



TREE CONSTRAINTS PLAN Rev:0,
with regard to proposed development at:
Land at Stevenage Road, Hitchin, SG4 7JY,
for:
Bugler Homes.

Job no. MJC-25-0159

17th October 2025.

Mark Carter

FICFor. MRICS M.Arbor.A Dip. Arb. (RFS),
Managing Director,
MJC Tree Services Limited,
39 School Road,
West Wellow,
ROMSEY,
Hampshire,
SO51 6AR

(01794) 322 712.
mjc@mjctreeservices.co.uk

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1.0 Site Specific Guidance Regarding the Tree Constraints Plan

1.1 Enclosed is the Tree Constraints Plan drawing annotated with site specific notes, and the Tree Survey Schedule for the site and surveyed trees.

1.1.1 The Tree Constraints Plan drawing, the Tree Survey Schedule, and the tree constraints illustrated have been prepared in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' (BS5837:2012). **These are not intended for submission to the Local Planning Authority at this time** as they are a design layout tool intended to be used by the architect, layout designer and other members of the design team, to inform the proposed layout and design of the proposed development in respect of the tree constraints. Used correctly, and with layout and site specific input from the project Arboriculturist, they will allow the arboricultural implications of the proposed layout to be minimised through the identification, avoidance and accommodation of the significant tree constraints that form a legitimate material constraint on proposed development.

1.1.2 The in drawing text is designed to be large enough to be easily read when the drawing is viewed or printed off at the correct scale. If it is not possible to view or print off this drawing at the correct scale, it may not be possible to read the in drawing text. In order to address this possibility, the in-drawing text from the drawing is reproduced as a separate block of text immediately following the drawing, and this forms section 2.0A below.

1.1.3 **The site specific in drawing text must be read and understood by the entire design team. Any resulting questions should be directed to the project Arboriculturist.**

1.2 In order to assist in the interpretation of this drawing, a brief and generic explanation of all tree constraints is given below in general terms. The explanations below are not a comprehensive or site specific interpretation of the tree constraints on site, and they should be regarded as reference text that may assist the design team as a reference guide to specific constraints after the site specific notes in the Tree Constraints Plan drawing have been read, and in that way assist in the design of a preliminary site layout. The crucial and site specific tree constraints are illustrated in the enclosed Tree Constraints Plan drawing and the results of the tree survey are detailed in the enclosed Tree Survey Schedule.

1.3 The in-drawing text in the Tree Constraints Plan drawing must be read before reading the following paragraphs as this provides the crucial site specific information and context to the following explanations.

2.0 Generic Guidance Regarding the Tree Constraints Plan

2.1 Sections 197 and 198 of The Town & Country Planning Act 1990 make all trees on or close to a proposed development site a material consideration in the planning application process, irrespective of the ownership of those trees, i.e. offsite trees are as much a material consideration as onsite trees. The Act also obliges Local Planning Authorities to seek the retention and protection of trees on development sites when it is expedient to do so for the benefit of public amenity. Therefore, any proposed development design and/or layout that adversely impacts on, or requires the removal of, trees of significant public amenity value will be strongly and legitimately resisted by the Local Planning Authority.

2.2 Paragraph 136 of the 2024 National Planning Policy Framework (NPPF) states: *“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.”*

The use of the term *“and that existing trees are retained wherever possible”* means that any proposed development design and/or layout that adversely impacts on or proposes the removal of any existing trees to facilitate that development must clearly demonstrate that it is not possible to retain those trees through changes to the proposed development design and/or layout. In reality, it is possible to avoid adverse damage to, and to retain the majority of, trees on any development site through changes to the proposed development design and/or layout. Therefore, any proposed development that adversely impacts on or proposes the removal of any existing trees to facilitate that development is likely to be counter to NPPF and strongly and legitimately resisted by the Local Planning Authority, irrespective of the public visual amenity value of those trees.

2.3 With regard to their quality assessment in the current context of the site, the trees, groups and woodlands surveyed have been graded and their trunks colour coded using the criteria contained in BS5837:2012. A summary of this grading is as follows:

A' = Light Green. Trees of high quality and value, in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested). Invariably worthy of consideration as a significant material constraint on any proposed development.

B' = Mid Blue. Trees of moderate quality and value, in such a condition as to make a significant contribution (a minimum of 20 years is suggested). Usually worthy of consideration as a material constraint on any proposed development.

C' = Grey. Trees of low quality and value, currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested). Not usually worthy of consideration as a material constraint on any proposed development, but also not in need of immediate removal in the current context of the site.

U' = Red. Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management. Not worthy of consideration as a material constraint on any proposed development.

2.3.1 These letter gradings are then subdivided into three number categories that explain which features have warranted the letter grading. 1 = arboricultural merits e.g. a particularly fine or rare specimen. 2 = landscape merits e.g. a publicly prominent tree. 3 = ecological merits e.g. a veteran tree or ancient woodland providing many wildlife habitats. BS5837:2012 indicates there is no difference between the different number categories in planning terms, and that a tree does not accrue additional value by qualifying in more than one number category. However, it is my advice that the current planning system does make distinctions between these number subdivisions as follows.

2.3.2 Sections 197 and 198 of The Town & Country Planning Act 1990 make it clear that if a tree is to be considered a material constraint on a proposed development, it must be of sufficient public amenity value. Current Government advice on the use and administration of Tree Preservation Orders states clearly that public amenity value requires public visibility. Therefore, in arboricultural planning terms, the 2 designation is important. For example, a B2 tree is more important in arboricultural planning terms than a B1 purely because of this public visibility element inherent in that landscape designation.

2.4 Paragraph 193c) of the 2024 National Planning Policy Framework (NPPF) states: *'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists;'*. NPPF goes on to provide examples of 'wholly exceptional reasons' as follows: *'For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.'* Therefore, in the case of the majority of proposed developments, any ancient or veteran tree, and any ancient woodland must be considered sacrosanct in respect of that development. Therefore, an A3 grade ancient woodland or ancient/veteran tree is more highly valued in planning terms than an A1 non ancient woodland or non-ancient/veteran tree.

- 2.4.1 In the guidance published jointly by Natural England and the Forestry Commission 'Ancient woodland, ancient trees and veteran trees: advice for making planning decision' (dated 14th January 2022), it is recommended that protective buffer zones are established around ancient woodland and ancient/veteran trees as follows:

"For ancient woodlands, you should have a buffer zone of at least 15 metres to avoid root damage. Where assessment shows other impacts are likely to extend beyond this distance, you're likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic."

"A buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter."

- 2.4.1.1 Typically, these buffer zones should be regarded as sacrosanct in respect of any proposed development of the site. However, paragraph 193c) of NPPF clearly states, the overriding objective is to avoid 'loss or deterioration' of ancient woodland or ancient/veteran trees. Therefore, if it can be demonstrated that the proposed development works and activities will not result in the 'loss or deterioration' of the ancient woodland or the ancient/veteran tree, NPPF does allow for those works to take place in the buffer zone.

- 2.4.1.2 The guidance goes on to explain that where possible, a buffer zone should: contribute to wider ecological networks: be part of the green infrastructure of the area as follows.

- 2.4.1.2.1 It should consist of semi-natural habitats such as: woodland: a mix of scrub, grassland, heathland and wetland planting, using local and appropriate native species.

- 2.4.1.2.2 Long term access to the buffer zone may be appropriate if the habitat is not harmed by trampling.

- 2.4.1.2.3 Gardens should not be located in the buffer zone.

- 2.4.1.3 Sustainable drainage schemes (SUDS) should only be located in the buffer zones if they respect root protection areas of the trees, and any change to the water table does not adversely affect ancient woodland.

- 2.5 The below ground indicative Root Protection Area (RPA) constraint posed by the 'A', 'B' and 'C' grade trees are illustrated as a grey circle, and in some cases an irregular polygon bounded by a magenta line. The RPA's have been calculated using the formulae given in BS5837:2012, and modified as necessary to reflect restrictions on past rooting soil volumes and the specific requirements of those trees with regard to their tolerance of root disturbance and other arboricultural factors. In tree constraint and arboricultural planning terms, the modified RPA bounded by a magenta line takes precedence over the circular and grey indicative RPA.

2.5.1 The RPA's represent the surface area of the minimum soil rooting volume required by the tree if it is to remain viable. The actual root spread of the tree is very likely to greatly exceed the RPA. The existing soil levels and structure in the RPA's of retained trees must be protected from the proposed development, and they should not be excavated, graded or compacted. By default, the RPA of retained trees should be kept free of all excavation and development impact, however, it is possible to construct structures over and in the RPA if there is an overriding justification and practical technical solutions are available that will provide adequate protection to the tree roots. Examples of such technical solutions are as follows.

2.5.1.1 Service installation in accordance with National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (volume 4).

2.5.1.2 No-dig or restricted dig foundation construction utilising ground protection, ground beams and slabs supported on piles at or above ground level, providing that no more than 20% of the unsurfaced RPA of any retained tree is covered by an impermeable layer.

2.5.1.3 Hard surface construction using three dimensional cellular confinement sub bases installed using a no dig technique, providing that no more than 20% of the unsurfaced RPA of any retained tree is covered by an impermeable layer. Section 7.4.2.3 of BS5837:2012 states that the coverage of the RPA of any one tree by a new permanent surface must not exceed 20% of the unsurfaced RPA of that tree. However, it is not clear whether this restriction applies to all new permanent surfaces or just impermeable surfaces. Section A.1.5.4 of BS5837:2012 states:

“Bitumen paving and resin-bonded gravels

These surfaces can consist of porous or impermeable material. As the interstices in unsealed tar paving will eventually become blocked by fines, it is advisable for such surfaces to be laid following the same principles as those for impermeable surfaces, therefore its use within the RPA also needs to be restricted to the 20% RPA recommendation (7.4.2.3).”

This statement strongly indicates that the 20% restriction only applies to impermeable surfaces, or surfaces that will become impermeable through normal use, and that the 20% restriction would not apply to permanently permeable surfaces.

2.5.1.4 Specific foundation and hard surface design and construction methods need to be employed over the RPA, and these should be drawn up by suitably qualified engineers in consultation with the project arboriculturist. It must be noted that these types of design are invariably more expensive than conventional design and construction methods, and they will increase the final floor and surface levels above the existing ground level and the level of conventional designs. These potential levels issues must be appreciated by the design team.

2.5.2 BS5837:2012 states that the RPA of a veteran or ancient tree must not be built over, and this recommendation is reiterated in the guidance published jointly by Natural England and the Forestry Commission 'Ancient woodland, ancient trees and veteran trees: advice for making planning decision' (dated 14th January 2022).

2.6 The above ground constraints posed by the trees comprise principally of three factors:

2.6.1 Existing Crown Spreads - These are illustrated as a green line for all the trees surveyed, and are based on the distance estimated from the trunk centre to the crown edge at the cardinal points. Any proposed dwelling and living space structures must maintain an adequate separation distance away from the crown edge of retained trees to avoid the potential creation of overbearance and dominance issues that could result in conflict between the retained trees and future occupiers of the proposed development. There is no statutory recommendation for this separation distance, but typically an unglazed flank elevation of a building would require approximately a 2 metre clearance, and a glazed front or rear elevation would require approximately 5 metres clearance. Failure to achieve these separation distances is very likely to result in a legitimate objection to the proposed development from the LPA's tree officer.

2.6.2 It is not best practice to prune the crowns to allow construction to take place beyond what would be reasonable and sound management for the existing site and/or tree, but it may be permissible to carry out limited pruning to facilitate access onto the site for the duration of the development or demolition processes. The extent of any such pruning must be discussed and agreed with an Arboriculturist, and approved in advance by the Local Planning Authority (LPA).

2.6.3 Future Crown Spreads - Where an 'A' or 'B' grade tree has significant potential for future crown growth and enlargement, or crown containment as a result of sound arboricultural management, it is necessary to estimate the ultimate future dimensions of the crown. The potential future and mature crown spread for such trees are illustrated by a blue circle. Any proposed dwelling and living space structures must maintain an adequate separation distance away from the potential future crown edge of retained trees to avoid the potential creation of overbearance and dominance issues that could result in conflict between the retained trees and future occupiers of the proposed development. There is no statutory recommendation for this separation distance, but typically an unglazed flank elevation of a building would require approximately a 2 metre clearance, and a glazed front or rear elevation would require approximately 5 metres clearance. Failure to achieve these separation distances is very likely to result in a legitimate objection to the proposed development from the LPA's tree officer.

2.6.4 Shade – Areas of potentially significant shade constraint for ‘A’, ‘B’ and ‘C’ grade trees are illustrated as a grey segment emanating from the tree in question. This segment has been calculated using the methodology advised in BS5837:2012 (N.B. this methodology is not included in the normative text of the Standard and does not therefore carry the full weight of the Standard) and is based on the surveyed tree heights. Future growth of a tree will increase the size of this constraint. This is only an indication of areas of shade constraint, and highlights areas where tree shade may impact on the living conditions within a building and the useable amenity space in a garden. If tree shade is considered a significant issue, specific and accurate daylight and shade analysis should be carried out by a competent daylight and shade surveyor/engineer in order to define the impact of tree shade on the proposed development and to compare this impact with the BRE tests of reasonableness.

2.7 Some other tree constraints can create future pressures to fell or prune trees. Section 5.3.4 d) of BS5837:2012 requires this issue to be considered and avoided at the design stage of a proposed development, and the following factors should be considered:

2.7.1 Proximity and Dominance - The close proximity of very large trees to dwellings may produce a feeling of unease or insecurity from a health and safety or scale standpoint in the future residents, resulting in future pressures to unreasonably prune or fell the tree. This will be a particular concern to the LPA and adequate clearance should be maintained between proposed dwelling and living space structures and very large trees that is in excess of those suggested at sections 2.6.1 and 2.6.3 above.

2.7.2 Debris - Trees have the ability to drop significant quantities of debris onto structures close to or beneath them, including leaves, twigs, honey dew and bird droppings. These can be a source of nuisance if, for example, low level structures such as parking bays are constructed under the existing or potential crown spreads of retained trees, and the parked cars are constantly being covered in tree related debris. This debris can also block gutters and down pipes on buildings. Therefore, it may be necessary to protect parked cars in the vicinity of trees with lightweight car ports and gutters can incorporate leaf guards to prevent ingress of debris.

2.8 Any areas scheduled for new tree planting will require protection as if the area contained the RPA of a retained tree, in order to maintain an undamaged soil structure that will benefit the establishment and growth of the newly planted trees.

3.0 Summary

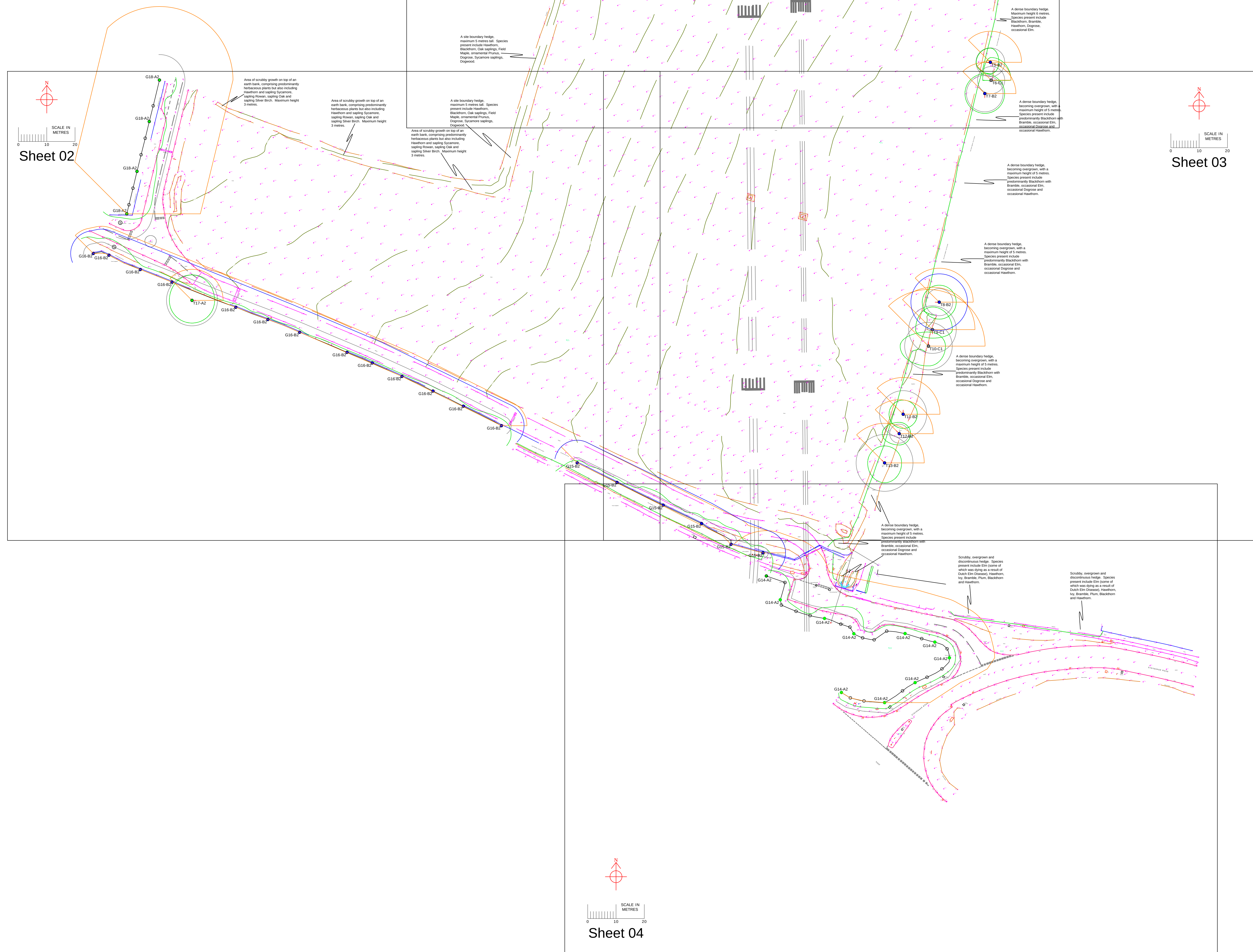
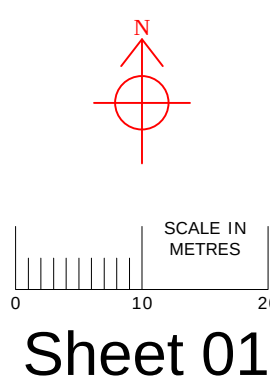
- 3.1 This report is intended to be used as a design layout tool by the architect, layout designer and other members of the design team, to inform the proposed layout and design of the proposed development in respect of the tree constraints.
- 3.2 The next stage in the design process is for a draft development design and layout to be drawn up in the light of the above and the enclosed, and for this to be discussed between myself, the architect and the rest of the design team. This discussion will inform any modifications necessary to arrive at an acceptable layout in arboricultural terms.
- 3.3 When the proposed layout has been drafted and emailed to me as a .dwg (AutoCAD) file, I shall provide a preliminary arboricultural impact assessment and advice on the viability of the proposed development in arboricultural planning terms. When the layout has been finalised and emailed to me as a .dwg (AutoCAD) file, I shall formally assess it in the Arboricultural Implications Assessment & Tree Protection Plan report, and it is this report that is submitted to the LPA as part of the planning application.
- 3.4 The ongoing involvement of the project Arboriculturist as a member of the design team is essential if the proposed development is to progress successfully in respect of trees, and tree protection policies and legislation. If it is not possible to design or modify the proposed development to achieve an arboricultural impact that is acceptable in arboricultural planning terms, it is likely that the Tree Constraints Plan and/or the Arboricultural Implications Assessment will merely provide good reason for the LPA to refuse the planning application, and this situation must be avoided at all costs.

Mark Carter

FICFor. MRICS M.Arbor.A Dip.Arb(RFS)

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4.0 Annotated Tree Constraints Plan drawing



3.3.5 No dig methods of hard surface and road/drive construction using a three dimensional cellular confinement sub base can be used on these types of soil over the RPA of retained trees, but in order to provide adequate protection to tree roots in these areas the sub base may need to be thicker than is routinely used, and it is recommended that the advice of the sub base manufacturer is sought before proposing such constructions.

2.11 Various animal species that use trees and some of their habitats that can be found in trees, including Badgers, Bats, Great Crested Newts, and many bird species, are protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010. A qualified ecologist should be engaged to check if these species and/or habitats are present in any of the surveyed trees, and their advice followed.

3.3.5 No dig methods of hard surface and road/drive construction using a three dimensional cellular confinement sub base can be used on these types of soil over the RPA of retained trees, but in order to provide adequate protection to tree roots in these areas the sub base may need to be thicker than is routinely used, and it is recommended that the advice of the sub base manufacturer is sought before proposing such constructions.

KEY

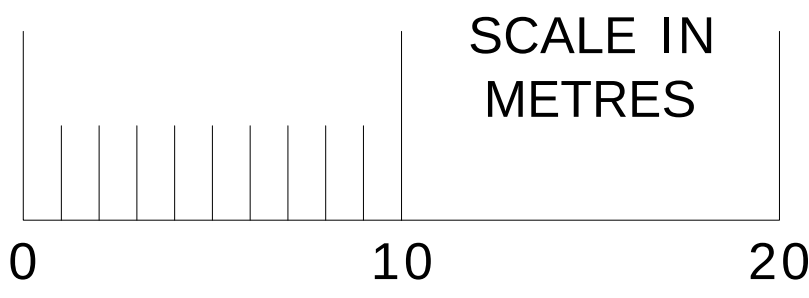
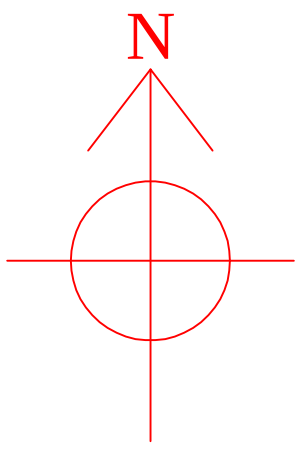
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and ref' no'
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-  G1 Trees in a
'G'group with ref'
no' that have been
collectively survey-
ed and recorded.
-  Crown spread of
surveyed trees,
amalgamated for
groups
-  Noted areas of
mixed
vegetation, see
annotations for
details
-  Estimated
mature crown
spread for trees
with significant
potential for
future growth,
amalgamated
for groups
-  Indicative root
protection area
(RPA) for trees,
amalgamated
for groups
-  Direction of
lowest
significant
branch for
individual trees,
length of arrow
indicates height
i.e. the longer
the arrow the
higher the
branch
-  Areas of
potentially
significant shade
contrast for A,
B & C grade
trees, based on
surveyed heights
and
amalgamated
for groups
-  Tree stump

SCALE

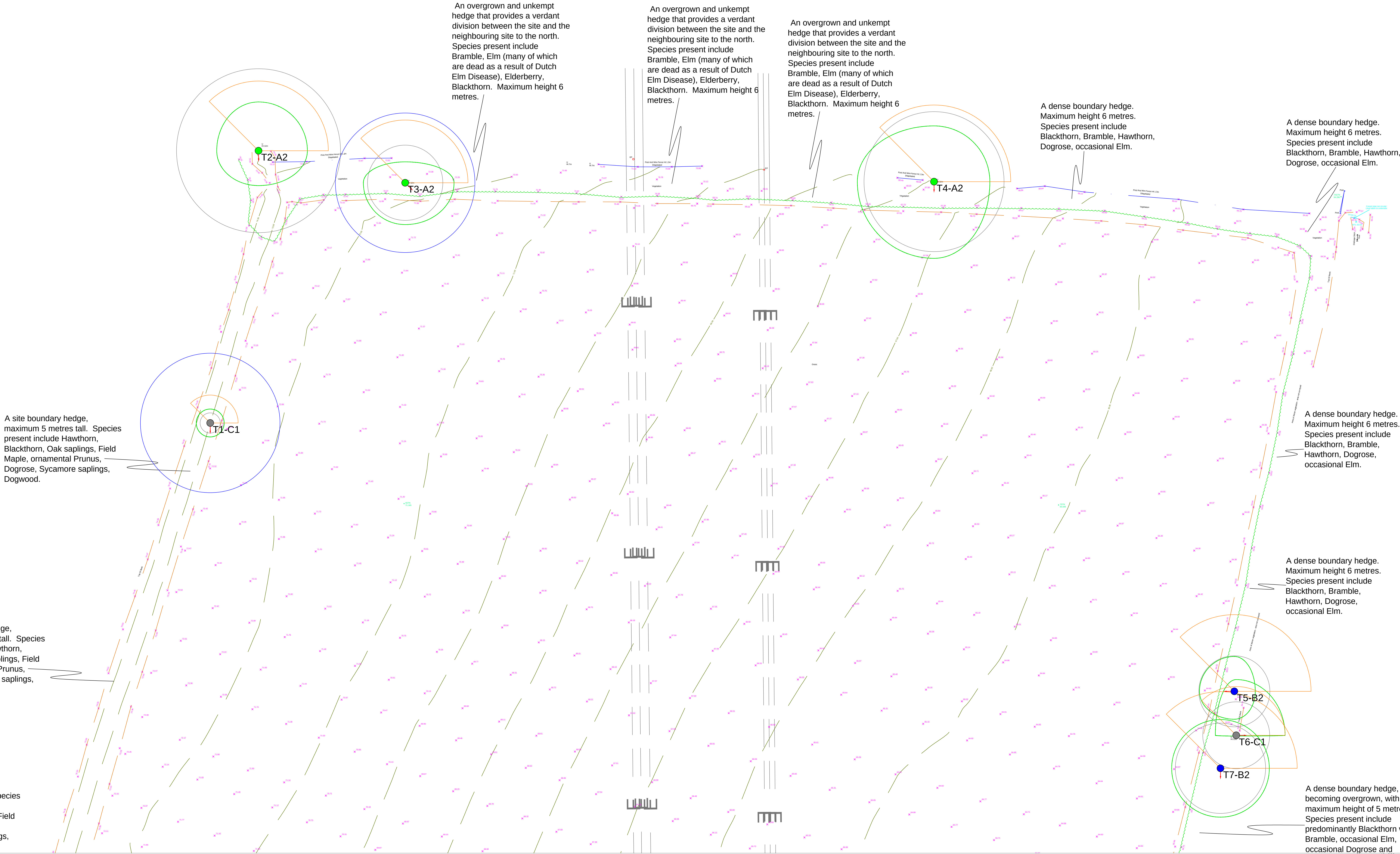
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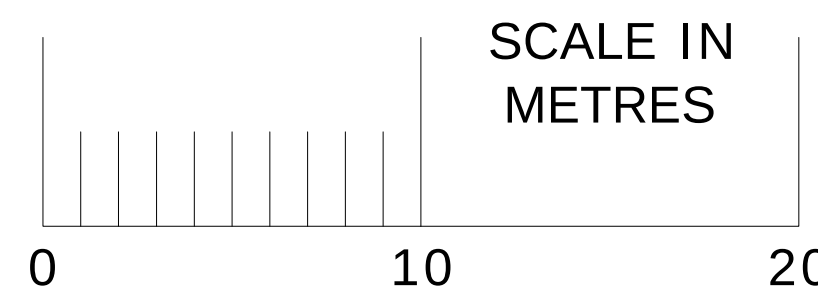
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Sheet 01





Sheet 02

Area of scrubby growth on top of an earth bank, comprising predominantly herbaceous plants but also including Hawthorn and sapling Sycamore, sapling Rowan, sapling Oak and sapling Silver Birch. Maximum height 3 metres.

Area of scrubby growth on top of an earth bank, comprising predominantly herbaceous plants but also including Hawthorn and sapling Sycamore, sapling Rowan, sapling Oak and sapling Silver Birch. Maximum height 3 metres.

A site boundary hedge, maximum 5 metres tall. Species present include Hawthorn, Blackthorn, Oak saplings, Field Maple, ornamental Prunus, Dogrose, Sycamore saplings, Dogwood.

Area of scrubby growth on top of an earth bank, comprising predominantly herbaceous plants but also including Hawthorn and sapling Sycamore, sapling Rowan, sapling Oak and sapling Silver Birch. Maximum height 3 metres.

G18-A2

G18-A2/

G18-A2/

G18-A2

G16-B2

G16-B2

G16-B2

T17-A2

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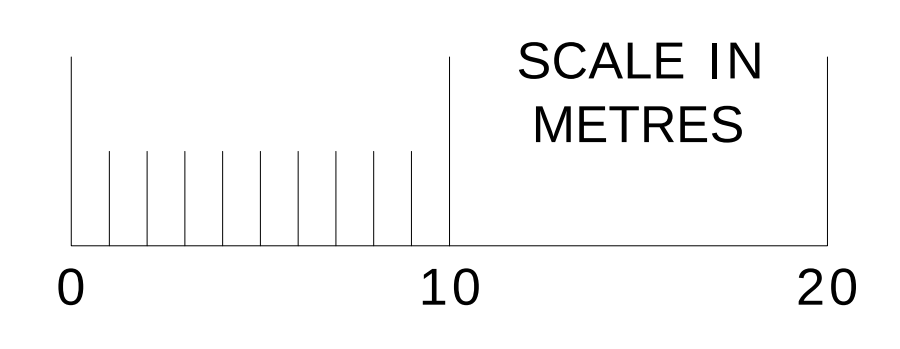
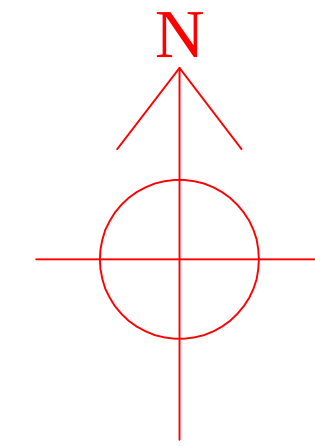
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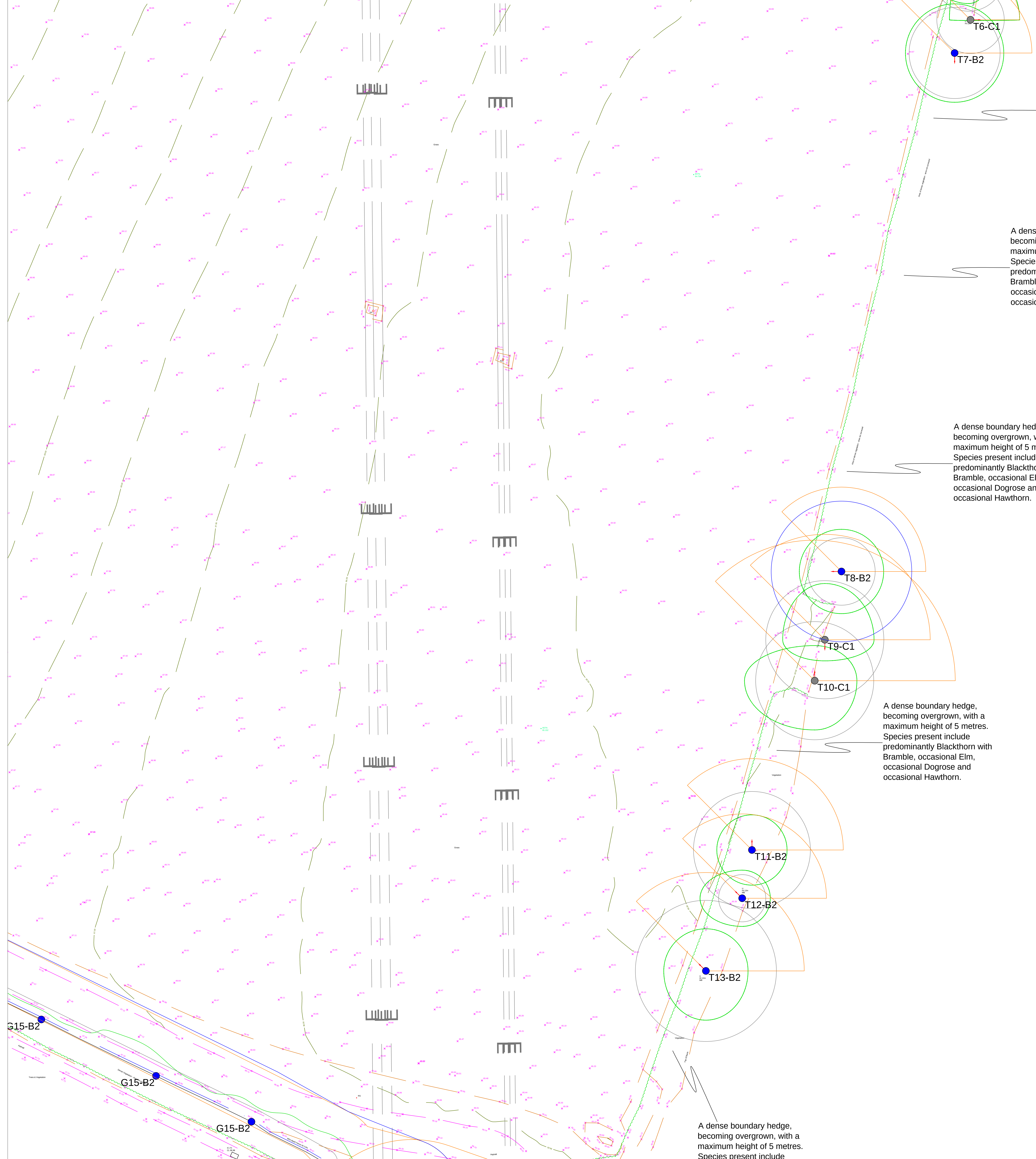
G15-B2

G15-B2

G15-B



Sheet 03



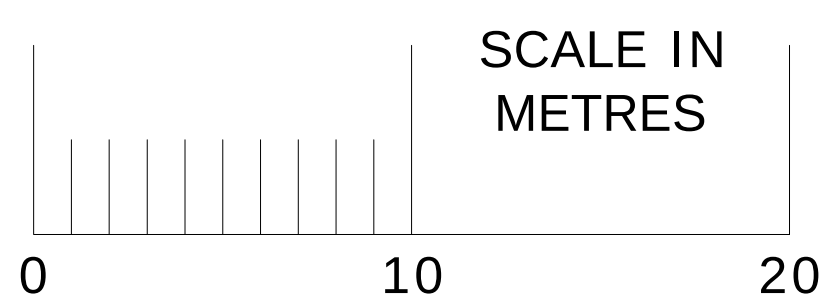
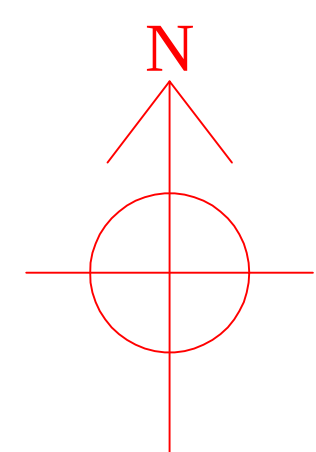
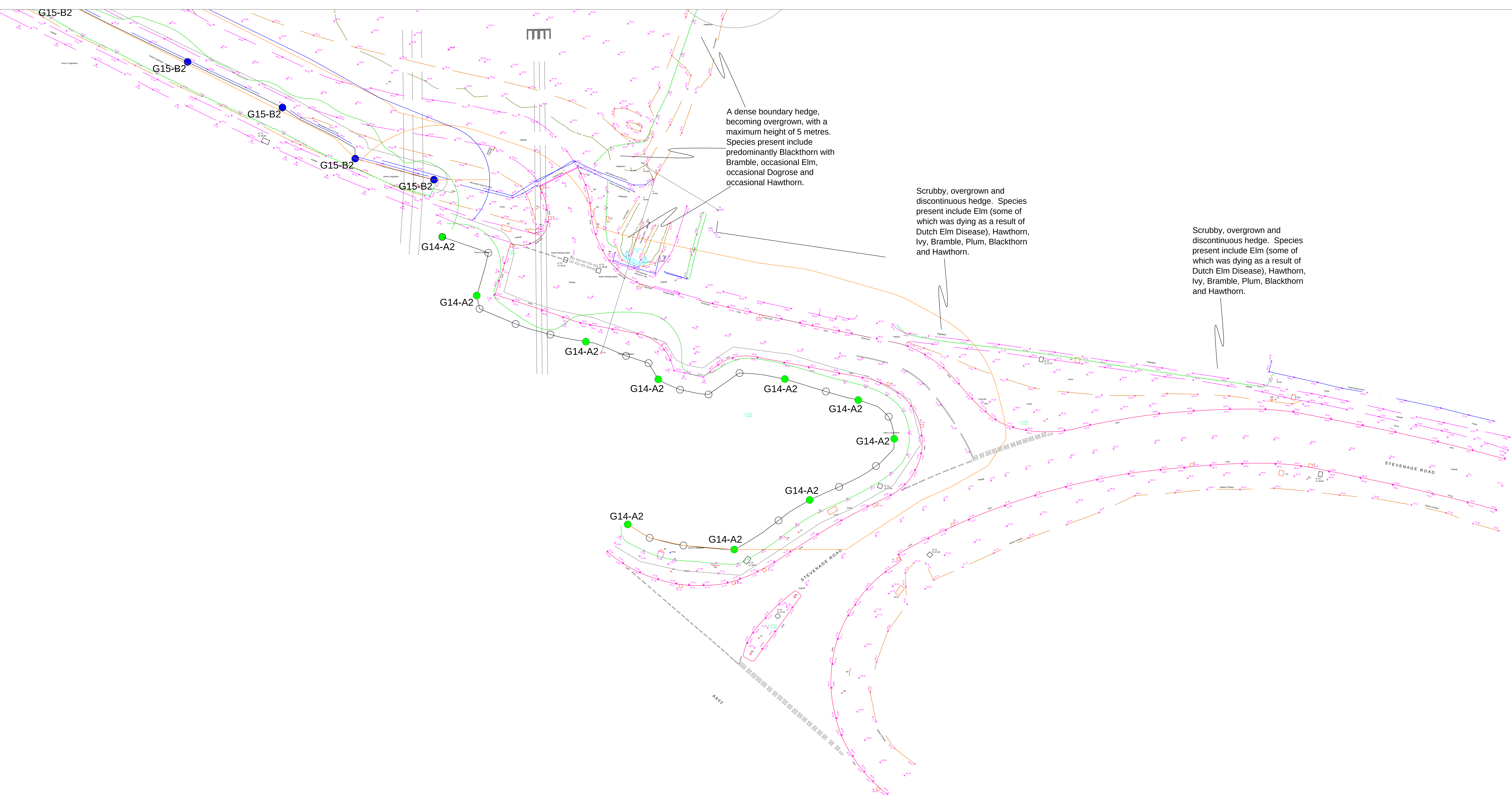
A dense boundary hedge, becoming overgrown, with a maximum height of 5 metres. Species present include predominantly Blackthorn with Bramble, occasional Elm, occasional Dogrose and occasional Hawthorn.

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A dense boundary hedge, becoming overgrown, with a maximum height of 5 metres. Species present include



Sheet 04

4.0A In-drawing text from the Tree Constraints Plan drawing

Tree Constraints Plan Notes

1.0 Introduction

- 1.1 The tree survey was carried out on the 15th October 2025.
- 1.2 The survey was carried out in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' (BS5837:2012).
- 1.3 The tree survey was preliminary in nature and was carried out from ground level using visual techniques only. No trees were climbed or internally investigated. Should a more detailed inspection be required then this will be highlighted in the recommendations section of the Tree Survey Schedule.
- 1.4 The tree works recommended on the enclosed Tree Survey Schedule are based on the current context of the site, **they are not tree works or tree felling required as a result of any proposed development**. This is to comply with section 4.4.1.1 of BS5837:2012 that states "...the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for the development". **Any and all tree works and tree felling required and proposed as a result of the proposed development will be detailed in the Arboricultural Impact Assessment drawing.**

2.0 The Trees

- 2.1 The details of the individual tree survey are provided in the following Tree Survey Schedule.
 - 2.1.1 Individual trees are pre-fixed with the letter 'T'.
 - 2.1.2 Trees that form cohesive groups are recorded collectively and are pre-fixed with the letter 'G'.
 - 2.1.3 Trees that form cohesive woodlands are recorded collectively and are pre-fixed with the letter 'W'.
 - 2.1.4 Other vegetation has also been noted, see the in-drawing annotations for details.
- 2.2 The tree constraints have been calculated and are illustrated in accordance with BS5837:2012, see the key for details.

2.3 *A number of trees and groups included in the survey were omitted from the supplied topographical survey drawing, namely tree nos. T1, T5, T7, T8, T9, T10, T11 and T17, group nos. G14, G15, G16 and G18. The positions of these trees and groups have been estimated by eye while the author was on site. This issue is noted in the Tree Survey Schedule. If the positions of any of these trees or groups become critical to any proposed development of the site, their positions should be confirmed by a competent land surveyor and this drawing adjusted accordingly.*

2.4 *Root Protection Areas (RPA)*

2.4.1 *The indicative and circular RPA of the surveyed trees are based on the trunk diameters recorded in the Tree Survey Schedule, and have been derived using the calculation provided at section 4.6.1 of BS5837:2012.*

2.4.2.1 *For individual trees, the indicative RPA is illustrated by a grey circle in this drawing.*

2.4.2.2 *For groups of trees, the outermost extent of the RPA of the individual trees making up the group are illustrated in this drawing as an amalgamated polygon in grey outline. In this way, the group is illustrated with a single and amalgamated RPA, but this is based on the overlapping and circular RPA for the individual trees making up the group.*

2.4.2 *The RPA's represent the surface area of the **minimum** soil rooting volume required by the tree if it is to remain viable. The actual root spread of the tree will be much larger than the RPA, but BS5837:2012 implicitly accepts that a tree will tolerate a degree of root loss, in much the same way as a tree would tolerate a degree of crown pruning. By default, the existing soil levels and structure in the RPA of retained trees must be protected from the proposed development. Section 5.3.1 of BS5837:2012 allows for the construction of structures over the RPA of retained trees "where there is an overriding justification and if technical solutions to the construction over the RPA are available that will adequately protect the retained trees".*

- 2.4.3 Section 7.4.2.3 of BS5837:2012 states that the coverage of the RPA of any one tree by a new permanent surface must not exceed 20% of the unsurfaced RPA of that tree. However, it is not clear whether this restriction applies to all new permanent surfaces or just impermeable surfaces. Section A.1.5.4 of BS5837:2012 states:
“Bitumen paving and resin-bonded gravels
These surfaces can consist of porous or impermeable material. As the interstices in unsealed tar paving will eventually become blocked by fines, it is advisable for such surfaces to be laid following the same principles as those for impermeable surfaces, therefore its use within the RPA also needs to be restricted to the 20% RPA recommendation (7.4.2.3).”
This statement strongly indicates that the 20% restriction only applies to impermeable surfaces, or surfaces that will become impermeable through normal use, and that the 20% restriction would not apply to permanently permeable surfaces.
- 2.4.4 Section 4.6.2 of BS5837:2012 states "Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution."
- 2.4.5 It was not considered likely that any of the pre-existing site conditions within the RPA of the surveyed trees had caused significant asymmetric rooting. Therefore, no modification of the RPA has been made.
- 2.5 The areas of potentially significant shade illustrated in this drawing have been derived following the guidance provided at section 5.2.2 Note 1 of BS5837:2012. This area does not indicate an area where development may not take place, it merely indicates an area where tree shade may have an adverse impact on a proposed development if that part of the development has a need for high levels of direct and natural light e.g. patios and living room windows, and it may also reduce useable amenity space in gardens. If tree shade is considered to have a potentially significant impact on the proposed development, a daylight and shade analysis will need to be carried out by a suitably qualified person.
- 2.6 Some of the surveyed trees were considered to have significant potential for future growth. The potential and estimated mature crown spread of these trees is illustrated by a blue crown spread margin in this drawing. This potential future crown spread is an indicative guide only as there are many variables that influence the future growth of trees and these cannot all be adequately anticipated and/or quantified at this time.
- 2.7 The online mapping system provided by the Local Planning Authority (LPA) was consulted on the 29th September 2025 in order to check on the protected status of the surveyed trees. This check indicated the following.

- 2.7.1 *None of the surveyed trees are protected by a Tree Preservation Order.*
- 2.7.2 *The site is not in a Conservation Area.*
- 2.8 *The online Multi Agency Graphical Information for the Countryside (MAGIC) mapping system provided by DEFRA was consulted on the 29th September 2025 in order to check whether any ancient woodlands were present on or close to the site. This check indicated that no ancient woodlands were present on or close to the site.*
- 2.9 *The tree survey has not identified any ancient and/or veteran trees on or close to the site.*
- 2.10 *The trees on site will be protected by the Forestry Act 1967. Therefore, it will be necessary to obtain a Felling Licence from the Forestry Commission prior to felling any trees onsite unless one or more of the following exemptions apply.*
- 2.10.1 *In any one calendar quarter it is permitted to fell up to 5 cubic metres of licensable timber in the form of growing trees on any one holding without a Felling Licence, as long as no more than 2 cubic metres are sold.*
- 2.10.1.1 *Calendar quarters are defined as: 1 January to 31 March, 1 April to 30 June, 1 July to 30 September, and 1 October to 31 December.*
- 2.10.1.2 *The volume of timber in a standing tree is assessed by measuring the amount of wood in the main tree stem(s) where this is greater than 8cm in diameter over bark.*
- 2.10.2 *An exemption applies for tree works involving tree surgery by way of lopping or topping, for example, pollarding.*
- 2.10.3 *An exemption applies for felling trees that, when measured at a height of 1.3 metres from the ground have a diameter over bark of 8cm or less, or if thinning, have a diameter over bark of 10cm or less. N.B. Thinning is defined within the Forestry Act 1967 as “felling carried out in order to improve the growth of other trees”. The UK Forestry Standard’s definition is “The removal of a proportion of trees in a forest after canopy closure, usually to promote growth and greater value in the remaining trees.” If underwood or existing coppice (i.e. previously managed by cutting to promote multi-stemmed growth arising at or near ground level), individual stems that have a diameter over bark of 15cm or less are also exempted.*
- 2.10.4 *An exemption applies to fruit trees, for example, orchard species like apple, pear or plum.*

2.10.5 An exemption applies to trees standing or growing in an orchard, garden, churchyard or public open space.

2.10.6 An exemption applies to trees growing in the inner London boroughs.

2.10.7 An exemption applies for the felling of a tree or trees necessary for the prevention of danger or the prevention or abatement of a nuisance.

2.11 Various animal species that use trees and some of their habitats that can be found in trees, including Badgers, Bats, Great Crested Newts, and many bird species, are protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010. A qualified ecologist should be engaged to check if these species and or habitats are present in any of the surveyed trees, and their advice followed.

3.0 The Site

3.1 The site comprised an open grass field that sloped gently down from the west to the east.

3.2 Surrounding land use was as follows; to the north was a combination of school playing fields and open fields; to the east was a mix of residential development and open fields; to the south was the public highway; to the west was the Kingshott School.

3.3 An online check with the British Geological Survey's Geology of Britain Viewer was made on 29th September 2025.

3.3.1 This check indicated that the soils on site were likely to be made up of the following:

- Bedrock Geology: Holywell Nodular Chalk Formation and New Pit Chalk Formation - Chalk. Sedimentary bedrock formed between 100.5 and 89.8 million years ago during the Cretaceous period.*
- Superficial deposits:*
 - o Either: Glaciofluvial Deposits, Mid Pleistocene - Sand and gravel. Sedimentary superficial deposit formed between 860 and 116 thousand years ago during the Quaternary period.*
 - o Or: Head - Clay, silt, sand and gravel. Sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period.*
 - o Or: Alluvium - Clay, silt, sand and gravel. Sedimentary superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period.*

3.3.2 These types of soils may be subject to localised volumetric changes in response to moisture content. Therefore, there could be a risk of tree root related subsidence on this site, and this risk must be considered and assessed by a suitably qualified and experienced engineer, and accommodated in any proposed development of the site.

- 3.3.3 *The local soils are likely to be neutral to alkaline in pH terms, and are likely to prone to drought stress during prolonged periods of low or no rainfall. These factors should be borne in mind when selecting trees and shrubs for planting on this site.*
- 3.3.4 *The local topsoil will be prone to rapid compaction to the point that tree root growth is impeded. In areas where the existing soil structure needs to be protected i.e. in the RPA of retained trees or proposed new tree and shrub planting areas, the soil must be protected from demolition and construction activities and traffic by either tree protection barriers or adequate temporary ground protection.*
- 3.3.5 *No dig methods of hard surface and road/drive construction using a three dimensional cellular confinement sub base can be used on these types of soil over the RPA of retained trees, but in order to provide adequate protection to tree roots in these areas the sub base may need to be thicker than is routinely used, and it is recommended that the advice of the sub base manufacturer is sought before proposing such constructions.*

5.0 Tree Survey Schedule

TREE SURVEY SCHEDULE

Key:

- o **Ht** = Height estimated in metres.
- o **Stem Diam** = Stem or trunk diameter, measured and calculated in accordance with Annex C and section 4.6 of BS5837:2012.
 - o **oi** = Measurement taken over ivy, which is likely to produce an exaggerated figure;
 - o **cmb** = combined stem diameter value for multi stem trees.
- o **Crown Spread** = Crown spread to the cardinal points in metres, measured by pacing.
- o **1st significant branch ht' & direction** = First significant branch height in metres and direction of growth e.g. N = North.
- o **Crown base ht'** = Minimum distance between surrounding ground level at the trunk base and the base of the main crown, estimated by eye in metres.
- o **Life stage** is chosen from the four following categories;
 - Y = Young;
 - SM = Semi mature;
 - EM = Early mature;
 - M = Mature;
 - OM = Over Mature.
- o **General observations** = Particularly of structural and/or physiological condition, significant features and defects, and the effect these may have on the health, stability and safe retention of the tree.
- o **Preliminary management recommendations** = any significant works identified as necessary in the current context, irrespective of any proposed development of the site.
- o **Rem' cont'** = an estimate, in years, of the remaining period over which the tree can be retained at an acceptable level of risk whilst still providing significant amenity benefits with no significant management intervention.
- o **Reten' Cat'** = Desirability for retention category. Refers to BS5837:2012 which categorises trees on development sites into one of four categories – A, B, C or U, A being very good and U meaning that felling is appropriate regardless of any proposals. The suffix 1, 2 or 3 refers to a subcategory relating to tree, landscape or cultural/ecological values respectively.
- o **agl** = Above ground level
- o **#** = Estimated dimension.
- o **typ** = Typical dimension where several are present.
- o **n/a** = Not applicable.
- o **n/k** = Not known.

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T1	Common Oak	4	120	1	2	2	2	2	0.3	S	0	Y	The tree was not plotted on the supplied topographical survey plan and its position was estimated by eye whilst the author was on site. If the position of this tree becomes critical to any proposed development of the site, the position of this tree should be confirmed by a competent land surveyor and this report amended accordingly. (Contd)	- No works currently identified. - RPA: radius = 1.4 metres; area = 7 square metres.	40+	C1

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T1	Common Oak (Contd)												(Contd) - The tree was well formed with significant potential for future growth. - Given its small size, it was currently not a publicly prominent individual but its future growth will increase its public visual amenity value, and it has only been downgraded to a 'C' because of its small trunk diameter size.			
T2	Common Oak	10	980	1	7	7	5	6	1.7	S	0	EM	- The tree was visible from the public highway and of significant public visual amenity value as a result. - The tree had suffered extensive storm damage and the loss of most of its crown in the distant past as evidenced by shattered scaffold branch wounds, but the crown has vigorously regrown and retrenched since this damage occurred. - The trunk diameter at 1 metre above ground level was used to calculate the root protection area as the tree had a low branch bole. - The ground levels around the tree have been increased in the past as evidenced by a lack of root buttresses. However, the tree seems to have recovered from this situation.	- No works currently identified. - RPA: radius = 11.8 metres; area = 435 square metres.	40+	A2
T3	Common Oak	9	450	1	3	7	6	6	0.4	SE	0	SM	- The tree was visible from the public highway and was of some public visual amenity value as a result. - The tree had significant potential for future growth and this future growth would increase its amenity value.	- No works currently identified. - RPA: radius = 5.4 metres; area = 92 square metres.	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T4	Common Oak	11	600# + 500# + 300# = 837 cmb	3	8	8	11	11	0.4	S	0.2	EM	- The tree was visible from the public highway and of significant public visual amenity value as a result. - The tree was three stemmed from ground level and the stems and some of the branches have intertwined and created aerial grafts. - One stem contains a failed bifurcation fork at approximately 1 metre above ground level. However, the limb at greatest risk of falling as a result of this fork failure has been sandwiched between two of the other stems that are ably supporting it. Therefore, this structural defect was not considered to be structurally significant at the time of survey.	- No works currently identified. - RPA: radius = 10.0 metres; area = 317 square metres.	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T5	Field Maple	11#	300# + 300# = 424 cmb	2	5#	3#	4#	5#	3#	W#	1.1#	EM#	- The tree was not plotted on the supplied topographical survey plan and its position was estimated by eye whilst the author was on site. If the position of this tree becomes critical to any proposed development of the site, the position of this tree should be confirmed by a competent land surveyor and this report amended accordingly. - The tree was inaccessible due to dense surrounding undergrowth, therefore all assessments and measurements used were estimates made from a distance. - The crown was asymmetric as a result of competition for light and space with the nearby Ash tree. - The tree contributed to boundary screening and could be seen at an angle from the public highway, therefore, it was of some albeit limited public visual amenity value.	- No works currently identified. - RPA: radius = 5.1 metres; area = 81 square metres.	40+#	B2#
T6	Willow	7#	400#	1	8#	7#	0#	3#	4#	E#	0#	EM#	- The tree was inaccessible due to dense surrounding undergrowth, therefore all assessments and measurements used were estimates made from a distance. - The tree did not seem to be visible from any public vantage point and was therefore of no public visual amenity value. - The crown was heavily asymmetric to the north and given the noted propensity of this species for the production of weak wood in maturity, the collapse of this tree is anticipated within the next 10-20 years at least.	- No works currently identified. - RPA: radius = 4.8 metres; area = 72 square metres.	10+#	C1#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T7	Ash	11	320 + 280 + 200 + 160 + 200 + 160 = 539 cmb	6	7	7	7	7	3	S	2	EM	- The tree was not plotted on the supplied topographical survey plan and its position was estimated by eye whilst the author was on site. If the position of this tree becomes critical to any proposed development of the site, the position of this tree should be confirmed by a competent land surveyor and this report amended accordingly. - The tree was a prominent boundary feature that could be seen from the public highway at an angle, therefore, it was of some albeit public visual amenity value. - The tree was multi stemmed from ground level with potentially weak basal forks and the presence of these structural defects is likely to result in the collapse of this tree within the next 20-40 years at least. - The tree is considered to be vulnerable to Ash Dieback, caused by the exotic fungus <i>Hymenoscyphus fraxineus</i>, although no obvious symptoms of this exotic pathogen were observed at the time of survey.	- No works currently identified. - RPA: radius = 5.1 metres; area = 81 square metres.	20+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T8	Sycamore	12#	400#	1	6#	6#	6#	6#	1.7#	W#	1.5#	SM#	- The tree was not plotted on the supplied topographical survey plan and its position was estimated by eye whilst the author was on site. If the position of this tree becomes critical to any proposed development of the site, the position of this tree should be confirmed by a competent land surveyor and this report amended accordingly. - The tree was inaccessible on the far side of a deep ditch, therefore, all assessments and measurements used are estimates made from a distance. - The tree was a significant boundary feature and could be seen from the public highway at an angle, therefore it was of some albeit limited public visual amenity value. - The tree had significant potential for future growth.	- No works currently identified. - RPA: radius = 4.8 metres; area = 72 square metres.	40+#	B2#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T9	White Willow	15#	700# @ base	1	8#	7#	3#	6#	1#	S#	1#	M#	- The tree was not plotted on the supplied topographical survey plan and its position was estimated by eye whilst the author was on site. If the position of this tree becomes critical to any proposed development of the site, the position of this tree should be confirmed by a competent land surveyor and this report amended accordingly. - The tree was inaccessible on the far side of a deep ditch, therefore, all assessments and measurements used are estimates made from a distance. - The tree was a prominent boundary feature, clearly visible from public vantage points and therefore, of significant public visual amenity value. - However, the tree was multi stemmed from a low branch bole, hence basal stem diameter measurement used to calculate the root protection area, and weak forks are developing between these multiple stems. - This species is noted as having a propensity to form weak timber and branch attachments at maturity and it is considered very likely that this tree will start to fail at the forks in the branch bole within the next 10-20 years at least. - Therefore, its long-term retention was not anticipated.	- No works currently identified. - RPA: radius = 8.4 metres; area = 222 square metres.	10+#	C1#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T10	White Willow	20#	700# @ base	1	5#	6#	7#	10#	1#	N#	0.5#	M#	- The tree was not plotted on the supplied topographical survey plan and its position was estimated by eye whilst the author was on site. If the position of this tree becomes critical to any proposed development of the site, the position of this tree should be confirmed by a competent land surveyor and this report amended accordingly. - The tree was inaccessible on the far side of a deep ditch, therefore, all assessments and measurements used are estimates made from a distance. - The tree was a prominent boundary feature, clearly visible from public vantage points and therefore, of significant public visual amenity value. - However, the tree was multi stemmed from a low branch bole, hence basal stem diameter measurement used to calculate the root protection area, and weak forks are developing between these multiple stems. - This species is noted as having a propensity to form weak timber and branch attachments at maturity and it is considered very likely that this tree will start to fail at the forks in the branch bole within the next 10-20 years at least. - Therefore, its long-term retention was not anticipated.	- No works currently identified. - RPA: radius = 8.4 metres; area = 222 square metres.	10+#	C1#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T11	Field Maple	13#	400# + 400# + 400# = 693 cmb	3#	5#	5#	5#	5#	1#	N#	2#	EM#	- The tree was not plotted on the supplied topographical survey plan and its position was estimated by eye whilst the author was on site. If the position of this tree becomes critical to any proposed development of the site, the position of this tree should be confirmed by a competent land surveyor and this report amended accordingly. - The tree was inaccessible due to dense surrounding undergrowth, therefore all assessments and measurements used are estimates made from a distance. - The tree was a significant boundary feature and could be seen from an angle from the public highway, therefore, it was of some albeit limited, public visual amenity value.	- No works currently identified. - RPA: radius = 8.3 metres; area = 217 square metres.	40+#	B2#
T12	Field Maple	12#	280#	1	4#	4#	4#	6#	4#	NW#	3#	SM#	- The tree was inaccessible due to dense surrounding undergrowth, therefore all assessments and measurements used are estimates made from a distance. - The tree was a significant boundary feature and could be seen from an angle from the public highway, therefore, it was of some albeit limited, public visual amenity value.	- No works currently identified. - RPA: radius = 3.4 metres; area = 36 square metres.	40+#	B2#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T13	Ash	14#	500# + 400# + 400# + 300# + 200# = 837 cmb	5	6#	6#	7#	6#	4#	NW#	4#	EM#	- The tree was inaccessible due to dense surrounding undergrowth, therefore all assessments and measurements used are estimates made from a distance. - The tree was a significant boundary feature and could be seen from an angle from the public highway, therefore, it was of some albeit limited, public visual amenity value. - The tree was multi stemmed from ground level with potentially weak basal forks and the failure of these basal forks is anticipated within the next 20-40 years at least. - The tree is considered vulnerable to Ash Dieback, caused by the exotic fungus <i>Hymenoscyphus fraxineus</i>, but no evidence of this exotic pathogen was observed during the tree survey.	- No works currently identified. - RPA: radius = 10.0 metres; area = 317 square metres.	20+#	B2#
G14	Common Oak Field Maple Hornbeam Ash Hawthorn Alder White Willow (some of which has collapsed)	16 max	300 typical	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	SM – EM	- None of the trunks making up this group have been plotted in the supplied topographical survey plan. Therefore, the starting point for plotting root protection areas has had to be estimated. - The group was clearly a planted feature that was a significant verdant mass alongside the highway and was therefore, of high public visual amenity value. - One White Willow tree next to the parking bays was multi stemmed and had started collapsing as is often the case with trees of this species and this should be removed on the grounds of health and safety. - The group may be offsite.	- Ascertain whether the group is on or offsite. - If it is onsite, remove the collapsing White Willow tree near the parking areas. - If it is offsite and the owner is known, advise the owner of the condition of this tree. - RPA: radius per individual = 3.6 metres; area = 41 square metres.	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
G15	Field Maple Blackthorn Hazel Hornbeam Bramble Flowering Cherry	8 max	160 typical	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	SM	- None of the trunks of the trees making up this linear group were plotted on the supplied topographical survey plan, therefore, the starting point for root protection area plotting has had to be estimated. - The linear group provided a valuable verdant screen between the access road and the public footpath. - It was therefore of some public visual amenity value. - The group had significant potential for future growth. - The group is beyond the boundary fence and may well be offsite.	- No works currently identified. - RPA: radius per individual = 1.9 metres; area = 12 square metres.	40+	B2
G16	Field Maple Elm (some of which has died of Dutch Elm Disease) Occasional Dogrose Blackthorn Sycamore Hawthorn	9 max	280 typical	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	SM	- None of the trunks of the trees making up this linear group were plotted on the supplied topographical survey plan, therefore, the starting point for root protection area plotting has had to be estimated. - The linear group provided a valuable verdant screen between the access road and the public footpath. - It was therefore of some public visual amenity value. - The group had significant potential for future growth. - The group is beyond the boundary fence and may well be offsite.	- No works currently identified. - RPA: radius per individual = 3.4 metres; area = 36 square metres.	40+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T17	Common Oak	11#	750#	1	9#	8#	8#	8#	1.8#	E#	1.6#	EM#	- The tree was not plotted on the supplied topographical survey plan and its position was estimated by eye whilst the author was on site. If the position of this tree becomes critical to any proposed development of the site, the position of this tree should be confirmed by a competent land surveyor and this report amended accordingly. - The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. - The tree was heavily covered in Ivy which greatly restricted the extent of visual survey possible. - The tree was a prominent roadside feature of high public visual amenity value.	- No works currently identified. - RPA: radius = 9.0 metres; area = 255 square metres.	40+#	A2#
G18	Sycamore Ash Common Lime Common Oak Elderberry	26# Max	750# typical	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	2# over site	EM – M#	- The linear group was offsite in the grounds of the neighbouring property, therefore, the trees were inaccessible and all assessments and measurements used were estimates made from a distance. - None of the trunks of the trees making up this group were plotted on the supplied topographical survey plan, therefore, the starting point for root protection area plotting has had to be estimated.	- No works currently identified. - RPA: radius per individual = 9.0 metres; area = 255 square metres.	40+#	A2#

6.0 References

BS5837:2012	=	British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
BS3998:2010	=	British Standard 3998:2010 'Tree work – Recommendations'.