

AIA

ARBORICULTURAL IMPACT ASSESSMENT

(INC. TREE SURVEY TO BS 5837:2012)



PROJECT - The Ruddery, Ashwell

CLIENT - Chris Middleton

DOC. REF - P5515-AIA01 V2

PLANNING REF - n/a

CREATION DATE - 22/10/2025

TABLE OF CONTENTS

1.	SUMMARY	2
2	GENERAL INFORMATION	3
3	ARBORICULTURAL IMPACT ASSESSMENT	6
4	APPENDICES	14

PURPOSE OF DOCUMENT

This document assesses the anticipated impact that the proposed scheme will have on the surrounding tree population, and outlines possible technical design considerations and mitigation measures that should be implemented in order to minimise the overall arboricultural impact.

ARBORICULTURAL DOCUMENT REGISTER

Planning Documents		Version Issued	
Document	Ref.	Current Version	Document Date
Arb. Impact Assessment	P5515-AIA01	V2	22/10/2025
Arb. Site Plan (Existing)	P5515-ASP01	V1	10/10/2025
Arb. Site Plan (Proposed)	P5515-ASP02	V2	22/10/2025

1. SUMMARY

1.1 PROPOSED DEVELOPMENT

1.1.1 Erection of 4 new dwellings with associated garages and driveways.

1.2 TREE SURVEY

1.2.1 The following woody vegetation was considered to be of note in relation to any development of the site: 29 individual trees, 4 groups of trees, 4 hedges, and 1 shrub.

1.3 MITIGATION AND PROTECTION MEASURES

1.3.1 The required arboricultural mitigation measures can be found in *Section 3* of this report.

1.4 CONCLUSION

1.4.1 The table below summarises the trees which will be lost, pruned, or protected by special measures during the development project.

	Tree Category				
	A	B	C	U	Total
Trees to be removed	-	4	3	-	7
Groups to be removed	-	-	-	-	-
Other Vegetation to be removed	-	-	-	-	-
Groups / Hedges to have sections removed	-	-	1	-	1
Trees to be pruned	-	8	1	-	9
Site clearance	-	-	-	-	-
Routing and installation of utility apparatus	-	-	-	-	-
Instances of trees being affected by the installation of buildings/structures	-	3	-	-	3
Instances of trees being affected by the installation of surfacing	-	6	1	-	7
Number of new tree plantings (minimum)	-	-	-	-	3

- 1.4.2 Considering the anticipated arboricultural impact from the construction activities associated with the development of the site, and the implementation of the proposed mitigation measures outlined in this document, the proposed development's arboricultural impact is considered to be **low**.

2 GENERAL INFORMATION

2.1 BRIEF

- 2.1.1 Ligna Consultancy Ltd were instructed by the client, Chris Middleton, to undertake a tree survey in accordance with BS 5837:2012 and to prepare an arboricultural impact assessment for the proposed scheme at The Ruddery, Ashwell.

2.2 PROPOSED DEVELOPMENT

- 2.2.1 Erection of 4 new dwellings with associated garages and driveways.

2.3 SITE

- 2.3.1 The site discussed within this report is located at:

The Ruddery, Ashwell Street Ashwell, SG7 5QF

2.4 SCOPE OF REPORT

- 2.4.1 This report consists of the following:

- Appraisal of arboricultural impact
- Outline of tree protection & mitigation measures

- 2.4.2 Appendices included with this report are:

No.	Appended Document
1	Tree Survey
2	Site Photos
3	Arboricultural Site Plan (Existing) (P5515-ASP01 V1)
4	Arboricultural Site Plan (Proposed) (P5515-ASP02 V2)

2.5 DOCUMENTS PROVIDED

- 2.5.1 The following documents were submitted to Ligna Consultancy Ltd for consideration:

No.	Supplied Document
1	Topographical Survey
2	Proposed Site Plan (RUDDERY SITE PLANS SEPT 2025. 303-A1-03a)

2.6 PROJECT CONTACT

Role	Name	Telephone	Email
Arboricultural Consultant	Jennifer Sinclair	01284 598008	jennifer@lignaconsultancy.co.uk

2.7 AUTHOR

- 2.7.1 Jennifer Sinclair is a Technician member of the Arboricultural Association with PTI certification. She has worked in arboriculture for over a decade, including supervisory roles undertaking both domestic and commercial arboricultural work. She possesses a level 3 extended diploma in arboriculture and has undertaken additional study and training at level 6. A full CV and list of experience and CPD is available on request.

2.8 LIMITATIONS

- 2.8.1 Detailed inspections and recommendations relating to tree condition and health are not included within this report.
- 2.8.2 Any engineering solutions presented within this document are recommendations for their suitability from an arboricultural viewpoint. The architect and structural engineers should make the final decision on the suitability of the methods advised.
- 2.8.3 Information provided by third parties, considered in the creation of this report, is assumed to be correct.

2.9 PROTECTED TREES

- 2.9.1 Details of trees (if any) that are protected by Tree Preservation Orders (TPOs) or are situated within Conservation Area are available upon request.
- 2.9.2 It is the standard approach of Ligna Consultancy not to obtain this information from the LPA prior to an application, as the LPA will provide details of nearby protected trees as part of the consultation.
- 2.9.3 It should also be noted that granted planning permission that includes tree work specifications overrides Tree Preservation Orders and Conservation Area protections (approved works only).

2.10 NESTING BIRDS / BATS

- 2.10.1 Officially, the 'Bird Nesting Season' is between February and August (Natural England). During this time, it is recommended that vegetation works (tree or hedge cutting) or site clearance is avoided if there is a reasonable potential for the disruption of nesting birds.
- 2.10.2 All parties involved in the management and/or development of a site must actively avoid causing disturbance and disruption to nesting birds. Failure to do this may result in an infringement of the *Wildlife and Countryside Act 1981* and the *European Habitats Directive 1992 / Nesting Birds Directive*.

- 2.10.3 When tree or vegetation clearance work has to be undertaken during the nesting season, a pre works survey needs to be carried out by a suitably competent person.
- 2.10.4 All bats and their roosts are protected by domestic and international legislation. They are protected by the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations (2017 – as amended). This means you may be committing a criminal offence if you: Deliberately take, injure or kill a wild bat; Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats; Damage or destroy a place used by bats for breeding or resting (roosts) (even if bats are not occupying the roost at the time); Intentionally or recklessly obstruct access to a bat roost.
- 2.10.5 Prior to carrying out any tree works it is recommended that a survey of the tree/trees is carried out to confirm whether there are any nesting birds or bat roosts. This should be carried out by a suitably trained person.

2.11 SUMMARY OF TERMS

Term	Definition
Species	The type of tree.
Stem	The main woody upright portion of a tree that is supported by the roots and supports the crown.
Branch Spread	The length of a tree's branches from stem to tip measured from the north, east, south and western sides of the crown.
BS 5837	The commonly used name for the official guidance document relating to trees and development (<i>BS 5837:2012 - Trees in relation to design, demolition and construction – Recommendations</i>)
Canopy / Crown	The branches, leaves, and reproductive structures extending from the trunk or main stems of a tree/trees.
DBH	Diameter of a tree's stem, measured as per BS 5837:2012
RPA	The root protection area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
Facilitation Tree Works	Tree pruning/felling required in order to facilitate the implementation of the proposed development.
Tolerance	The relative tolerance the species can show to construction related activities such as root-loss, soil compaction and other development pressures.
Category (Cat.)	Categorisation of the tree's value based on the methodology shown in Appendix 1, A1.4. This rating takes into account the size, quality, condition, estimated remaining life expectancy and legal status of each tree.

2.12 COPYRIGHT

- 2.12.1 This report was prepared for use by the Clients and their contractors for planning purposes. The report and its appendices may not be copied, modified, or distributed beyond the necessary parties without the written consent of Ligna Consultancy Ltd.

3 ARBORICULTURAL IMPACT ASSESSMENT

ASSESSMENT & APPRAISAL OF IMPACTS

The following section lists and discusses any aspects of the proposed design and its implementation that has the potential to harm nearby trees, and outlines possible mitigation measures:

If approved, the mitigation measures outlined below should be detailed within a Tree Protection Scheme (Arboricultural Method Statement and Tree Protection Plan) prior to the commencement of any development associated works:

3.1 TREES TO BE REMOVED

Affected Trees Cat. B: - T20 (*Fagus sylvatica*), T21 (*Fagus sylvatica*), T23 (*Sorbus aria*), T28 (*Fraxinus excelsior*)

Cat. C: - T8 (*Sambucus nigra*), T14 (*Prunus spp.*), T22 (*Sorbus aria*)

**Impact
Appraisal &
Mitigation**

7 trees are to be removed as part of the proposed scheme.

4 trees (T20, T21, T23, T28) of category 'B' value are to be removed. Owing to their moderate value, mitigation tree planting should be incorporated into the landscaping of the site (see mitigation requirements below).

3 trees (T8, T14, T22) of category 'C' value are to be removed. Owing to their relative small size and low value, no arboricultural mitigation is required.

Mitigation

Owing to the absence of reliable guidance on mitigation tree planting within the arboricultural sector, the guidance within DEFRA and Natural England's BNG 4.0 metric has been used to quantify requirements for mitigation tree planting. This metric is largely based on canopy biomass, and therefore the size of the removed trees is taken into consideration and assumes that the proposed replacement plantings have the potential to reach a DBH of ~30cm within 30 years. The recommendations for replacement planting included a provision for a ≥10% net gain.

To mitigate against the loss of 4 category 'B' trees, 3 new high-quality heavy-standard trees should be included within the landscaping of the site.

**Significance
(with mitigation)**

Low with mitigation methods

3.2 HEDGES TO HAVE SECTIONS REMOVED

Affected Trees Cat. C: - H4 (*Crataegus monogyna*)

Impact Appraisal & Mitigation The following works are required:

- H4 (C1) - Remove ~19m² from westernmost side. (See ASP02 for exact location) – this will facilitate the alterations to the existing site entrance.

Significance (with mitigation) Negligible

3.3 TREES TO BE PRUNED

Affected Trees Cat. B: - T3 (*Acer pseudoplatanus*), T4 (*Fraxinus excelsior*), T5 (*Acer pseudoplatanus*), T6 (*Fraxinus excelsior*), T7 (*Fraxinus excelsior*), T26 (*Fagus sylvatica*), T27 (*Fagus sylvatica*), G2 (*Fraxinus excelsior*)

Cat. C: - T1 (*Prunus spp.*)

Pruning works The following trees are to be pruned as part of the proposed scheme. The pruning specification for each tree is shown in the table below:

- T1 (C1) - Crown lift overhanging tertiary branches and tips to provide 4.5m clearance with the ground.
- T3 (B1) - Crown lift overhanging tertiary branches and tips to provide 4.5m clearance with the ground.
- T4 (B1) - Crown lift overhanging tertiary branches and tips to provide 4.5m clearance with the ground.
- T5 (B1) - Crown lift overhanging tertiary branches and tips to provide 4.5m clearance with the ground.
- T6 (B1) - Crown lift overhanging tertiary branches and tips to provide 4.5m clearance with the ground.
- T7 (B1) - Crown lift overhanging tertiary branches and tips to provide 4.5m clearance with the ground.
- T26 (B1) - Crown lift tertiary branches and tips to provide 4.5m clearance with the ground.
- T27 (B3) - Crown lift tertiary branches and tips to provide 4.5m clearance with the ground.
- G2 (B1) - Reduce western crown by ~1.5m

These pruning works will facilitate the construction of the proposed new dwellings and driveways.

Significance (with mitigation) Negligible

3.4 ROUTING AND INSTALLATION OF UTILITY APPARATUS

Affected Trees All retained trees

Impact Appraisal & Mitigation	No information has currently been provided for the installation of utility services, therefore, wherever possible, utility apparatus should be routed outside of any RPAs. Failing this, services should be routed together in common ducts, with any inspection chambers being located outside of the RPA.
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Where it is necessary for underground services to intersect an RPA, specialist excavation methods should be used, these can include air spade/ lance or vacuum excavation.

In such situations, the design team should consult with Ligna Consultancy Ltd in order to establish a suitable services route and specify the specialist excavation method most suitable.

Significance (with mitigation)	Negligible
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3.5 INSTALLATION OF FOUNDATIONS (RESULTING IN ROOT LOSS)

Affected Trees Cat. B: - T7 (*Fraxinus excelsior*)

Impact Appraisal & Mitigation	The installation of the proposed garage foundations will result in an allowable RPA incursion of 2.4% to T7.
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Owing to the relative tolerance of the tree to root disturbance and loss, and considering the size of the proposed incursion, any lasting impact on the overall health and condition of the tree is believed to be well within tolerable limits.

Mitigation

- During the excavation of the foundations, should any roots with a diameter in excess of 20mm be uncovered, they will require cutting with pruning loppers.

- Furthermore, the casting of the foundations has the potential to result in the poisoning of nearby tree roots (uncured cement is toxic to plants).

- To prevent the poisoning of surrounding tree roots, an impermeable membrane must first be laid within any excavations within the RPA of a retained tree prior to the pouring of concrete.

Significance (with mitigation)	Negligible
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3.6 INSTALLATION OF FOUNDATIONS (SPECIALIST FOUNDATIONS)

Affected Trees Cat. B: - T26 (*Fagus sylvatica*), T27 (*Fagus sylvatica*)

**Impact
Appraisal &
Mitigation**

The excavation and installation of the garage foundations has the potential to result in significant RPA incursions to T26 and T27 if standard trench foundations were to be used.

Owing to the size of the potential incursions, specialist low impact foundations will need to be used when within an RPA so as to minimise root damage. Suitable options include (a) micro piles, (b) screw piles, (c) small concrete pad foundations.

Furthermore, the floor of the building must comprise of a raised concrete slab or raised beams so as to not require excavations for releveling or for the installation of heave protection.

Mitigation

During the installation of the foundations, nearby trees are vulnerable to indirect damage. This includes:

- Soil compaction damage to tree roots and crown damage resulting from machinery (piling rig). To prevent this from occurring, ground protection matting must be used, and machinery must at no point operate from within an unprotected RPA. In addition to this, where a piling rig is to be used, this must not require the installation of a traditional piling mat. Instead, temporary ground protection matting or another no-dig solution must be used (and be approved by the project's Arboricultural Clerk or Works). The size of machinery should consider the available canopy clearance if working beneath the crown of a tree.
- The floor of the building must utilise a no-dig slab or raised beams so as to avoid the need for excavation/regrading. To achieve a raised slab, the underlying void can be formed by the installation of a Dufaylite clayboard (or similar). This can then be dissolved with water after casting leaving an air gap. To help minimise any difference between existing and proposed FFLs, the existing surfacing and its subbase that is present within the footprint of the proposed extension may first be removed (ensuring the underlying soil remains undisturbed).
- Where a cast slab floor or concrete pads are to be installed, the pouring of the concrete has the potential to result in the poisoning of nearby tree roots (uncured cement is toxic to plants). To prevent the poisoning of surrounding tree roots, an impermeable membrane must first be laid prior to the pouring of concrete.

**Significance
(with mitigation)**

Low with mitigation measures

3.7 INSTALLATION OF NEW SURFACING

Affected Trees	Cat. B: - T3 (<i>Acer pseudoplatanus</i>), T4 (<i>Fraxinus excelsior</i>), T5 (<i>Acer pseudoplatanus</i>), T6 (<i>Fraxinus excelsior</i>), T7 (<i>Fraxinus excelsior</i>), T27 (<i>Fagus sylvatica</i>), G2 (<i>Fraxinus excelsior</i>)
	Cat. C: - T1 (<i>Prunus spp.</i>)
Impact Appraisal & Mitigation	New driveway surfacing is to be installed within the RPAs of T1, T3, T4, T5, T6, T7, and T27. This is to be a mix of traditional surfacing, resulting in minor RPA incursions, and specialist no-dig surfacing (such as Cellweb TRP), where larger RPA incursions are to be avoided. The installation of traditional surfacing (i.e. with a standard construction subbase) will result in an allowable RPA incursion of .1.8% for T27, and 0.5% for an individual tree within G2. Owing to the relative tolerance of the affected trees to root disturbance and loss, and considering the size of the proposed incursions, any lasting impact on the overall health and condition of the trees are considered to be within tolerable limits. Specialist no-dig surfacing (such as Cellweb TRP) is proposed within the following RPAs: - T1 (<i>Prunus spp.</i>), - T3 (<i>Acer pseudoplatanus</i>), - T4 (<i>Fraxinus excelsior</i>), - T5 (<i>Acer pseudoplatanus</i>), - T6 (<i>Fraxinus excelsior</i>), - T7 (<i>Fraxinus excelsior</i>), <u>Mitigation</u> - During the excavation for the subbase for areas of traditional construction surfacing, should any roots with a diameter in excess of 20mm be uncovered, they will require cutting with pruning loppers. - Specialist no-dig surfacing (such as Cellweb TRP) is to be installed as per the locations shown on the Arb. Site Plan (Proposed). - The thickness and fill material of the no-dig surfacing must be as per the manufacturer's recommendations. - The no-dig surfacing's finishing surface must comprise of permeable materials to allow continued gas and moisture exchange.
Significance (with mitigation)	Low

3.8 INSTALLATION OF FENCING

Affected Trees All retained trees

**Impact
Appraisal &
Mitigation**

As part of the proposed scheme, stretches of fencing are to be installed within multiple RPAs that whilst unlikely to cause any long-term damage to the trees and their rooting areas, could cause some minor levels of disturbance if installed incorrectly.

Therefore, to avoid causing damage to the trees and their rooting areas, the fencing must be installed in an Arb. sensitive manner using the following mitigation. (**Only applicable within a retained trees RPA, not required for the whole site*)

- Consideration should be taken when working in close proximity to a tree's crown. Where necessary, minor pruning works may be required to ensure damage isn't caused to the branches. (**This should be kept to the bare minimum and only where deemed truly necessary.*)

- Working in close proximity to a retained tree's stems should be avoided where possible, however; if this is not feasible, additional consideration should be taken when situating the structural posts to avoid the stem and any basal flare.

- The excavation for the structural posts must be undertaken manually using hand tools.

- During the excavation works, should any roots with a diameter in excess of 25mm be unearthed, the structural posts must be relocated to ensure the retention of this root. Any roots with a diameter smaller than 25mm may be pruned out of the way using clean, sharp, purpose made loppers.

- Should the use of a concrete/postcrete/cement be required, prior to this being poured, a non-permeable membrane must be installed first.

**Significance
(with mitigation)**

Negligible

3.9 IMPLEMENTATION OF PROPOSED SCHEME

Affected Trees All retained trees

**Impact
Appraisal &
Mitigation**

During the construction process, all retained trees are susceptible to damage from general construction related activities.

In order to reduce the risk of construction damage to the site's retained trees, tree protection barriers and temporary ground protection must be installed before the commencement of any site works.

**Significance
(with mitigation)**

Negligible

TREE RELATED SHADING AND NUISANCES

3.10 LONG-TERM IMPACT OF RETAINED TREES ON PROPOSED SCHEME

3.10.1 Shading

3.10.1.1 None of the trees observed are considered to possess a significant potential for a negative shading impact on any of the proposed dwellings; any tree-related shading of property is expected to be minimal, transient and well within the recommended levels outlined in BRE 209 guidance.

Note - Shading arcs, as discussed in BS 5837, have not been included on the Arb. Site Plans owing to their poor accuracy, and the extreme unlikelihood that the shading will not be within tolerable levels. Ligna Consultancy Ltd have undertaken many detailed shading assessments, and in all situations, light levels have been shown to be well within acceptable levels (BRE 209). Situations where lighting levels may not be suitable are most likely to involve rows of large dense conifers near to dwellings.

3.10.2 Canopy Growth

3.10.2.1 The layout of the scheme has been designed with consideration of the location and growth potential of nearby trees. Owing to such, no noteworthy contention between tree canopies and property are anticipated.

3.10.3 Nuisances

3.10.3.1 Owing to the tree species present within and around the site, and the layout of the proposed scheme, additional unreasonable tree-related nuisances, such as leaf and fruit-fall, are not thought to exist beyond what might generally be considered as acceptable limits.

OPPORTUNITIES FOR NEW TREE PLANTING

3.11 PROVISION OF NEW TREE PLANTINGS

3.11.1 To mitigate against the loss of 4 category 'B' trees, 3 new high-quality heavy-standard trees should be included within the landscaping of the site.

CONCLUSION

3.12 SUMMARY OF THE DEVELOPMENT'S OVERALL IMPACT

3.12.1 The table below summarises the trees which will be lost, pruned, or protected by special measures during the development project.

	Tree Category				
	A	B	C	U	Total
Trees to be removed	-	4	3	-	7
Groups to be removed	-	-	-	-	-
Other Vegetation to be removed	-	-	-	-	-
Groups / Hedges to have sections removed	-	-	1	-	1
Trees to be pruned	-	8	1	-	9
Site clearance	-	-	-	-	-
Routing and installation of utility apparatus	-	-	-	-	-
Instances of trees being affected by the installation of buildings/structures	-	3	-	-	3
Instances of trees being affected by the installation of surfacing	-	6	1	-	7
Number of new tree plantings (minimum)	-	-	-	-	3

3.12.2 Considering the anticipated arboricultural impact from the construction activities associated with the development of the site, and the implementation of the proposed mitigation measures outlined in this document, the proposed development's arboricultural impact is considered to be **low**.

4 APPENDICES

4.1 APPENDICES

4.1.1 The following appendices are included within this document:

No.	Appended Document
1	Tree Survey
2	Site Photos
3	Arboricultural Site Plan (Existing) (P5515-ASP01 V1)
4	Arboricultural Site Plan (Proposed) (P5515-ASP02 V2)

APPENDIX 1 TREE SURVEY

APPENDIX 1 – TREE SURVEY

A1.1 SITE VISIT

- i) A site visit was undertaken by Jennifer Sinclair of Ligna Consultancy, on the 25/09/2025

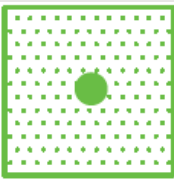
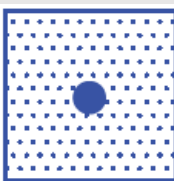
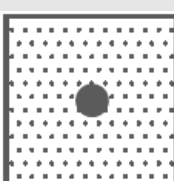
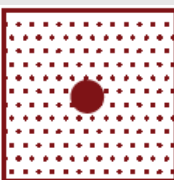
A1.2 METHOD OF DATA COLLECTION

- i) Data was collected using the recommendations laid out in British Standard 5837:2012 as a guide. All observations were from ground level without detailed or invasive investigations.
- ii) Measurements have been calculated using a laser measurer and diameter tape/calipers. Where this was not possible or reasonably practical, measurements have estimated by eye.
- iii) The trees were surveyed and assessed impartially and irrespective of the proposed development. Management recommendations should be implemented regardless of any proposed development for reasons of sound arboricultural management or safety.
- iv) The method used for categorising the trees can be seen in section A1.3. This is an improved variation of the method suggested in BS 5837:2012.
- v) BS 5837:2012 recommends that better quality (category A and B trees) are retained where possible. Planning permission overrides a Tree Preservation Order and Conservation Area. Furthermore, trees are a material consideration in the UK planning system irrespective of their legal status. Trees in land adjacent to the site are considered where they may be impacted by development; for example, when roots or branches encroach onto the site.
- vi) Trees may be recorded as group or woodland where:
 - The canopies touch.
 - The trees have more group value than individual merit.
 - They are part of a formal landscape feature like an avenue.
 - It is impractical to record them individually.
- vii) Trees within groups or woodlands etc. are recorded individually where it is necessary to distinguish them from others.

A1.3 SURVEY KEY & GLOSSARY OF TERMS

Term	Definition
Ref.	Tree reference number
Tag	Physical tag attached to some trees with unique identification number (not the same as Ref.)
Species	The trees' scientific and common name
Height	The measured/estimated height of the tree (measured in metres)
Branch Spread	The length of a tree's branches from stem to tip measured from the north, east, south and western sides of the crown.
Crown Clearance	Crown clearance is the measurement of height between the trees branches in the outer third of its crown and the floor. Crown clearance has only been recorded where it is considered to be of relevance to the proposed scheme. The height of the first significant branch is also generally recorded and is discussed where relevant.
DBH	Diameter of a trees' stem, measured as per BS 5837:2012
RPA	The root protection area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
Life Stage	A quantification of a trees' state of physical maturity: • Young • Semi-mature • Early-Mature • Mature • Late-mature • Veteran • Dead
Structural	Summary statement relating to the structural condition of a tree: • Good (no apparent problems / normal optimal condition for a tree of its species.) • Fair (minor problems, no instabilities) • Poor (major problems, potential instabilities) • Unstable (extreme problems, likely to result in failure)
Vitality	Summary statement relating to the overall observed vitality of a tree: • Good (no apparent problems / normal optimal vitality for a tree of its species) • Fair (minor / temporary reduction in tree vitality) • Poor (major reduction in tree vitality, often with some branch dieback) • Dead / Dying (extreme / total reduction in tree vitality)
General Management Recommendations	Remedial tree works recommended regardless of whether the site is developed or not.
Facilitation Tree Works	Tree pruning/felling required in order to facilitate the implementation of the proposed development.
Development Related Tree Works	Tree works that are required as part of the proposed scheme.
Tolerance	The relative tolerance the species can show to construction related activities such as root-loss, soil compaction and other development pressures.
Cat.	Categorisation of the tree's value based on the methodology shown in A1.4. This rating takes into account the size, quality, condition, estimated remaining life expectancy and legal status of each tree.

A1.4 TREE CATEGORISATION METHODOLOGY

Category and definition	Criteria / Subcategories			Label on plan
	1 – Mainly arboricultural qualities	2 – Mainly landscape qualities	3 – Mainly cultural values/conservation	
Trees worthy of being a material constraint:				
Category A Trees of high quality, capable of providing a significant contribution to local amenity (usually large in size) and that generally possess an estimated remaining life expectancy of 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)	
Category B Trees of moderate quality and with an estimated remaining life expectancy of 20+ years, that are capable of providing a notable contribution to local amenity but are lacking the condition of category A trees (usually medium to large in size).	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); 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	
Trees worthy of material consideration:				
Category C Trees of a low quality, small size, or incapability to be protected within the legal framework. These trees generally possess an estimated remaining life expectancy of 10+ years.	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	
Trees unsuitable for retention owing to condition:				
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			

A1.5 SUMMARY OF DATA

- i) The following woody vegetation was considered to be of note in relation to any development of the site: 29 individual trees, 4 groups of trees, 4 hedges, and 1 shrub.
- ii) The following tables show the category distribution and life stage of the trees distributed within the site:

	Tree Category				
	A	B	C	U	Total
Individual Trees	-	19	10	-	29
Groups	-	2	2	-	4
Woodland Groups	-	-	-	-	-
Hedges	-	-	4	-	4
Shrubs	-	-	1	-	1

Table 1 - Table showing category distribution within site.

	Life Stage						
	Young	Semi-Mature	Early-Mature	Mature	Late-Mature	Veteran	Dead
Individual Trees	1	10	1	16	1	-	-
Groups	-	2	-	2	-	-	-
Woodland Groups	-	-	-	-	-	-	-
Hedges	-	1	-	3	-	-	-
Shrubs	-	1	-	-	-	-	-

Table 2 - Table showing life stage distribution within the site.

Ref.	Tag	Species	Height (m)	Crown (N/E/S/W)	Crown Clearance (m)	DBH (mm)	Life Stage	Structural	Vitality	Additional Notes	General Management Recommendations	Priority	Development Related Tree Works	Tolerance	RPA Radius (m)	RPA Area (m ²)	Cat.
T1		Prunus spp. (Plum)	7	5 / 5 / 5 / 5			Semi-Mature	Good	Good	Estimated dimensions and location used as tree located on adjacent site with overhanging branches. Unable to survey tree below 3.5m due to topography of site and close boarded fence along the boundary.			Crown lift overhanging tertiary branches and tips to provide 4.5m clearance with the ground.	Moderate - Good			C1
T2		Acer pseudoplatanus (Sycamore)	9.5	3.5 / 3.5 / 3.5 / 3.5			Semi-Mature	Good	Good	Estimated dimensions and location used as tree located on adjacent site with overhanging branches. Unable to survey tree below 3.5m due to topography of site and close boarded fence along the boundary.				Moderate			C1
T3		Acer pseudoplatanus (Sycamore)	12.5	6 / 6 / 6 / 6	2		Semi-Mature	Good	Good	Estimated dimensions and location used as tree located on adjacent site with overhanging branches. Unable to survey tree below 3.5m due to topography of site and close boarded fence along the boundary.			Crown lift overhanging tertiary branches and tips to provide 4.5m clearance with the ground.	Moderate			B1
T4		Fraxinus excelsior (Ash)	15.5	7 / 7 / 7 / 7	6		Mature	Good	Good	Estimated dimensions and location used as tree located on adjacent site with overhanging branches. Unable to survey tree below 3.5m due to topography of site and close boarded fence along the boundary.			Crown lift overhanging tertiary branches and tips to provide 4.5m clearance with the ground.	Moderate			B1
T5		Acer pseudoplatanus (Sycamore)	13	5 / 5 / 5 / 5	7		Semi-Mature	Good	Good	Estimated dimensions and location used as tree located on adjacent site with overhanging branches. Unable to survey tree below 3.5m due to topography of site and close boarded fence along the boundary.			Crown lift overhanging tertiary branches and tips to provide 4.5m clearance with the ground.	Moderate			B1
T6		Fraxinus excelsior (Ash)	13	6 / 6 / 6 / 6			Mature	Good	Good	Estimated dimensions and location used as tree located on adjacent site with overhanging branches. Unable to survey tree below 3.5m due to topography of site and close boarded fence along the boundary.			Crown lift overhanging tertiary branches and tips to provide 4.5m clearance with the ground.	Moderate			B1
T7		Fraxinus excelsior (Ash)	13	7 / 7 / 7 / 7	5		Mature	Good	Good	Estimated dimensions and location used as tree located on adjacent site with overhanging branches. Unable to survey tree below 3.5m due to topography of site and close boarded fence along the boundary.			Crown lift overhanging tertiary branches and tips to provide 4.5m clearance with the ground.	Moderate			B1
T8		Sambucus nigra (Elder)	7	2.5 / 2.5 / 2.5 / 2.5		200	Late-Mature	Good	Good	Tree engulfed in dense climber obscuring canopy.			Remove	Good	2.4	18.1	C3
T9		Prunus avium (Cherry)	5	3.5 / 3.5 / 3.5 / 3.5	2	170	Semi-Mature	Good	Good	Estimated dimensions used as tree located on adjacent site.				-	2.0	13.1	C1
T10		Prunus spinosa (Blackthorn)	6.5	4 / 4 / 4 / 4	1.5	120	Semi-Mature	Good	Good	Estimated stem diameter used. Tree located on adjacent site with overhanging branches.				Moderate - Good	1.4	6.5	C1
T11		Crataegus monogyna (Hawthorn)	6.5	3.5 / 3.5 / 3.5 / 3.5		156	Semi-Mature	Good	Good	Estimated stem diameter used. Tree located on adjacent site with overhanging branches.				Moderate - Good	1.9	11.0	C1
T12		Betula pendula (Silver birch)	6	3 / 3 / 3 / 3	4	200	Semi-Mature	Good	Good	Estimated dimensions used as tree located on adjacent site with overhanging branches.				Poor - Moderate	2.4	18.1	C1

Ref.	Tag	Species	Height (m)	Crown (N/E/S/W)	Crown Clearance (m)	DBH (mm)	Life Stage	Structural	Vitality	Additional Notes	General Management Recommendations	Priority	Development Related Tree Works	Tolerance	RPA Radius (m)	RPA Area (m²)	Cat.
T13		Fraxinus excelsior (Ash)	4.5	1 / 1 / 1 / 1		110	Early-Mature	Good	Good	Estimated stem diameter used as tree engulfed in dense ivy obscuring survey.				Moderate	1.3	5.5	C1
T14		Prunus spp. (Plum)	2.5	1.5 / 1.5 / 1.5 / 1.5		70	Young	Good	Good				Remove	Moderate - Good	0.8	2.2	C3
T15		Fagus sylvatica (Beech)	16	5.5 / 5.5 / 5.5 / 5.5	5		Mature	Good	Good	Estimated dimensions and dripline RPA used as tree located on adjacent site with branch tips in line with edge of site.				Poor			B1
T16		Fraxinus excelsior (Ash)	14	7 / 7 / 7 / 7	1.8	340	Mature	Good	Good					Moderate	4.1	52.3	B1
T17		Prunus avium (Cherry)	14.5	6 / 6 / 6 / 6	1.5	430	Mature	Good	Good	Minor amount of minor size (<30mm diameter) deadwood throughout the crown, negligible risk posed.				-	5.2	83.6	B1
T18		Fraxinus excelsior (Ash)	12	5 / 5 / 5 / 5	1.8	270	Mature	Good	Good					Moderate	3.2	33.0	B1
T19		Prunus avium (Cherry)	11.5	4.5 / 4.5 / 4.5 / 4.5	1.5		Mature	Good	Good	Dripline RPA used as tree located within hedgerow so unable to visually access stem to undertake measurement.				-			B1
T20		Fagus sylvatica (Beech)	11.5	6 / 6 / 6 / 6	1.5	410	Mature	Good	Good				Remove	Poor	4.9	76.0	B1
T21		Fagus sylvatica (Beech)	11.5	5 / 5 / 5 / 5	1.5	568	Mature	Good	Good				Remove	Poor	6.8	145.9	B1
T22		Sorbus aria (Whitebeam)	5.5	3 / 3 / 3 / 3	1.5	160	Semi-Mature	Good	Good				Remove	Moderate	1.9	11.6	C1
T23		Sorbus aria (Whitebeam)	8.5	4.5 / 4.5 / 4.5 / 4.5	1.5	300	Mature	Good	Good				Remove	Moderate	3.6	40.7	B3
T24		Acer rubrum (Red maple)	7.5	4 / 4 / 4 / 4	2.5		Semi-Mature	Good	Good	Estimated dimensions and dripline RPA used as tree located on adjacent site behind dense hedgerow. Upper crown in contact with phone and powerlines.	7			Moderate - Good			B3
T25		Fraxinus excelsior (Ash)	14.5	8.5 / 8.5 / 8.5 / 8.5	2.5		Mature	Good	Fair	Estimated dimensions and dripline RPA used as tree located on adjacent site with dense ivy on base to mid stem obscuring survey.				Moderate			B1
T26		Fagus sylvatica (Beech)	14	5.5 / 5.5 / 5.5 / 5.5	1.8	350	Mature	Good	Good	Estimated stem diameter used due to dense ivy on base and stem obscuring survey.			Crown lift tertiary branches and tips to provide 4.5m clearance with the ground.	Poor	4.2	55.4	B1
T27		Fagus sylvatica (Beech)	13	5.5 / 5.5 / 5.5 / 5.5	1.5		Mature	Good	Fair	Dripline RPA used as base, stem and mid stem engulfed in dense ivy obscuring survey.			Crown lift tertiary branches and tips to provide 4.5m clearance with the ground.	Poor			B3
T28		Fraxinus excelsior (Ash)	9.5	4.5 / 4.5 / 4.5 / 4.5			Mature	Good	Good	Dripline RPA used as tree located within dense hedgerow with significant ivy on base, stem, and inner crown obscuring survey.			Remove	Moderate			B3
T29		Fraxinus excelsior (Ash)	10	5 / 5 / 5 / 5	1.8		Mature	Good	Good	Dripline RPA used as tree located within dense hedgerow with significant ivy on base, stem, and inner crown obscuring survey.				Moderate			B3
G1		Mixed group	4	1.5 / 1.5 / 1.5 / 1.5			Semi-Mature	Good	Good	Line of small scrubby trees located on adjacent site with overhanging branches.				-			C1
G2		Fraxinus excelsior (Ash)	13	4 / 4 / 4 / 4	2	220	Mature	Good	Good	Line of ash along boundary line within site fencing. Dense ivy on mid to upper stems obscuring survey. Group offers screening for neighbouring garden.			Reduce western crown by ~1.5m	Moderate	2.6	21.9	B1

Ref.	Tag	Species	Height (m)	Crown (N/E/S/W)	Crown Clearance (m)	DBH (mm)	Life Stage	Structural	Vitality	Additional Notes	General Management Recommendations	Priority	Development Related Tree Works	Tolerance	RPA Radius (m)	RPA Area (m ²)	Cat.
G3		Mixed group	7	3.5 / 3.5 / 3.5 / 3.5		120	Semi-Mature	Good	Good	Line of scrubby hawthorn, sycamore and ash along boundary line within site. Group offers dense screening for neighbouring properties. Dense ivy on lower stems and bases.				-	1.4	6.5	C1
G4		Mixed group	14	5.5 / 5.5 / 5.5 / 5.5	1.8		Mature	Good	Good	Cluster of ash and field maple stems located within neighbouring garden with overhanging branches. Unable to undertake full detailed visual survey due to dense lower growth and significant ivy obscuring trees.				-			B1
H1		Mixed group	1.5	0.5 / 0.5 / 0.5 / 0.5			Semi-Mature	Good	Good	Well maintained mixed species hedge running along the boundary line.				-			C1
H2		Mixed group	4	1.25 / 1.25 / 1.25 / 1.25			Mature	Good	Good	Well maintained mixed species hedge running along the boundary line.				-			C1
H3		Ligustrum ovalifolium (Privet)	1.8	1 / 1 / 1 / 1			Mature	Good	Good					Good			C1
H4		Crataegus monogyna (Hawthorn)	1.8	0.5 / 0.5 / 0.5 / 0.5			Mature	Good	Good	Hawthorn hedge along boundary line.			Remove ~19m2 from westwernmost side. (See ASP02 for exact location)	Moderate - Good			C1
S1		Ligustrum ovalifolium (Privet)	3	2 / 2 / 2 / 2			Semi-Mature	Good	Good					Good			C1

APPENDIX 2

SITE PHOTOGRAPHS

APPENDIX 2 – SITE PHOTOGRAPHS

Note - Below is a selection of site photographs intended for general site context. Should you require supplementary site/tree photographs please contact info@lignaconsultancy.co.uk:



Figure 1 – Looking northwards at T26 and T27 and the area for the proposed new garage.

APPENDIX 2 – SITE PHOTOGRAPHS



Figure 2 – Looking southwards towards T21-T23.



Figure 3 – Looking southwards towards the location for Plot 1 and Plot 2.



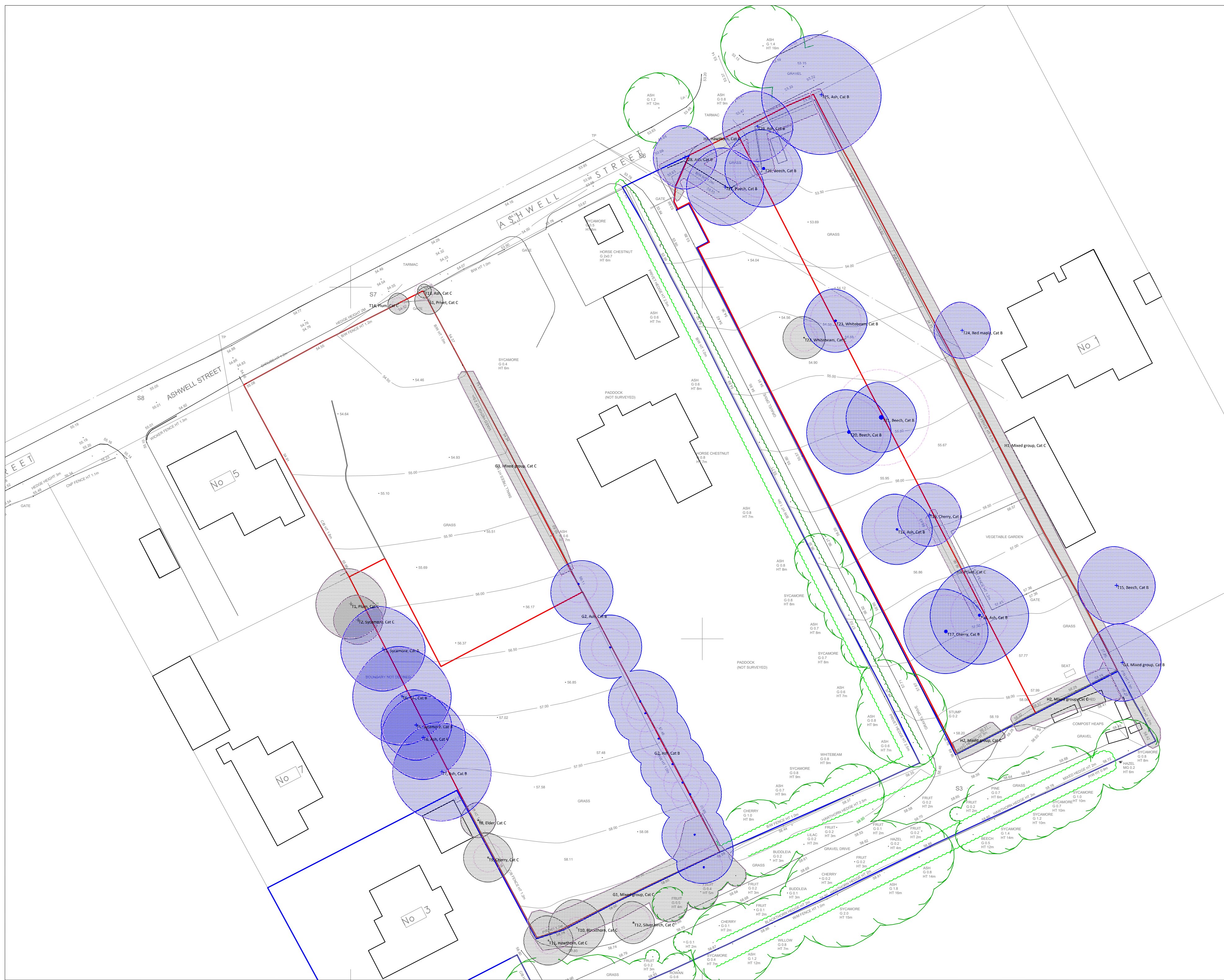
Figure 4 – Looking northwards at T1-T7 and the area for the proposed new driveway.



Figure 5 – Looking north eastwards at G2.

APPENDIX 3

ARB. SITE PLAN (EXISTING)



Use of This Document

This document should be viewed in conjunction with the relevant arboricultural impact assessment and/or tree survey schedule.

Tree Categorisation & Numbering

The method used for categorising the trees can be seen in Appendix 1 of the Tree Survey/Arboricultural Impact Assessment. The categorisation method used is an improved variation of the method suggested in BS 5837:2012.

BS 5837:2012 recommends that better quality trees (Cat. A & B) are retained where possible. Trees in land adjacent to the site are considered where they may be impacted by development.

The trees considered significant within the context of the development are numbered and assigned a prefix of 'T' or 'G' to describe whether they are an individual or a group, and 'S' or 'H' for a shrub or hedge. Using this identification number, further information for each tree/group can be found within the survey schedule.

	Category A: High or exceptional arboricultural, landscape or ecological value. (Worthy of being a material constraint.)		Category B: Moderate arboricultural, landscape or ecological value. (Worthy of being a material constraint.)
	Category C: Low quality or small in size. (Not worthy of being a material constraint.)		Category U: Such poor quality or condition that renders it unsuitable for retention. (Not worthy of being a material constraint.)

Root Protection Areas

In order to avoid damage to the roots or rooting environment of retained trees, the Root Protection Areas (RPA's) should be plotted around each of the category A, B and C trees. This is a notional depiction of the minimum rooting area in m² which should be left undisturbed around each tree. The RPA is calculated using the *British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'*, unless otherwise stated within the survey schedule.

Where there appears to be restrictions to root growth the root protection area is reshaped to more accurately reflect the likely distribution of the roots.

	Root Protection Area (RPA): The notional area around each tree which should be left undisturbed during the development of the site.		RPA Incursion: Anticipated incursion into the root protection area of a proposed tree which may result in root loss/damage.
	Arboriculturally Sensitive Demolition/Removal: A structure or surfacing is to be removed using special methods to avoid damage to trees.		Specialist Foundations: Low impact foundations to be used to preserve underlying tree roots.

Further Object Key

	Tree Removal: Trees designated for removal will comprise of a red dotted canopy fill.		Buildings/Surfacing to be Removed: Buildings or surfacing to be removed will generally be depicted with a dashed red line.
	Site Boundary: Extent of site boundary (illustrative only).		Proposed Services Route: Proposed routing for new services (illustrative only).



Project:	The Ruddy		
Client:	Chris Middleton		
Drawing:	Arboricultural Site Plan (Existing)		
Drawing Ref:	Rev:	Date:	
P5515-ASP01	V1	10/10/2025	
Scale:	1:300 - A2		Drawn By:
			J. Sinclair
Based on:	Topographical Survey		

All dimensions should be checked on site. No dimensions to be scaled from this drawing. Please notify us of any discrepancies found. Ligna Consultancy Ltd cannot be held responsible for inaccuracies in the base drawing in which this plan is based. This drawing is designed to reflect the principles of the layout or design only, and relates only to the protection of retained trees.

An architect or structural engineer should be contacted over any matters of construction, detailing or specification and for any standards or regulatory requirements relating to proposed structures, hard surfacing or underground services.

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APPENDIX 4

ARB. SITE PLAN (PROPOSED)



Use of This Document

This document should be viewed in conjunction with the relevant arboricultural impact assessment and/or tree survey schedule.

Tree Categorisation & Numbering

The method used for categorising the trees can be seen in Appendix 1 of the Tree Survey/Arboricultural Impact Assessment. The categorisation method used is an improved variation of the method suggested in BS 5837:2012.

BS 5837:2012 recommends that better quality trees (Cat. A & B) are retained where possible. Trees in land adjacent to the site are considered where they may be impacted by development.

The trees considered significant within the context of the development are numbered and assigned a prefix of 'T' or 'G' to describe whether they are an individual or a group, and 'S' or 'H' for a shrub or hedge. Using this identification number, further information for each tree/group can be found within the survey schedule.

	Category A: High or exceptional arboricultural, landscape or ecological value. (Worthy of being a material constraint.)		Category B: Moderate arboricultural, landscape or ecological value. (Worthy of being a material constraint.)
	Category C: Low quality or small in size. (Not worthy of being a material constraint.)		Category U: Such poor quality or condition that renders it unsuitable for retention. (Not worthy of being a material constraint.)

Root Protection Areas

In order to avoid damage to the roots or rooting environment of retained trees, the Root Protection Areas (RPAs) should be plotted around each of the category A, B and C trees. This is a notional depiction of the minimum rooting area in m² which should be left undisturbed around each tree. The RPA is calculated using the *British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'*, unless otherwise stated within the survey schedule.

Where there appears to be restrictions to root growth the root protection area is reshaped to more accurately reflect the likely distribution of the roots.

	Root Protection Area (RPA): The notional area around each tree which should be left undisturbed during the development of the site.		RPA Incursion: Anticipated incursion into the root protection area of a proposed tree which may result in root loss/damage.
	Arboriculturally Sensitive Demolition/Removal: A structure or surfacing is to be removed using special methods to avoid damage to trees.		Specialist Foundations: Low impact foundations to be used to preserve underlying tree roots.

Further Object Key

	Tree Removal: Trees designated for removal will comprise of a red dotted canopy fill.		Buildings/Surfacing to be Removed: Buildings or surfacing to be removed will generally be depicted with a dashed red line.
	Site Boundary: Extent of site boundary (illustrative only).		Proposed Services Route: Proposed routing for new services.

Project:

The Ruddy

Client:

Chris Middleton

Drawing:

Arboricultural Site Plan (Proposed)

Drawing Ref:	Rev:	Date:
P5515-ASP02	V2	22/10/2025

Scale:	Drawn By:
1:300 - A2	J. Sinclair

Based on:

RUDDERY SITE PLANS SEPT 2025. 303-A1-03a

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