BS 5837
Arboricultural Report

CROWN
Tree Consultancy
Branching out through England and Wales

Impact Assessment & Method Statement

at
Granville House
Wallingford Road
UB8 2RW

Dated
1st October 2025

Contents

1. Introduction

1.1. Instruction

1.1.1. We are instructed by Harry Kataria to:

- Undertake a Tree Survey to BS 5837 at Granville House 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.
- Produce a Heads-of-Terms Tree Protection Plan and Arboricultural Method Statement specifying how the retained trees will be protected from accidental damage by demolition or construction activity.

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. The accompanying Arboricultural Method Statement specifies how the trees shall be protected from accidental damage by demolition and construction activities. It is designed to be enforceable and may be conditioned upon the granting of planning permission.

1.2.3. 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 and to specify suitable tree protection measures.

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 23rd of September 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.

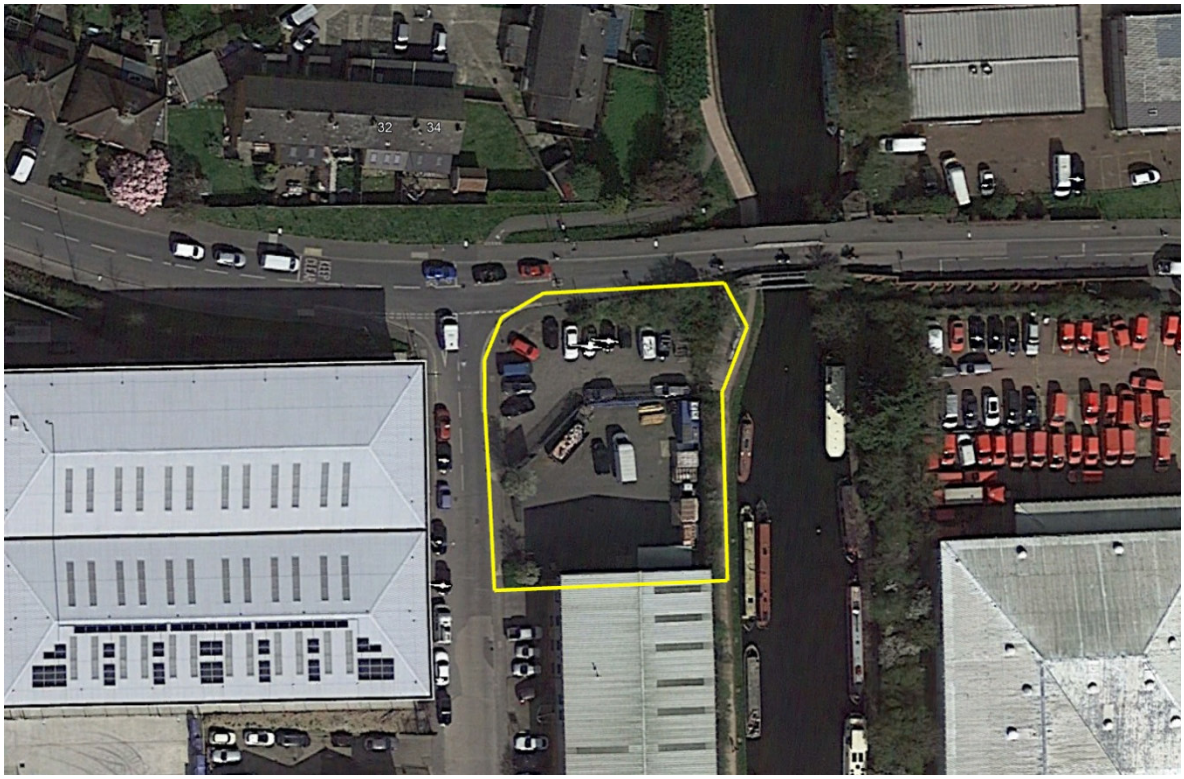
Table 1 **Cascade chart for tree quality assessment**

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 survey. Our survey included all trees within the curtilage of the property and those adjacent to it.



2.4. Summary of Observations

2.4.1. Granville House comprises commercial building with associated car parking. Cowley Mill Road runs adjacent to the northern boundary, the Grand Union Canal is situated adjacent to the eastern boundary and Wallingford Road runs adjacent to the western boundary.

2.4.2. Within the survey area, we identified two Retention Category B trees (T003 and T04), and Retention Category C trees T001, T002, T005, G006, T007 and G008.

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 trees were all deemed to be in an acceptable condition, and no significant defects were observed. Consequently, no remedial works have been recommended.

3.2. Future Inspections

3.2.1. 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	None
1.5	None
3	All surveyed trees

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

3.3. Species Present – Additional Information

3.3.1. 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
Chanticleer Pear	8	8	Deciduous tree native across Europe and W Asia. Hundreds of cultivars available due to its popular fruit. White flowers in spring along with bright green foliage. More upright growth habit than most apples.
Field Maple	12	10	Deciduous tree native to England & Wales, central and southern Europe, Turkey and west Asia to North Africa. Good hedging species as it has a habitat value and responds well to pruning. Visit http://www.pfaf.org/user/Plant.aspx?LatinName=Acer+campestre for more info.
Hazel	8	8	Deciduous tree native across Europe. Widely coppices and valued for its straight poles. Good wildlife value. Often found in field side hedges. Visit http://www.pfaf.org/user/Plant.aspx?LatinName=Corylus+avellana for more info.

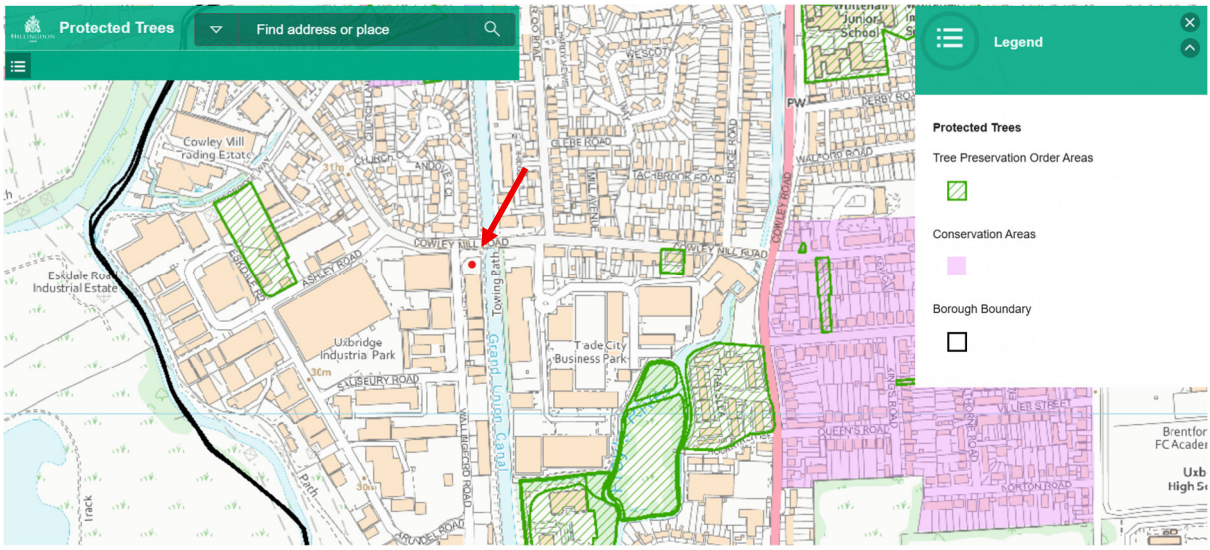
The figures quoted regarding typical height and canopy spread should be treated as approximate. Actual heights and spreads vary according to several environmental factors such as soil conditions, climate, and the presence of competing vegetation. The figures quoted are not the maximum dimensions that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

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 September 2025, we accessed the local authority website. A screenshot is produced below:



4.1.2. This indicates that:

- The site is not within a conservation area.
- There are no tree preservation orders affecting trees within the site.
- There are no tree preservation orders affecting 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 license will not be required for any tree removal if the development receives approval.

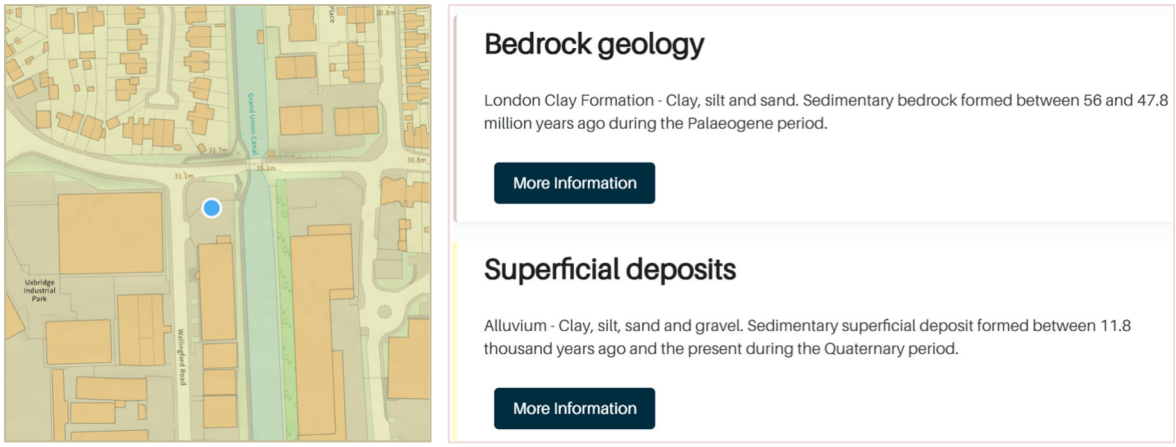
[2] https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas

[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.

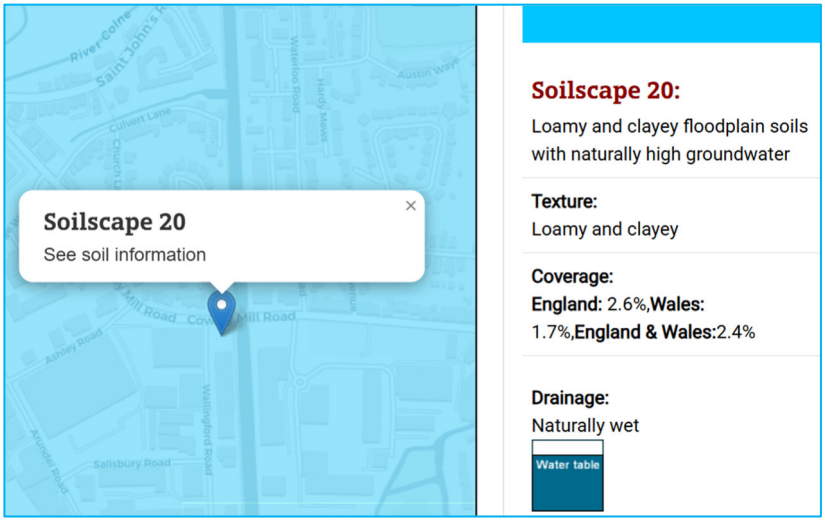
5. Local Geology and Soils

5.1. Desktop Research

5.1.1. Desktop research into local geology based on the postcode **UB8 2RW** 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 & clayey 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.

5.3.3. Clay soils may be especially prone to compaction and slurrying caused by general construction activity. Both of which significantly impair root function. This must be guarded against using boards to protect any soils where roots are growing. When planting new trees, species that can tolerate heavy soils should be selected.

5.3.4. Trees of most species are less likely to root deeply in clay soils. Any new surfacing over tree roots should avoid deep excavation and have good load-spreading properties.

6. Arboricultural Impact Assessment

6.1. Overview

6.1.1. It is proposed to construct a new commercial warehouse as indicated on the drawings in Appendix 4. The existing layout is indicated in black, and the proposed warehouse is shown in orange.

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

Activity	Trees Potentially Affected
Tree Removal	None
Tree Pruning	T003 and T004, foliage of mixed shrubs and small trees
RPA: Building Foundations	None
RPA: EV Charger Foundations	G006 and T007
RPA: New Hard Surface	None
RPA: Replace Existing Hard Surface	None
RPA: Underground Services	None Anticipated
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.

6.1.2. The accompanying Arboricultural Method Statement (duplicated in Appendix 4) specifies the measures proposed to minimise all possible potential risks of damage to the retained trees.

6.2. Tree Removal

6.2.1. All trees are to be retained.

6.3. Tree Pruning

6.3.1. The foliage of mixed shrubs and small trees which overhang the eastern boundary are to be pruned back to the fence line to increase clearance for construction activity and ensure no accidental damage to branches. Such pruning shall have little impact on the trees' health or amenity value.

6.3.2. All other tree canopies which overhang the eastern boundary are considered to be sufficiently high over access routes (minimum clearance 2.5m) so that they should not be impacted by construction activity or vehicle parking beneath. Consequently, no pruning works are required to these trees to facilitate the proposal.

6.3.3. No pruning is deemed necessary to the canopies of T003 and T004; however, it is recommended that the basal vegetation around their stems is cleared to enable the installation of tree protection measures (see adjacent photograph of T003).

6.3.4. The accompanying Arboricultural Method Statement specifies protection measures throughout the site to ensure that no canopies are accidentally damaged.

6.4. Mitigation Planting

6.4.1. To improve levels of amenity and biodiversity, it is proposed to plant seven new trees along the northern boundary of the site. The species and locations are to be agreed upon and approved by the local authority.

6.5. Impact of Foundations

6.5.1. No 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 Foundations

6.6.1. Six new EV Charging Stations are proposed adjacent to the eastern boundary of the site. Their installation is required within the outer, theoretical RPAs of G006 and T007. Excavation is required to a depth of 150mm to facilitate their installation. So long as hand tools are used for the excavation, and the excavation is limited to the footprint of the charging stations, the potential impact on trees is considered to be very minor.

6.7. Impact of Surfacing

6.7.1. The existing hard surface within the site is to be retained. Consequently, no impact on trees is anticipated due to the replacement or installation of hard surfacing. The retention of existing hard surfacing shall also reduce the risk of compaction over RPAs.

6.7.2. If for any reason the existing surface does require replacement, no excavation should occur beyond the existing surface and its sub-base.

6.8. Underground Services

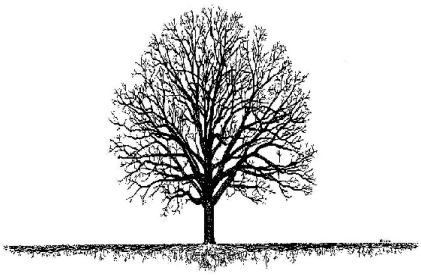
6.8.1. There is ample opportunity for new underground services to be installed outside of Root Protection Areas.

6.9. Changes in Ground Levels

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

6.10. Soil Compaction

6.10.1. 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.



6.10.2. 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.

6.10.3. 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.

6.11. Demolition Activities

6.11.1. No demolition is proposed close to trees.

6.12. Waste and Materials Storage

6.12.1. 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.

6.12.2. 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.

6.13. Cabins and Site Facilities

6.13.1. 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.

6.14. Boundary Treatments

6.14.1. Any existing boundary fences that are to be removed from within RPAs, should be removed by hand, ensuring no accidental damage occurs to nearby tree stems or branches.

6.15. Impact of Retained Trees on the Development

6.15.1. Adequate space has been allowed between retained trees and the proposal. Consequently, the proposal shall not result in increased pressure to remove or overly prune any of the retained trees.

6.15.2. The proposal is not considered to be a residential living space, so the shade cast by trees is not considered relevant from a planning perspective.

6.15.3. 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.

6.16. Arboricultural Method Statement

6.16.1. The accompanying Arboricultural Method Statement specifies restrictions on construction activities to ensure minimal impact on retained trees. All of the potential impacts noted in this section are accounted for in the Arboricultural Method Statement. So long as these protection measures are fully implemented, there shall be no long-term detrimental impact on the health of the adjacent trees.

7. Photographs

Refer also to the Tree Constraints Plan for photo locations.

Photo 1.

Photo 2.

Photo 3.

Photo 4.

Photo 5.

Photo 6.

Photo 7.

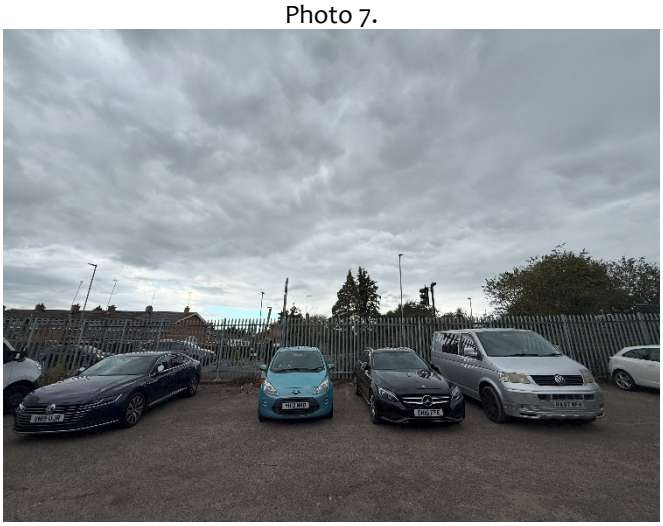


Photo 8.

Photo 9.

Photo 10.

Photo 11.

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 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.

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.

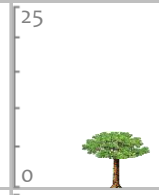
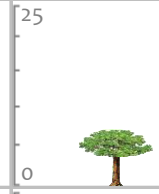
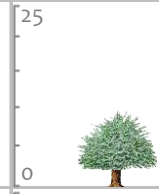
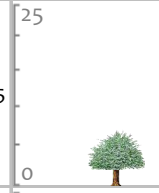
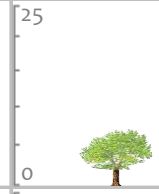
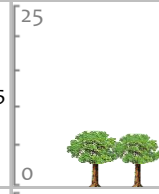
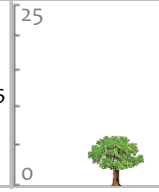
Since working for Crown Consultants Joe has undertaken numerous surveys and produced numerous reports for the purpose of planning (BS 5837), tree condition surveys, subsidence risk assessments, root surveys and decay detection investigations.

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.

Appendix 4: Tree Data Schedule and Drawings

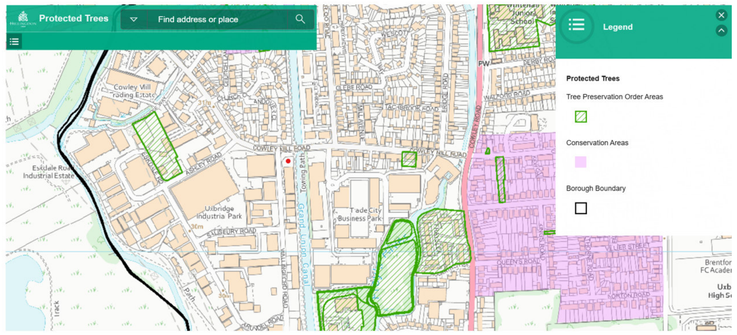
The Tree Data Schedule and any drawings accompanying this report follow this page. They are also provided as separate documents for ease of printing and screen viewing.

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) 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
T001	Young **Field Maple** Acer campestre.	6	3.5	14.4	N 2, W 3, E 3, S 1.5		Position: Off-site. **Defects:** **No significant defects observed.**	No action required.	n/a	3	Moderate Good Good	Moderate 40+ C
T002	Young **Field Maple** Acer campestre.	6	3.5	17.2	N 1.5, W 3, E 3, S 3		Position: Off-site. **Defects:** **No significant defects observed.**	No action required.	n/a	3	Moderate Good Good	Moderate 40+ C
T003	Semi-Mature **Chanticleer Pear** Pyrus calleryana 'chanticleer'.	9	2	28	N 3, W 3, E 3, S 3		Position: Outside fence. **Defects:** **No significant defects observed.**	No action required.	n/a	3	Moderate Good Good	Moderate 40+ B+
T004	Semi-Mature **Chanticleer Pear** Pyrus calleryana 'chanticleer'.	6	1.5	14	N 2.5, W 2.5, E 2.5, S 2.5		Position: Outside fence. **Defects:** **No significant defects observed.**	No action required.	n/a	3	Moderate Good Good	Moderate 40+ B
T005	Young **Hazel** Corylus avellana.	5.5	2.5	13.9	N 3, W 3, E 3, S 2		Position: Off-site. **Defects:** **No significant defects observed.**	No action required.	n/a	3	Moderate Good Good	Moderate 40+ C
G006	Young **Field Maple** Acer campestre.	av 6	av 3	av 14	N av, W 2.5, E 2.5, S 2.5 each		Position: Off-site. **Defects:** **No significant defects observed.**	No action required.	n/a	3	Moderate Good Good	Moderate 40+ C
T007	Young **Field Maple** Acer campestre.	5	2.5	14.1	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	Moderate 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
G008	Young **Field Maple** Acer campestre.	av 6	av 3	av 14	av 2.5 2.5 3.5 2.5 each		Position: Off-site. **Defects:** **No significant defects observed.**	No action required. n/a / 3	Moderate Good Good	Moderate 40+ C

Statutory Protection

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

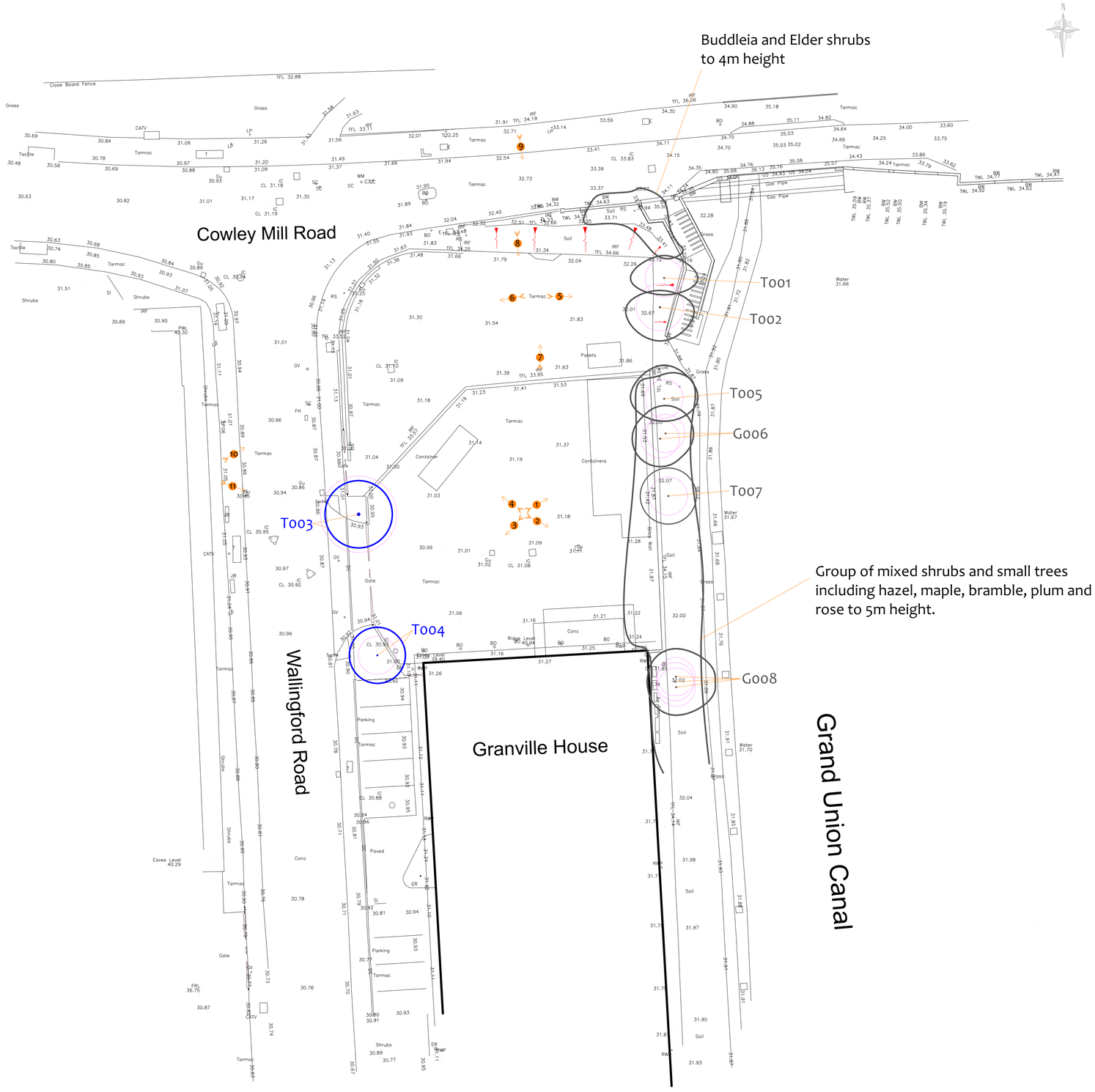


This indicates that:

- The site is not within a conservation area.
- There are no tree preservation orders affecting trees within the site.
- There are no tree preservation orders affecting trees immediately adjacent to the site.

Tree Data Schedule

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
T001	Young **Field Maple** Acer campestre.	6	3.5	14.4	2 / 3 / 3 / 1.5	15	Position: Off-site. **Defects: No significant defects observed.**	No action required.	n/a	3	Moderate Good	Moderate 40+	Good C
T002	Young **Field Maple** Acer campestre.	6	3.5	17.2	1.5 / 3 / 3 / 3	15	Position: Off-site. **Defects: No significant defects observed.**	No action required.	n/a	3	Moderate Good	Moderate 40+	Good C
T003	Semi-Mature **Chanticleer Pear** Pyrus calleryana 'chanticleer'.	9	2	28	3 / 3 / 3 / 3	15	Position: Outside fence. **Defects: No significant defects observed.**	No action required.	n/a	3	Moderate Good	Moderate 40+	Good B+
T004	Semi-Mature **Chanticleer Pear** Pyrus calleryana 'chanticleer'.	6	1.5	14	2.5 / 2.5 / 2.5 / 2.5	15	Position: Outside fence. **Defects: No significant defects observed.**	No action required.	n/a	3	Moderate Good	Moderate 40+	Good B
T005	Young **Hazel** Corylus avellana.	5.5	2.5	13.9	3 / 3 / 3 / 2	15	Position: Off-site. **Defects: No significant defects observed.**	No action required.	n/a	3	Moderate Good	Moderate 40+	Good C
G006	Young **Field Maple** Acer campestre.	av 6	av 3	av 14	av 2.5 / 2.5 / 2.5 / 2.5 each	15	Position: Off-site. **Defects: No significant defects observed.**	No action required.	n/a	3	Moderate Good	Moderate 40+	Good C
T007	Young **Field Maple** Acer campestre.	5	2.5	14.1	2.5 / 2.5 / 2.5 / 2.5	15	**Defects:** No significant defects observed.	No action required.	n/a	3	Moderate Good	Moderate 40+	Good C
G008	Young **Field Maple** Acer campestre.	av 6	av 3	av 14	av 2.5 / 2.5 / 3.5 / 2.5 each	15	Position: Off-site. **Defects: No significant defects observed.**	No action required.	n/a	3	Moderate Good	Moderate 40+	Good C



Drawing No:	CCL 12389 / TCP	Rev: 1
Title:	Tree Constraints Plan (Existing Layout)	
Site:	Granville House Wallingford Road, UB8 2RW	
Scale:	1:200	Paper Size: A1

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 existing 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

1 Photo 1

MN = Measured North:

Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.

Tree Ref.	Species	Height (m)	Root Protection Area Radius (m)	m²	Square (m)
T001	Field Maple	6	1.7	9	3.1
T002	Field Maple	6	2.1	13	3.7
T003	Chanticleer Pear	9	3.4	35	6.0
T004	Chanticleer Pear	6	1.7	9	3.0
T005	Hazel	5.5	1.7	9	3.0
G006	Field Maple	6	1.7	9	3.0
T007	Field Maple	5	1.7	9	3.0
G008	Field Maple	6	1.7	9	3.0

Statutory Protection

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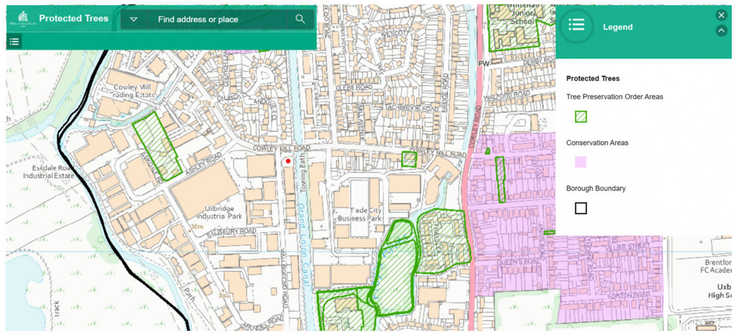

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T004	Semi-Mature **Chanticleer Pear** Pyrus calleryana 'chanticleer'.	6	1.5	14	2.5 / 2.5 / 2.5 / 2.5	15	Position: Outside fence. **Defects: No significant defects observed.**	No action required.	n/a	3	Moderate Good	Good	Moderate 40+	B
T005	Young **Hazel** Corylus avellana.	5.5	2.5	13.9	3 / 3 / 3 / 2	15	Position: Off-site. **Defects: No significant defects observed.**	No action required.	n/a	3	Moderate Good	Good	Moderate 40+	C
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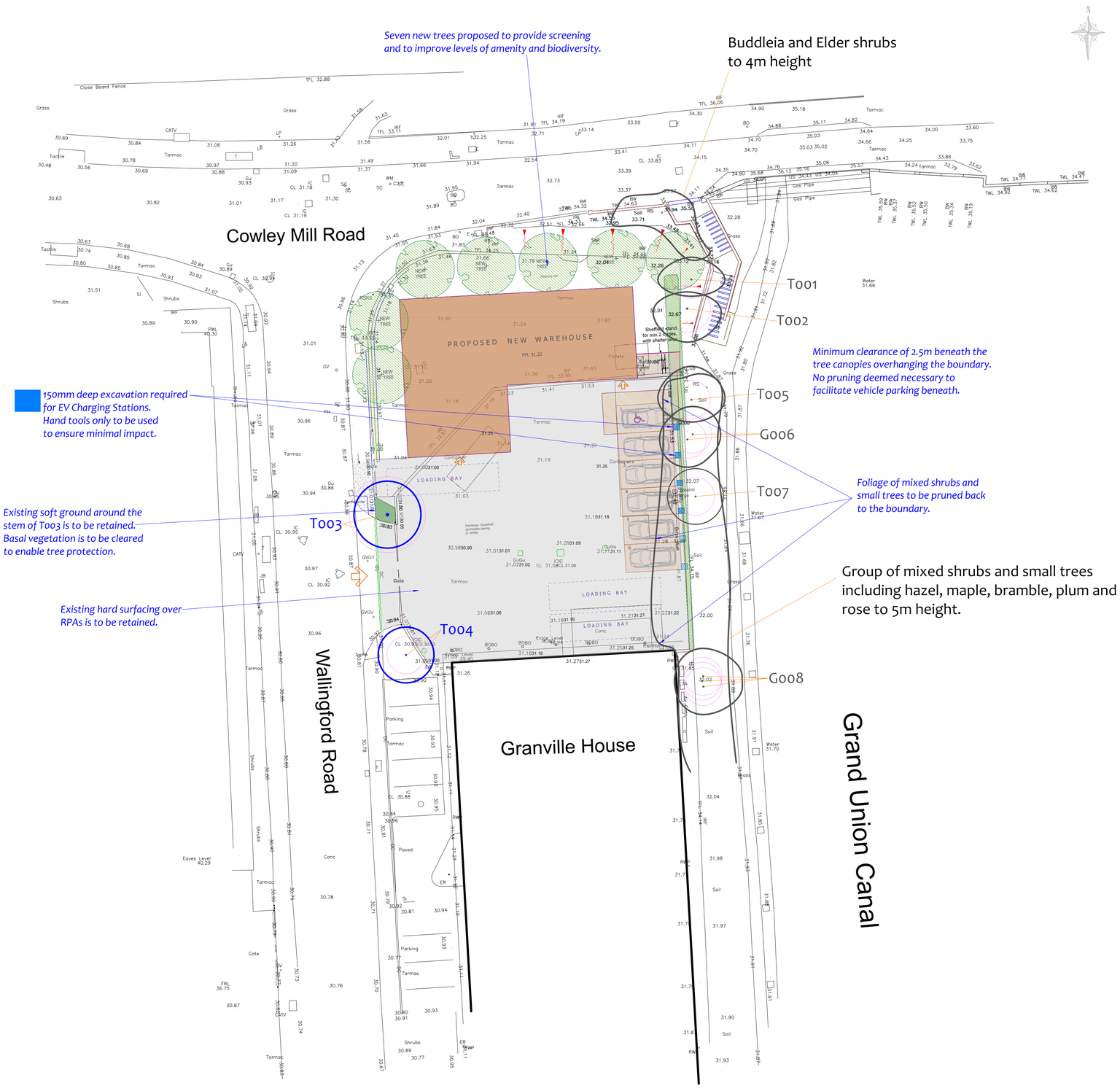
G008	Young **Field Maple** Acer campestre.	av 6	av 3	av 14	av 2.5 / 2.5 / 3.5 / 2.5 each	15	Position: Off-site. **Defects: No significant defects observed.**	No action required.	n/a	3	Moderate Good	Good	Moderate 40+	C



Drawing No:	CCL 12389 / IAP	Rev: 1
Title:	Impact Assessment Plan	
Site:	Granville House Wallingford Road, UB8 2RW	
Scale:	1:200	Paper Size: A1

CROWN Tree Consultancy 08000 14 13 30

Tree Retention Categories (Stems & canopies shown)

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Category U tree	Trees unsuitable for retention due to their very poor condition.

Impact Assessment Plan

Status: Final - for submission

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

Root Protection Area needing amendment due to site conditions, e.g. presence of existing 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

X Tree to be removed to facilitate the proposal

X Tree to be removed due to its low quality

Proposed pruning

MN = Measured North:

Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.

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