4.7
T058	Ash 'raywood'	12	4.0	49 7.0
G059	Mixed Species	15	3.6	41 6.4
T060	Pedunculate Oak	18	10.8	366 19.1
T061	Sycamore	8	3.6	41 6.4
T062	Silver Maple	6	1.3	5 2.3
T063	Cherry	8	3.0	28 5.3
T064	Cherry	3	1.0	3 1.7
T065	Cherry	3.5	1.1	4 1.9
T066	Cherry	3.5	1.1	4 1.9
T067	Hornbeam 'fastigiata'	7.5	2.4	18 4.3
T068	Hornbeam 'fastigiata'	4.5	1.0	3 1.7
T069	Hornbeam 'fastigiata'	4.5	1.0	3 1.7
T070	Hornbeam 'fastigiata'	4.5	1.0	3 1.7
T071	Hornbeam 'fastigiata'	5.5	1.8	10 3.2
T072	Hornbeam 'fastigiata'	5.5	1.8	10 3.2
T073	Hornbeam 'fastigiata'	5.5	1.8	10 3.2
T074	Hornbeam 'fastigiata'	5.5	1.3	5 2.3
T075	Hornbeam 'fastigiata'	5	1.2	5 2.1
T076	Hornbeam 'fastigiata'	5	1.2	5 2.1
T077	Hornbeam 'fastigiata'	5	1.2	5 2.1
T078	Hornbeam 'fastigiata'	5	1.2	5 2.1
T079	Hornbeam 'fastigiata'	5	1.2	5 2.1
T080	Hornbeam 'fastigiata'	5	1.2	5 2.1
T081	Hornbeam 'fastigiata'	5	1.2	5 2.1
T082	Cherry	4.5	1.2	5 2.1
T083	Cherry	4.5	1.2	5 2.1
T084	Common Ash	9	1.2	5 2.1
G085	Ash 'raywood'	16	3.6	41 6.4

Drawing No:	CCL 12427 / TCP Rev: 1
Title:	Tree Constraints Plan (Existing Layout)
Site:	Capital Place UB3 5AN
Scale:	1:400
Paper Size:	A1

0 5 10 15 20m

CROWN Tree Consultancy 08000 14 13 30

Tree Retention Categories
Stems & canopies shown

Category A tree	Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
Category B tree	Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees
Category C tree	Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.
Category U tree	Trees unsuitable for retention due to their very poor condition.

Tree Constraints Plan

Status: Final

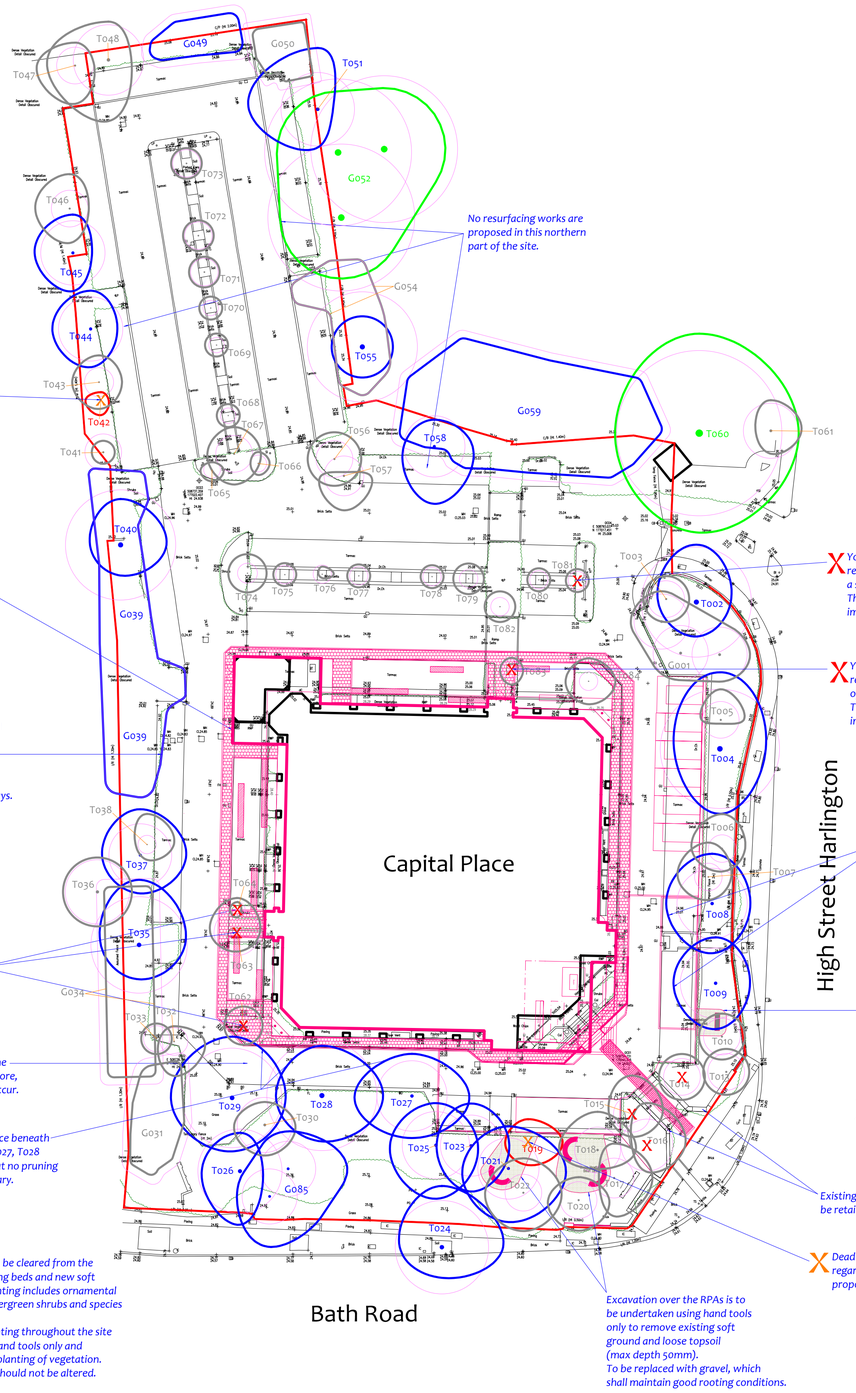
BS 5837 Root Protection Area (radius = 12xstem diameter)

Root Protection Area needing amendment due to site conditions, e.g. presence of exising road or building.

Root Protection Area having been amended to account for for site conditions

T1 = Tree No 1 G2 = Group No 2 H3 = Hedge No 3

Redline Boundary (Red)
Existing Layout (Black)
Proposed Layout (Pink)



X *Tree in poor condition to be removed regardless of the development proposals.*

No resurfacing works are proposed in this northern part of the site.

X *Young Retention Category C tree T081 requires removal to facilitate access of a single-decker stagecoach bus. The loss of this tree shall have little impact upon local amenity.*

X *Young Retention Category C tree T083 requires removal to facilitate widening of the pedestrian access. The loss of this tree shall have little impact upon local amenity.*

No impact on trees due to the proposed extension.

Parking bays around the site are to be retained and the shrubby vegetation around them is to be neatly trimmed and tidied to ensure full clearance/access to the designated spaces. Any low hanging foliage of trees is also to be trimmed to provide 2m clearance of parking bays.

Any low hanging foliage of trees T007, T008 and T009 is to be lightly crown lifted to providea clearance of 4m for the proposed coach parking bay. Only very light pruning of small diameter branches is anticipated.

Excavation over the RPAs is to be undertaken using hand tools only to remove existing soft ground and loose topsoil (max depth 50mm). To be replaced with gravel, which shall maintain good rooting conditions.

X *Removal of Retention Category C trees T062, T063 and T064 are proposed as part of the landscaping proposals. Mitigative planting is proposed.*

X *Removal of Retention Category C trees T014, T015 and T016 are proposed as part of the landscaping works intended to open up the pedestrian site entrance. Mitigative planting is proposed.*

No works are proposed to the existing carriageway. Therefore, no impact on RPAs should occur.

Adequate clearance beneath the canopies of T027, T028 and T029 such that no pruning is deemed necessary.

Existing walls to be retained.

X *Dead tree to be removed regardless of the development proposals.*

The existing understory is to be cleared from the eastern and southern planting beds and new soft planting proposed. New planting includes ornamental shrub and grass swathes, evergreen shrubs and species rich grass. Any excavation for new planting throughout the site must be undertaken using hand tools only and limited to that required for planting of vegetation. Existing ground levels shall should not be altered.

Excavation over the RPAs is to be undertaken using hand tools only to remove existing soft ground and loose topsoil (max depth 50mm). To be replaced with gravel, which shall maintain good rooting conditions.

Tree Ref.	Species	Height (m)	Root Protection Area	
			Radius (m)	m²	Square (m)
G001	Common Ash	12	3.6	41	6.4
T002	Eucalyptus	16	7.2	163	12.8
T003	Lime	5	2.4	18	4.3
T004	Eucalyptus	15	7.8	193	13.9
T005	Eucalyptus	10	2.4	18	4.3
T006	Hornbeam	5.5	1.8	10	3.2
T007	Hornbeam	5.5	1.8	10	3.2
T008	Silver Maple	13	4.6	65	8.1
T009	Silver Maple	13	4.6	65	8.1
T010	Hornbeam	5.5	2.4	18	4.3
T013	Hornbeam	5.5	2.4	18	4.3
T014	Hornbeam	5.5	2.4	18	4.3
T015	Hornbeam	5.5	2.4	18	4.3
T016	Hornbeam	9	3.4	35	6.0
T017	Hornbeam	5.5	2.6	22	4.7
T018	Hornbeam	7	3.0	28	5.3
T019	Cherry	5	3.0	28	5.3
T020	Hornbeam	5.5	2.4	18	4.3
T021	Silver Maple	12	4.0	49	7.0
T022	Hornbeam	8	2.4	18	4.3
T023	Silver Maple	14	4.0	49	7.0
T024	Norway Maple	16	6.1	118	10.8
T025	Common Ash	15	4.4	62	7.9
T026	Silver Maple	16	5.5	96	9.8
T027	Common Ash	16	4.6	65	8.1
T028	Poplar	18	7.2	163	12.8
T029	Poplar	18	6.5	132	11.5
T030	Silver Maple	16	3.6	41	6.4
G031	Mixed Species	6	1.0	3	1.7
T032	Hornbeam	6	1.8	10	3.2
T033	Hornbeam	6	1.7	9	3.0
G034	Mixed Species	6	1.6	8	2.8
T035	Eucalyptus	17	6.3	124	11.1
T036	Cherry	7	4.2	55	7.4
T037	Ash 'raywood'	12	4.1	52	7.2
T038	Apple	5	1.2	5	2.1
G039	Mixed Species	8	2.4	18	4.3
T040	Eucalyptus	15	7.2	163	12.8
T041	Cherry	4	2.4	18	4.3
T042	Silver Birch	5.5	1.4	7	2.6
T043	Ash 'raywood'	10	1.9	12	3.4
T044	Common Ash	11	4.2	55	7.4
T045	Common Ash	11	4.2	55	7.4
T046	Lime	6.5	2.4	18	4.3
T047	Cherry	6	2.4	18	4.3
T048	Common Ash	11	4.6	65	8.1
G049	Mixed Species	7.5	3.6	41	6.4
G050	Common Ash	7.5	1.0	3	1.7
T051	Common Ash	10	4.8	72	8.5
G052	Mixed Species	20	9.6	290	17.0
G054	Mixed Species	7	3.0	28	5.3
T055	Wellingtonia	16	7.2	163	12.8
T056	Cherry	8	2.4	18	4.3
T057	Ash 'raywood'	8	2.6	22	4.7
T058	Ash 'raywood'	12	4.0	49	7.0
G059	Mixed Species	15	3.6	41	6.4
T060	Pedunculate Oak	18	10.8	366	19.1
T061	Sycamore	8	3.6	41	6.4
T062	Silver Maple	6	1.3	5	2.3
T063	Cherry	8	3.0	28	5.3
T064	Cherry	3	1.0	3	1.7
T065	Cherry	3.5	1.1	4	1.9
T066	Cherry	3.5	1.1	4	1.9
T067	Hornbeam 'fastigiata'	7.5	2.4	18	4.3
T068	Hornbeam 'fastigiata'	4.5	1.0	3	1.7
T069	Hornbeam 'fastigiata'	4.5	1.0	3	1.7
T070	Hornbeam 'fastigiata'	4.5	1.0	3	1.7
T071	Hornbeam 'fastigiata'	5.5	1.8	10	3.2
T072	Hornbeam 'fastigiata'	5.5	1.8	10	3.2
T073	Hornbeam 'fastigiata'	5.5	1.8	10	3.2
T074	Hornbeam 'fastigiata'	5.5	1.3	5	2.3
T075	Hornbeam 'fastigiata'	5	1.2	5	2.1
T076	Hornbeam 'fastigiata'	5	1.2	5	2.1
T077	Hornbeam 'fastigiata'	5	1.2	5	2.1
T078	Hornbeam 'fastigiata'	5	1.2	5	2.1
T079	Hornbeam 'fastigiata'	5	1.2	5	2.1
T080	Hornbeam 'fastigiata'	5	1.2	5	2.1
T081	Hornbeam 'fastigiata'	5	1.2	5	2.1
T082	Cherry	4.5	1.2	5	2.1
T083	Cherry	4.5	1.2	5	2.1
T084	Common Ash	9	1.2	5	2.1
G085	Ash 'raywood'	16	3.6	41	6.4

Drawing No:	CCL 12427 / IAP Rev: 1
Title:	Impact Assessment Plan
Site:	Capital Place UB3 5AN
Scale:	1:400 Paper Size: A1

0 5 10 15 20m

CROWN Tree Consultancy 08000 14 13 30

Tree Retention Categories
Stems & canopies shown

Category A tree	Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
Category B tree	Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees
Category C tree	Unremarkable trees of un-quality and merit. Individual specimens are not considered to be a material planning consideration.
Category U tree	Trees unsuitable for retention due to their very poor condition.

Impact Assessment Plan

Draft - For comment

BS 5837 Root Protection Area (radius = 12xstem diameter)

Root Protection Area needing amendment due to site conditions, e.g. presence of exising road or building.

Root Protection Area having been amended to account for for site conditions

X Tree to be removed to facilitate the proposal

X Tree to be removed due to its low quality

Proposed pruning