

Arboricultural Impact Assessment



Land West of Thaxted Road, Saffron Walden

1st July 2024



**Tyler
Grange**

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Report No:	Date	Revision	Author
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Section 1: Introduction

Table 1: Overview and Summary

Purpose of report:	Tyler Grange was instructed by Chase Homes to prepare an updated Arboricultural Impact Assessment report to accompany their reserved matters application for new development at Thaxted Road, Saffron Walden. A previous Arboricultural Impact Assessment report was prepared for the consented outline application (report ref. 14764_R02 dated 24 th November 2022). This report reflects the updated proposed site plan and S278 details prepared by Chase Homes.
Site description:	The site lies directly to the west of Thaxted Road, to the south of Saffron Walden and is centred on Grid Ref: TL 54619 37262. This site is currently under agricultural use, with individual field parcels bounded by mature and maturing trees and hedgerow, which are typical boundary treatments within this area. (See Figure 1 overleaf).
Application type and description:	Reserved Matters application.
Report prepared on behalf of:	Chase Homes.
Local Planning Authority (LPA):	Uttlesford District Council (UDC).
Planning policies relating to arboricultural features:	Policy ENV3 of UDCs Local Plan (Adopted January 2005). Planning policy is further detailed at Appendix 1.
Report Summary:	<p>The proposal requires additional hedgerow and tree removal from that anticipated as part of the outline approval. This includes the removal of hedgerow for the S278 works along Thaxted Road and the removal of the central hedgerow / scrub to facilitate a new swale feature which serves to divert the existing ditch. The additional removal is limited to category C (low value) arboricultural features.</p> <p>The consented outline application did not include any specific conditions relating to the protection of trees however it is recommended that tree protection measures are adopted on-site in line with industry best practice and other related environmental management plans.</p>



Figure 1: Site Location (Google Earth ©).

Section 2: Arboricultural Baseline

Table 2: Survey Summary

Survey approach:	The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange on 17 th September 2022. The survey was completed in accordance with BS5837. A measured topographical survey was used to identify the location of trees and their surrounding context.
Survey findings:	Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 3). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.
Survey mapping:	The distribution of the trees surveyed is illustrated on the Tree Constraints Plan (TCP) together details of their constraints to new development in accordance with BS5837, including, tree quality gradings ¹ , Root Protection Areas (RPAs) ² , tree canopy spreads ³ and tree shading ⁴ .

Table 3: Tree related Designations

Designation Type	TG Tree Reference Number(s)
Tree Preservation Order ⁵	UDC TPO Ref: 11/93/38 (Saffron Walden Parish Land East of Ozier Court). Area A1 as defined covers: W22, T23 and T36
Conservation Area ⁶	None
Ancient Woodland ⁷	None
Other Woodland Habitat ⁸	None

¹ The arboricultural value of surveyed features under the criteria shown at Appendix 1. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

² 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.

³ Dimensions of the trees crown spread and clearance from ground level.

⁴ Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development.

⁵ A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders-general>.

⁶ Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders-general>.

⁷ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for ancient woodland on or adjacent to a site.

⁸ Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for woodland on or adjacent to a site.



Section 3: Arboricultural Impact Assessment

Tree Retention and Removal

- 3.1. Trees to be retained and removed are shown on the TRRP. This is based on the up-to-date proposed site plan provided by Chase Homes. It also takes into account the proposed S278 clearance works which are detailed separately under plan ref. 23073/200/01 prepared by Milestone Transport Planning.
- 3.2. Table 4 below identifies the tree losses required to facilitate the development. Additional removals from that of the consented outline scheme include trees T29 and T31, group G35 and hedgerow H30.
- 3.3. Sections of removal along H19 were previously shown at the outline stage where three pedestrian links were shown through the hedgerow. These links do not appear on the updated site plans and have therefore been omitted from the list below.

Table 4: Trees to be Removed to Facilitate Development

Reference Number	Category Grading	Description of Loss
T28	C	Removal of early mature Field Maple to facilitate internal access road.
T29	C	Removal of early mature Field Maple to facilitate internal access road.
T31	C	Removal early mature hazel to facilitate a new swale feature which will serve to divert the existing ditch.
G35	C	Removal of boundary group to accommodate S278 works, including road widening and access into the site.
H1	C	Removal of hedgerow to accommodate S278 works, including road widening and access into the site.
H19	C	Removal of three separate c.2m sections of hedgerow to facilitate footpath links.
H30	C	Removal of central hedgerow / scrub to facilitate new road and new swale feature which will serve to divert the existing ditch.

Tree Pruning Works

- 3.4. Tree T23 (Category A) requires pruning of north-eastern edge of canopy to provide clearance from the proposed dwelling. This was identified at the outline stage however the building is located slightly closer to the tree on the updated proposed site plan. Pruning is to comprise selective pruning back of branches to provide no more than 2m clearance from the proposed dwelling.
- 3.5. Tree T2 will require crown lifting on its southwestern side to provide 2.4m clearance over the proposed footpath which is located beneath the canopy.



- 3.6. Selective trimming back of hedgerow H19, H27 and H33 may be required to provide working space to construct the adjoining proposed pathways. Any trimming works are to be consistent with the former trimming management works and will not involve the loss or removal of hedgerow components.

New Tree Planting

- 3.7. No tree planting details for the reserved matters application have been provided at the time of writing this report. The consented outline scheme included for new tree planting across the site in the form of new open space planting and street trees. New hedgerow planting was also shown at the boundary of Thaxted Road which will serve to replace the existing hedgerow / tree being removed.
- 3.8. Details of new tree planting are likely to be required as part of the reserved matters application and this should adopt the principles of new planting set out within the outline masterplan to compensate for trees and hedgerows to be removed. Overall, the extent of new planting that can be delivered on the site is expected to provide a net gain in tree cover. This is largely due to the agricultural use of the site which has limited internal tree cover.

Works within Root Protection Areas

- 3.9. The proposed site plan has been adjusted and therefore there are some changes to the previous works expected within the RPAs. These are as set out within the table below which includes recommendations to mitigate the working activities with respect to minimising impacts to tree roots.
- 3.10. Adoption of the recommended protective measures is recommended however it is understood that there are no specific conditions to the outline planning consent that require adoption of tree protection measures.

Table 5: Works within RPAs

Tree Number	Description of works	Protective measures
Proposed Surfacing		
T23	Proposed dwelling footprint incurs at the periphery of the RPA.	Excavation of the foundations should be undertaken by hand for the first 600mm. Any roots encountered should be pruned cleanly. If an abundance of roots are identified, hand digging will be continued for a further 400mm.
T2, T17, G16, H19	A pedestrian path runs along the northern boundary and incurs within the RPA of H19, two trees within G16 and T17.	Existing levels should be retained with the path constructed within minimal excavation. No-invasive edging should be used along the hedgerow and within the RPAs of the trees.

Construction Mitigation

- 3.11. It is recommended that existing trees are protected during the construction stage of development via the following measures:
- Tree pruning works to tree T23 to be determined under the guidance of the appointed tree contractor and arboricultural consultant. The pruning works should be completed in line with BS 3998.
 - Tree protection fencing should be installed to protect the RPAs of retained trees and hedgerows. Such barriers should be secured to the ground to avoid being moved or adjusted. Signage stating these are protected areas should be installed to fencing. Fencing should be installed prior to the arrival of plant for groundworks and remain in place for the duration of the project.
 - Sensitive working within the RPA of tree T23 and for the trees adjoining the path along the northern boundary should be adopted. This is to avoid root damage that may otherwise be detrimental to the condition of the trees and component of hedgerow.

Conclusion

- 3.12. This report identifies where additional removal of hedgerows and trees is required to facilitate the S278 works at Thaxted Road, and the creation of new swale feature located internally. The features to be removed are classified as low arboricultural value.
- 3.13. This report also identifies changes to construction mitigation and provides updated recommendations for tree protection during the construction stages. It is recommended that these measures are adopted during the development to safeguard trees.

Appendix 1: Planning Policy Relating to Trees

Table 6: National and Local Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
<p>National Planning Policy Framework (NPPF)The National Planning Policy Framework (NPPF) was updated in December 2023 and is a material consideration in planning decisions and outlines the Government’s planning policies for England, setting out how these are expected to be applied. The consideration for existing trees and woodlands in the context of planning and new development is set out within Section 12 ‘Achieving well-designed and beautiful places’ and Section 15 ‘Conservation and Enhancing the Natural Environment’.</p>		
National Planning Policy Framework (NPPF)	Section 12, paragraph 136	states that “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. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users”.
	Section 15, paragraph 180	provides a series of prerequisites to inform how planning policies and decisions should contribute to and enhance the natural and local environment. This includes “recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland”.
	Section 15, paragraph 181	addresses the need to take a “strategic approach to maintaining and enhancing networks of habitats and green infrastructure and adding that plans should be made for the enhancement of natural capital at the catchment or landscape scale across local authority boundaries”.
	Section 15, paragraph 186	highlights a series of principles that local planning authorities should apply when determining planning applications, stating that “if significant harm biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused”.
	Section 15, paragraph 186 (c)	also adds that “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 compensatory strategy exists”.
Local Planning Policy – Uttlesford District Council’s Local Plan (Adopted January 2005)	Policy ENV3	“The loss of traditional open spaces, other visually important spaces, groups of trees and fine individual tree specimens through development proposals will not be permitted unless the need for the development outweighs their amenity value.”



Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
<p>Category U</p> <p>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</p>	<ul style="list-style-type: none"> 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 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. <p>(NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)</p>			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
<p>Category A</p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years</p>	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)	LIGHT GREEN
<p>Category B</p> <p><i>Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</i></p>	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A	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 benefits.	MID BLUE
<p>Category C</p> <p><i>Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm</i></p>	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 temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY



Appendix 3: Tree Survey Schedule (14764/TSS01a)



Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m ²)
				N	E	S	W								
H1	Hawthorn (Crataegus monogyna), Ash (Fraxinus excelsior)	4m	120(1)	2.00	2.00	2.00	2.00	0.00	Semi Mature	Fair	Good	C2	Predominantly hawthorn hedgerow with a couple of semi mature ash. Light ivy up stems, informal management.	1.4	7
T2	Field Maple (Acer campestre)	7m	400(1)	5.00	5.00	5.00	5.00	3.00	Early Mature	Good	Good	B2	Offsite tree located within hedgerow, close to site boundary. No close access due to vegetation, so DBH estimated. Light ivy up stem, no major defects, reasonable form and condition.	4.8	72
T3	Field Maple (Acer campestre)	5m	250(1)	3.00	3.00	3.00	3.00	3.00	Semi Mature	Good	Fair	C1	Offsite tree located within hedgerow, close to site boundary. Light ivy up stem, no major defects, but rather average form and condition.	3.0	28
T4	Ash (Fraxinus excelsior)	7m	300(1)	3.50	3.50	3.50	3.50	4.00	Early Mature	Fair	Fair	C1	Offsite tree located within hedgerow, close to site boundary. Close access prevented by vegetation so DBH estimated. Moderate ivy up stem, sparse crown, average form and condition.	3.6	41
T5	Small-leaved Lime (Tilia cordata)	7m	350(1)	3.50	3.50	3.50	3.50	4.00	Early Mature	Fair	Good	C1	Offsite tree located within hedgerow, close to site boundary. Close access prevented by vegetation so DBH estimated. Moderate ivy up stem, no major defects, reasonable form and condition.	4.2	55
T6	Field Maple (Acer campestre)	7m	250(1)	3.00	3.00	3.00	3.00	4.00	Semi Mature	Fair	Good	C1	Offsite tree located within hedgerow, close to site boundary. Close access prevented by vegetation so DBH estimated. Moderate ivy up stem, no major defects, reasonable form and condition.	3.0	28
T7	Ash (Fraxinus excelsior)	6m	250(1)	2.50	2.50	2.50	2.50	3.00	Semi Mature	Fair	Fair	C1	Offsite tree located within hedgerow, close to site boundary. Light ivy up stem, sparse crown, rather average form and condition.	3.0	28
T8	Ash (Fraxinus excelsior), Field Maple (Acer campestre)	6m	250(1)	3.00	2.00	3.00	3.00	3.00	Semi Mature	Fair	Fair	C2	Group of two offsite trees located within hedgerow, close to site boundary. No close access due to vegetation therefore DBH estimated. Light ivy up stem, sparse crown on ash, rather average form and condition.	3.0	28

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m ²)
				N	E	S	W								
T9	Ash (<i>Fraxinus excelsior</i>)	5m	200(1)	2.50	2.50	2.50	2.50	3.00	Semi Mature	Fair	Fair	C1	Offsite tree located within hedgerow, close to site boundary. No close access due to vegetation so DBH estimated. Light ivy up stem, sparse crown, rather average form and condition.	2.4	18
T10	Ash (<i>Fraxinus excelsior</i>)	6m	200(1)	3.00	3.00	3.00	3.00	3.00	Semi Mature	Fair	Fair	C1	Offsite tree located within hedgerow, close to site boundary. No close access due to vegetation so DBH estimated. Light ivy up stem, sparse crown, rather average form and condition.	2.4	18
T11	Field Maple (<i>Acer campestre</i>)	7m	300(1)	3.50	3.50	3.50	3.50	3.00	Early Mature	Good	Fair	B2	Offsite tree located within hedgerow, close to site boundary. No close access due to vegetation so DBH estimated. Light ivy up stem, no major defects, reasonable form and condition. Low category B.	3.6	41
T12	Field Maple (<i>Acer campestre</i>)	7m	480(1)	5.00	5.00	5.00	5.00	3.00	Early Mature	Good	Good	B2	Offsite tree located within hedgerow, close to site boundary. Light ivy up stem, no major defects, reasonable form and condition.	5.8	104
T13	Ash (<i>Fraxinus excelsior</i>)	7m	300(1)	3.00	3.00	3.50	3.50	3.00	Early Mature	Fair	Good	C2	Offsite tree located within hedgerow, close to site boundary. No close access due to vegetation. Moderate ivy up stem, no major defects, fuller crown than other ash on site. Reasonable form and condition.	3.6	41
T14	Field Maple (<i>Acer campestre</i>)	7m	440(1)	4.00	4.00	4.00	3.00	3.00	Early Mature	Good	Good	B2	Offsite tree located within hedgerow, close to site boundary. Light ivy up stem, no major defects, reasonable form and condition.	5.3	88
T15	Ash (<i>Fraxinus excelsior</i>)	6m	250(1)	3.00	3.00	3.00	3.00	3.00	Semi Mature	Fair	Good	C1	Offsite tree located within hedgerow, close to site boundary. No close access due to vegetation so DBH estimated. Light ivy up stem, sparse crown, rather average form and condition.	3.0	28
G16	Field Maple (<i>Acer campestre</i>), Small-leaved Lime (<i>Tilia cordata</i>)	8m	440(1)	5.00	5.00	5.00	5.00	3.00	Early Mature	Good	Good	B2	Offsite trees located within hedgerow, close to site boundary. Three field maple and one lime, the latter is set back slightly from hedge. Light ivy up stem, no major defects, reasonable form and condition. Not all trees identified within topo so locations are approximate.	5.3	88

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m ²)
				N	E	S	W								
T17	Ash (<i>Fraxinus excelsior</i>)	7m	370(1)	4.00	3.50	4.00	3.50	2.00	Early Mature	Fair	Good	C2	Offsite tree located within hedgerow, close to site boundary. Crown a little on the sparse side but not too bad, no major defects. Reasonable form and condition.	4.4	62
T18	Field Maple (<i>Acer campestre</i>)	5m	250(1)	3.00	3.00	3.00	3.00	3.00	Semi Mature	Fair	Good	C1	Offsite tree located within hedgerow, close to site boundary. Light ivy up stem, no major defects, but rather average form and condition.	3.0	28
H19	Field Maple (<i>Acer campestre</i>), Hawthorn (<i>Crataegus monogyna</i>), Elder (<i>Sambucus nigra</i>), (<i>Viburnum</i>)	2m	80(1)	0.50	0.50	0.50	0.50	0.00	Semi Mature	Fair	Good	C1	Larger tree located on edge of woodland, picked out individually to record greater constraints on site.	1.0	3
G20	Hawthorn (<i>Crataegus monogyna</i>), Blackthorn (<i>Prunus spinosa</i>), English Elm (<i>Ulmus procera</i>)	4m	100(1)	1.50	1.50	1.50	1.50	0.00	Semi Mature	Fair	Good	C1	Offsite woodland with most larger trees set further away from the site boundary, but two oaks are located close to the ditch and the site boundary. Predominantly oak but also some maturing elms. Most trees are heavily ivy clad.	1.2	5
G21	Hawthorn (<i>Crataegus monogyna</i>), Blackthorn (<i>Prunus spinosa</i>), English Elm (<i>Ulmus procera</i>), Aspen (<i>Populus tremula</i>)	4m	100(1)	1.50	1.50	1.50	1.50	0.00	Semi Mature	Fair	Good	C1	Larger tree located on edge of woodland. Some minor storm damage and deadwood. Light ivy up stem and epicormic growth along scaffold limbs. Not a perfect example of species but sufficient in size and quality to warrant category A.	1.2	5
W22	Common Oak (<i>Quercus robur</i>)	13m	400(1)	5.00	5.00	5.00	5.00	3.00	Mature	Good	Good	B2	Significant sapwood death on north of main stem, major deadwood and storm damage. Not a good quality tree from an arboricultural perspective but good habitat feature.	4.8	72
T23	Common Oak (<i>Quercus robur</i>)	18m	1000(1)	11.00	8.00	8.00	10.00	3.00	Mature	Good	Good	A2	Relatively young tree surrounded by scrubby growth. Currently an unremarkable tree of average form and condition. Not picked up on topo so position is only approximate.	12.0	452
T24	Common Oak (<i>Quercus robur</i>)	9m	580(1)	3.00	3.00	4.00	4.00	3.00	Mature	Poor	Poor	C3	Growing on edge of ditch, some minor deadwood. Fairly squat tree with moderate density crown. Average form and condition.	7.0	152

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m ²)
				N	E	S	W								
T25	Field Maple (<i>Acer campestre</i>)	4m	150(1)	1.50	1.50	1.50	1.50	2.00	Semi Mature	Fair	Good	C1	Relatively short section of blackthorn hedge, no evidence of formal management. Not on topo	1.8	10
T26	Ash (<i>Fraxinus excelsior</i>)	5m	270(1)	3.50	3.00	3.00	3.00	1.00	Semi Mature	Fair	Good	C1	Multi stem tree with very tight, crossing and occluding stems. Brambles growing through crown. Main unions are likely to be structurally sound but very untidy form.	3.2	33
H27	Blackthorn (<i>Prunus spinosa</i>)	3m	50(1)	1.00	1.00	1.00	1.00	0.00	Semi Mature	Fair	Good	C1	Multi stem tree with acceptable unions. Moderate ivy up stems obscuring inspection. Unremarkable tree of average form and condition.	.6	1
T28	Field Maple (<i>Acer campestre</i>)	7m	300,300,310,310(4)	6.00	5.00	6.00	4.00	2.00	Early Mature	Fair	Good	C1	Patchy section of blackthorn hedge, informal management.	7.3	168
T29	Field Maple (<i>Acer campestre</i>)	5m	240,180,170(3)	5.00	4.00	5.00	4.00	1.00	Early Mature	Fair	Good	C1	Patchy section of blackthorn hedge, informal management.	4.1	54
H30	Blackthorn (<i>Prunus spinosa</i>)	3m	70(1)	0.50	0.50	0.50	0.50	0.00	Semi Mature	Fair	Good	C1	Typical multi stem example of species. Growth so dense that unions cannot be inspected, but no indications that there should be any issues. Average form and condition. Linear group of trees, with some blackthorn understorey, and bramble growth. Topo has not identified stems, so positions are only approximate. Feature becoming very patchy to the east, also containing a number of dead and declining elm.	.8	2
T31	Hazel (<i>Corylus avellana</i>)	5m	100, 100, 100, 100, 100, 100, 100, 100, 100(10)	5.00	4.00	5.00	4.00	1.00	Early Mature	Fair	Good	C1	Predominantly hazel and field maple hedge, located on western bank of ditch. Fairly informal maintenance. Linear group of trees, with some blackthorn understorey, and bramble growth. Topo has not identified stems, so positions are only approximate. Feature becoming very patchy to the east, also containing a number of dead and declining elm.	3.8	45

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m ²)
				N	E	S	W								
G32	Field Maple (<i>Acer campestre</i>),Hazel (<i>Corylus avellana</i>),English Elm (<i>Ulmus procera</i>),Blackthorn (<i>Prunus spinosa</i>)	6m	300(1)	3.50	3.50	3.50	3.50	1.00	Early Mature	Fair	Good	C2	Linear group of trees, with some blackthorn understorey, and bramble growth. Topo has not identified stems, so positions are only approximate. Feature becoming very patchy to the east, also containing a number of dead and declining elm.	3.6	41
H33	Field Maple (<i>Acer campestre</i>),Hazel (<i>Corylus avellana</i>),Blackthorn (<i>Prunus spinosa</i>)	5m	150(1)	1.50	1.50	1.50	1.50	0.00	Semi Mature	Fair	Good	C2	Predominantly hazel and field maple hedge, located on western bank of ditch. Fairly informal maintenance.	1.8	10
H34	Field Maple (<i>Acer campestre</i>),Hazel (<i>Corylus avellana</i>),Blackthorn (<i>Prunus spinosa</i>)	3m	100(1)	1.00	1.00	1.00	1.00	0.00	Semi Mature	Fair	Good	C2	Rather scrubby, patchy hedge, with a couple of dead trees to northern end. No indications of formal management. Not on topo.	1.2	5
G35	Hawthorn (<i>Crataegus monogyna</i>),Field Maple (<i>Acer campestre</i>)	7m	300(1)	3.00	3.00	3.00	3.00	0.00	Early Mature	Good	Good	C2	Shelter belt extending from field edge down bank to roadside verge. Field maples set back from field edge, with a row of hawthorn along this boundary and throughout feature as understorey.	3.6	41
T36	Common Oak (<i>Quercus robur</i>)	13m	600(1)	6.00	4.00	6.00	6.00	3.00	Mature	Fair	Good	B2	Larger tree located on edge of woodland, picked out individually to record greater constraints on site.	7.2	163

Appendix 4: Report Limitations

Limitations

- A4.1. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.
- A4.2. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

- A4.3. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- A4.4. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.

A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.


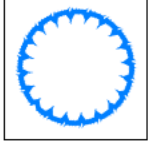
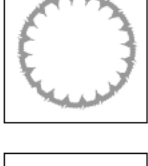
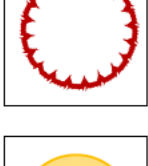

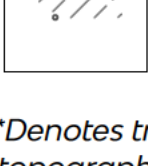


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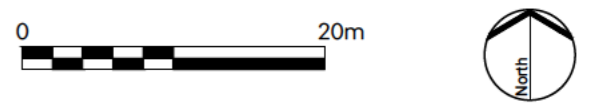
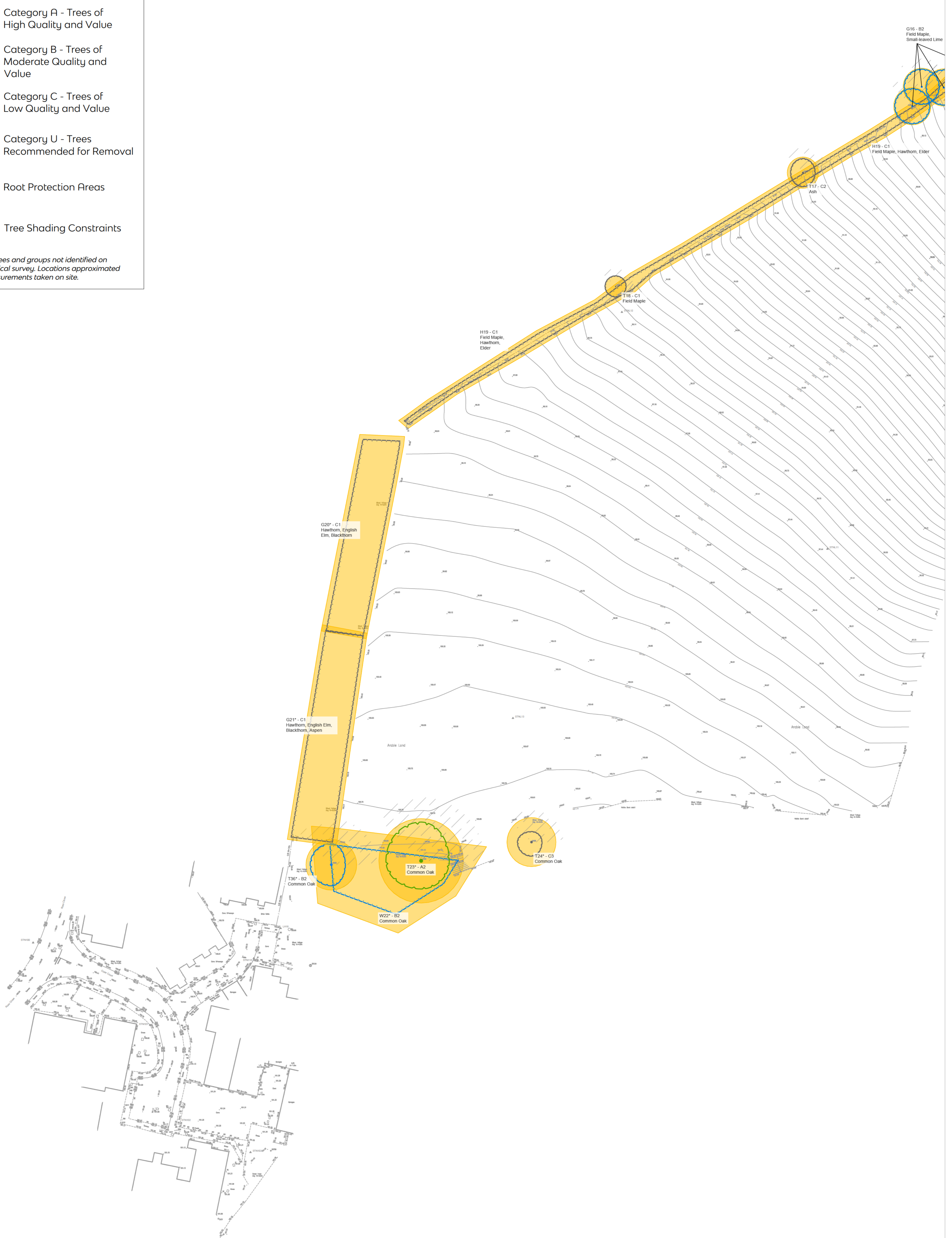
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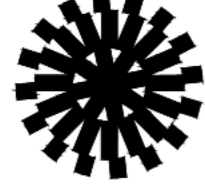
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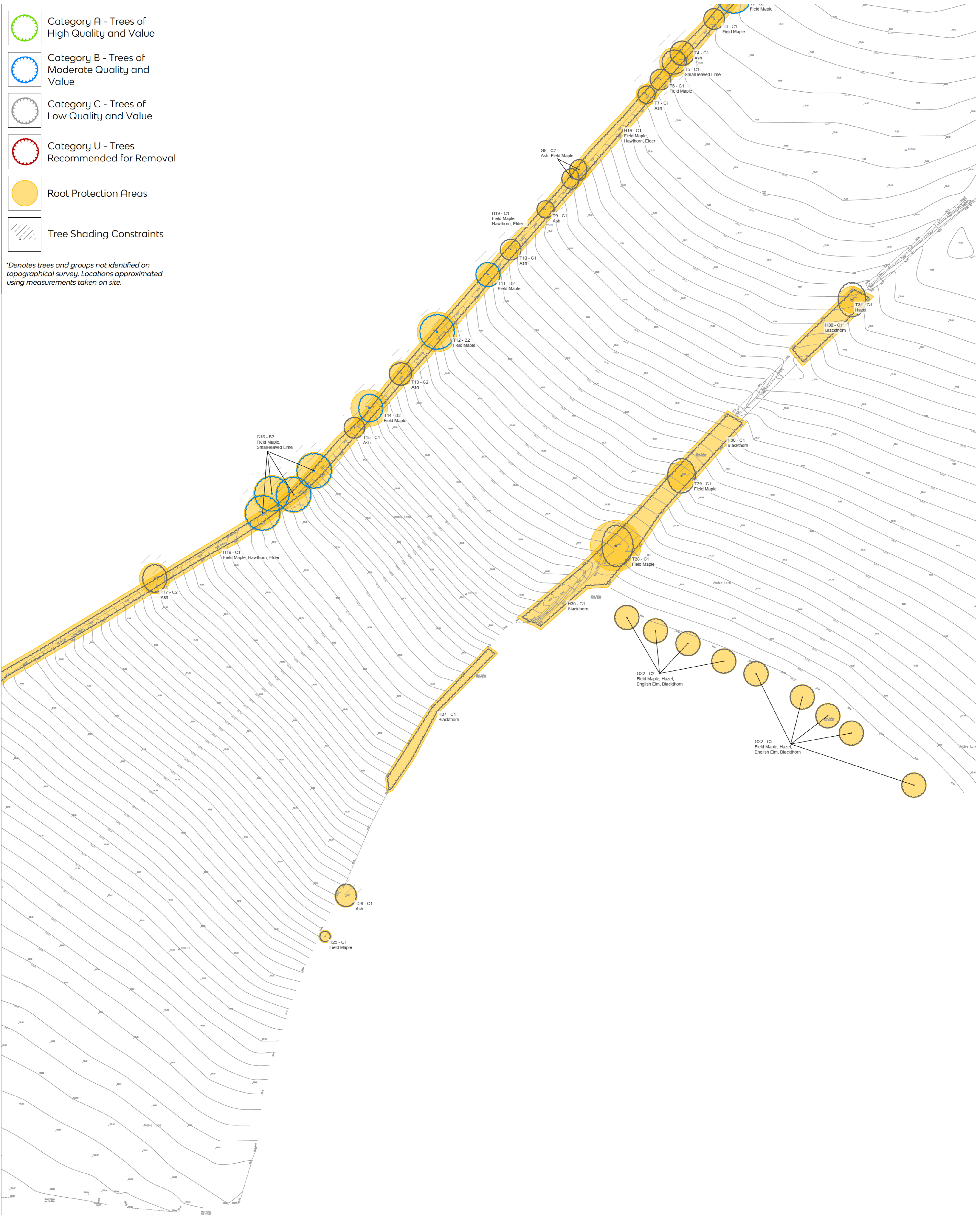


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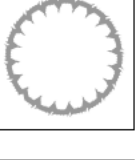

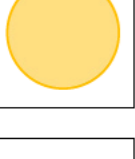

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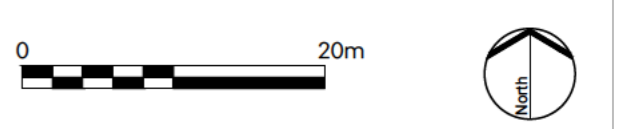


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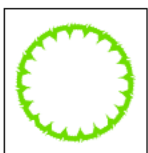
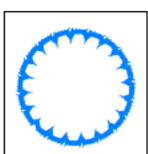
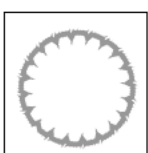
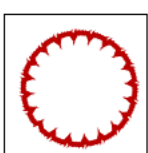
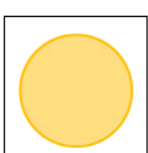
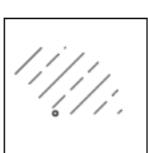


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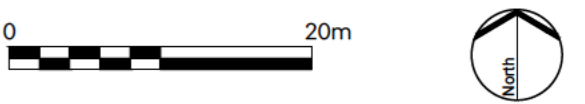
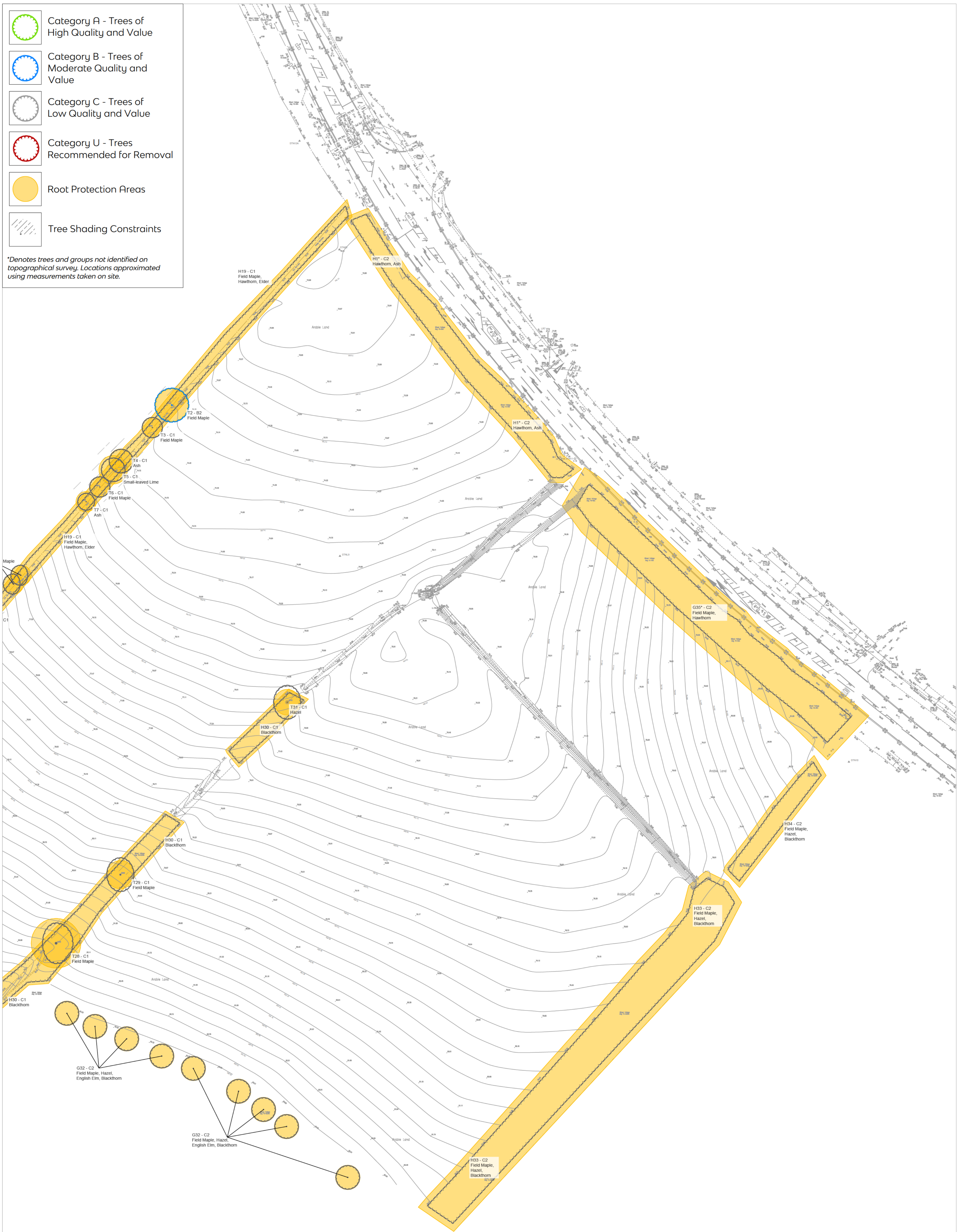
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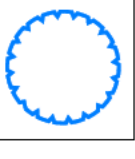
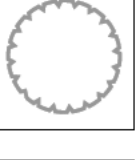
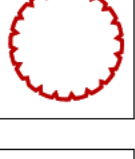
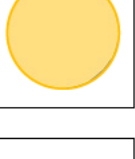


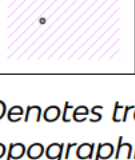
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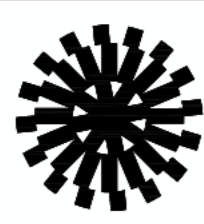
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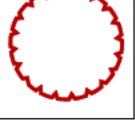


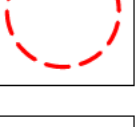
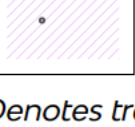
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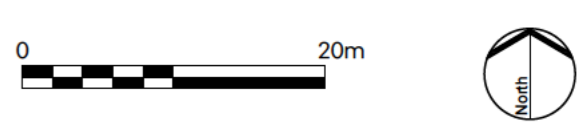
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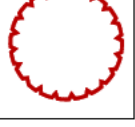

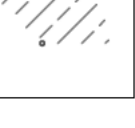
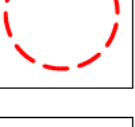
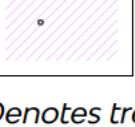
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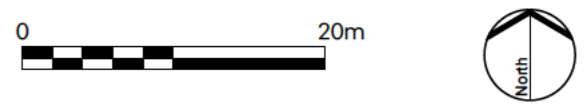
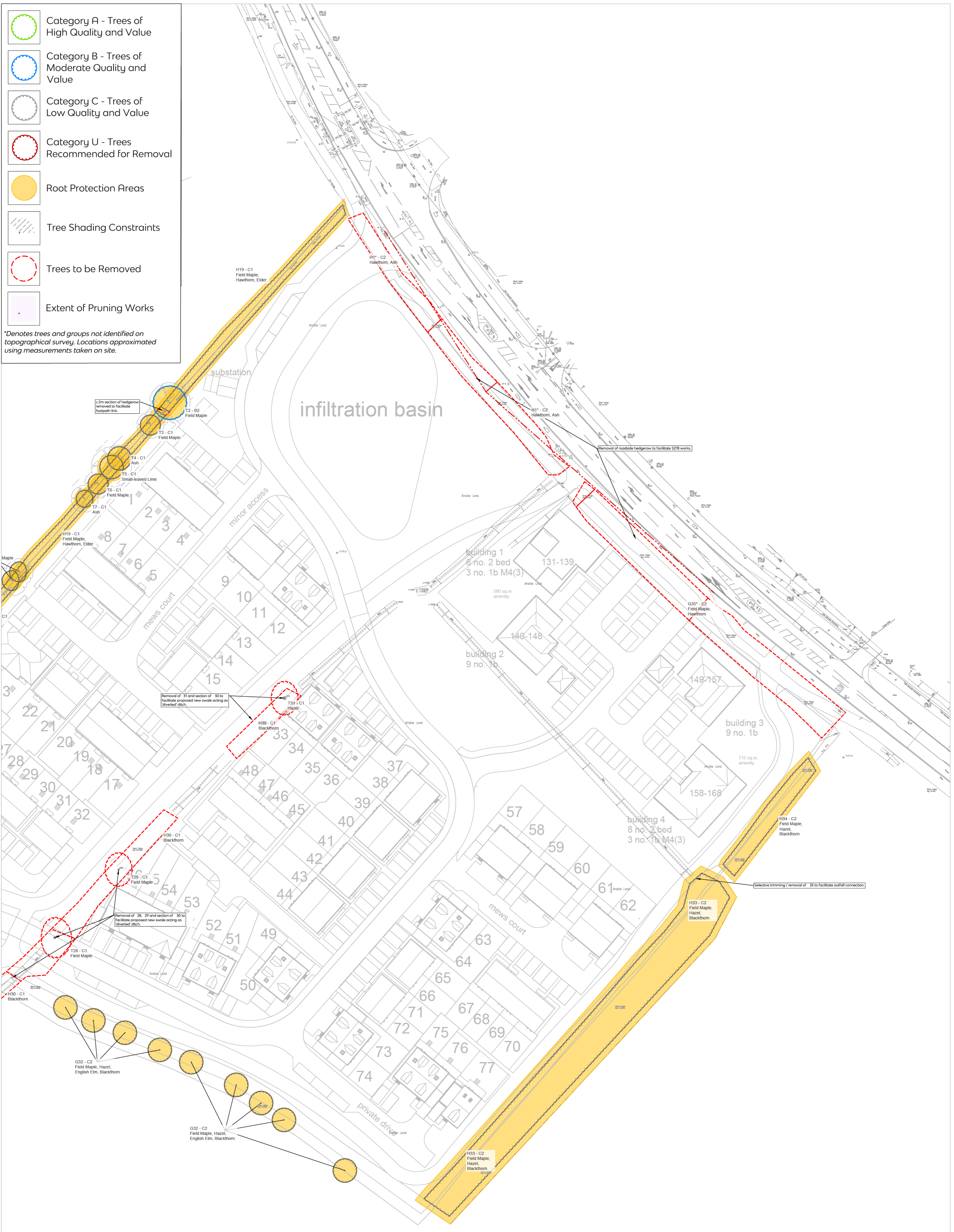
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