



# Duramen

Arboricultural Report



"Elite"  
Hornash Lane  
Shadoxhurst  
TN26 1HU

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CLIENT:

**Andrea Ransley**

Ref: 17096 (f2)

Site Visit Date:  
22<sup>nd</sup> Nov 2017

Report Date:  
28<sup>th</sup> Nov 2017

CONSULTANTS:

**Duramen Consulting**  
*Consulting Arboriculturists*  
Unit 2 Brenchley Mews  
Charing, ASHFORD,  
Kent TN27 0JW

Tel: 01233 713 657  
[info@duramen.co.uk](mailto:info@duramen.co.uk)  
[www.duramen.co.uk](http://www.duramen.co.uk)

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## Table of Contents:

<b>REPORT SUMMARY .....</b>	<b>2</b>
<b>1 INTRODUCTION.....</b>	<b>3</b>
<b>2 OVERALL SITE DESCRIPTION.....</b>	<b>3</b>
<b>3 SCOPE OF TREE SURVEY .....</b>	<b>4</b>
<b>4 RESULTS OF TREE SURVEY .....</b>	<b>6</b>
<b>5 POTENTIAL TREE CONSTRAINTS.....</b>	<b>7</b>
<b>6 ARBORICULTURAL IMPACT ASSESSMENT .....</b>	<b>7</b>
<b>7 TREE PROTECTION MEASURES .....</b>	<b>8</b>
<b>8 GENERAL METHOD STATEMENT .....</b>	<b>9</b>
<b>9 TREE CONSTRAINTS PLAN (FIGURE 1) .....</b>	<b>11</b>
<b>10 TREE IMPACT &amp; PROTECTION PLAN (FIGURE 2) .....</b>	<b>12</b>
<b>APPENDIX 1 - NOTES &amp; LIMITATIONS OF THE TREE SURVEY .....</b>	<b>13</b>
Third party trees on adjacent land .....	13
<b>APPENDIX 2: BRITISH STANDARD 5837 CATEGORISATION FOR TREE QUALITY .....</b>	<b>17</b>
<b>APPENDIX 3: TREE DATA.....</b>	<b>18</b>
<b>APPENDIX 4: MAGIC SCREENSHOT OF ANCIENT WOODLAND BOUNDARY .....</b>	<b>19</b>

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## REPORT SUMMARY

***Site:***

"Elite, Hornash Lane, Shadoxhurst, TN26 1HU

***Proposed development:***

Outline application for the erection of 7 dwellings.

***Trees:***

Fifteen individual trees, four groups and one hedge were surveyed; the majority of these are within the site, but two individual trees and one group are located on land to the East of the site.

***Impact:***

In order to facilitate the proposed development, one tree will require removal and one group of trees will require selective removal. Depending on specifications and work practices various works will be required within the root protection areas of three retained trees.

***Measures to be taken:***

Where works are required within the root protection areas of trees, an arboricultural method statement should be prepared to minimise potential impact on the trees.

## 1 Introduction

- 1.1 This report provides the results of a tree survey and arboricultural impact assessment at "Elite", Hornash Lane, Shadoxhurst, Ashford, Kent, TN26 1HU.
- 1.2 A plan showing the proposed housing development (A J Scott) has been prepared, and this report has been provided in order to assess the arboricultural impact of the proposed development and identify mitigation measures, if considered necessary. This architect's plan provided tree locations of the majority of surveyed trees, in the absence of a topographical survey. However, a number had to be added/plotted by hand. If more accurate tree locations are required a topographical survey should be undertaken.
- 1.3 The Ordnance Survey (OS) plan submitted as part of application (ref: 17/01672/AS) was used to define the existing site layout & boundary. However, it was noted that the OS plan does not show all the buildings on-site at the time of the tree survey.

## 2 Overall Site Description

- 2.1 The site currently occupies an area of land to the south of Hornash Lane. It comprises of old farm buildings with hard surface access. Entering the site, to the immediate east of the tarmac drive there is an open lawn area with several large trees. Otherwise the trees on-site are intermingled around the farm buildings.
- 2.2 To the east and south of the site is an expanse of woodland. Some of the woodland trees are growing close to and branches overhang the site boundary. Based on the [www.magic.gov.uk](http://www.magic.gov.uk) website this woodland has been designated as "ancient woodland" – a category recognised <sup>1</sup> in the National Planning

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<sup>1</sup> Paragraph 118 of the National Planning Policy Framework describes ancient woodland as "irreplaceable habitat" and any development leading to its loss or deterioration has to be justified.

Policy framework. See Appendix 4 for a copy of the boundary of the designation.

- 2.3 Ashford Borough Council is the relevant planning authority for this site. According to information available on their website, it is understood that none of the trees on or adjacent to the site are the subject of a **Tree Preservation Order (TPO)**. Nor is the site located within a **Conservation Area (CA)**.
- 2.4 Trees which are the subject of a (TPO), or found within a Conservation Area (CA) are protected by statute. When a tree is protected, subject to certain exemptions, formal written notice must be submitted to the local authority before cutting or felling any trees. The protection status of trees can change at any time and so our assessment is only valid at the time of writing. It is recommended that those undertaking tree works carry out their own checks on the protection status of the trees before proceeding. Unauthorised works to protected trees may lead to prosecution.

### **3 Scope of Tree Survey**

- 3.1 This report provides the results of a tree survey undertaken on 22<sup>nd</sup> October 2017. The tree survey was conducted in accordance with the recommendations provided in British Standard 5837:2012 *Trees in relation to design, demolition and construction - Recommendations*. Only trees with a diameter greater than 7.5 cm at 1.5 metres height above ground level were included in the survey.
- 3.2 Only those trees judged to be within reasonable proximity to the proposed development were included within the survey.
- 3.3 Where two or more trees grow close to each other they have been recorded as **Groups** rather than individual **Trees**. Branch growth of one tree may influence nearby trees, leading to asymmetric branch development and possibly dead branches due to shading. As a result, individual trees within groups of trees are best managed both as individual trees and as part of a larger group.
- 3.4 The parameters assessed for each tree, the methods used and their limitations are described in Appendix 1 to this report. The

survey should be considered to be of a preliminary nature in some respects.

- 3.5 If significant trees are considered worthy of retention but constrain development of a site, it may be appropriate to examine the trees in more detail. This might entail examining the tree for fungal growth and wood decay particularly internally, using investigative tools such as ultrasound (PICUS tomography), drill (various tools) or climbing the tree to examine above ground structures. In some circumstances soil excavation may be appropriate to examine roots. Where heavy undergrowth or other features (e.g. ivy) hinder access or visibility of a tree their removal or reduction may be advisable prior to re-inspection of a tree. These methods and/or tools will be recommended where necessary but not on a precautionary basis unless significant safety issues are apparent.
- 3.6 The full British Standard methodology consists of a number of steps:
- A **tree survey** records the location of each tree along with estimates of size and quality. In particular, the life expectancy of each tree is assessed so that those trees expected realistically to provide long lasting benefits are identified.
  - A **tree constraints plan** plots the constraints, in terms of ground area, that each tree requires if it were retained. Both above (i.e. branches) and below ground (i.e. roots) constraints are considered. The above ground constraints are defined by branch length (i.e. crown size) whilst below ground constraints are assessed by defining a **root protection area (RPA)** for each tree. Typically, the RPA for each tree is at first defined as an area shaped as a circle with the tree located at the circle's centre; modification of the RPA shape may be necessary to take into account the presence of infrastructure such as walls or poor rooting environments such as compacted soils and roads/paths.
  - An **arboricultural impact assessment** assesses the impact of any particular design on existing trees based on the footprint(s) of the proposed building(s), hard landscaping, paths, driveways etc. and space required for construction activity including material storage, machinery access, service runs and scaffolding.

- A **tree protection plan** shows the location of proposed fences to protect root protection areas around retained trees and to define **construction exclusion zone(s)** (CEZ). Where necessary RPAs will be protected using other measures such as ground protection.
  - Where building works are likely to be in close proximity to important trees a **method statement** may be required to both reassure Council planning officers and inform building site operations. An arboricultural method statement is best supervised by an on-site arboricultural supervisor.
- 3.7 This report provides the first four steps of the above and provides details of tree protection based on the information available at the time of writing. As this report reflects the details provided with outline planning application, an overview of the potential arboricultural impact. As more details of working methods become available, greater detail with regards to tree impact and protection can be provided.
- 3.8 Where valuable trees have been identified and are to be retained it is best to respect the identified root protection areas of these trees by avoiding building works within the root protection areas and routing access and service runs elsewhere.

## 4 Results of Tree Survey

- 4.1 The survey recorded fifteen individual trees, four groups and one hedge. Details of the trees are provided in Appendix 3 to this report. Their locations are shown on Figure 1 in section 9 of this report (Duramen Tree Constraints Plan).
- 4.2 The majority of the trees are early-mature (i.e. almost full grown), with four judged as mature.
- 4.3 Species recorded include English oak, Leyland cypress, hornbeam, poplar, hawthorn, silver birch and holly. English oak is the dominant species onsite, with 12 of the individual trees being oak and being found in three of the groups.
- 4.4 The individual trees within group G20 were not plotted. The group has been recorded at a distance to give an approximate location of the woodland tree line in relation to the site.

- 4.5 Using the BS5837 tree quality assessment categorisation (see Appendix 2) two groups were judged Category "A" (High quality trees). Fourteen of the individual trees and one group were judged to be Category "B" (Moderate quality trees). With the remaining one tree, one group and the hedge being recorded as Category "C" (Low quality trees). No trees were judged to be Category "U" (Unsuitable for retention).

## **5 Potential Tree Constraints**

- 5.1 The proximity of several trees to the existing structures is the main constraint. In order to demolish these buildings with minimal impact to the trees specific working methodology will be required.
- 5.2 The proximity of the ancient woodland is a further constraint. The protection of ancient woodland not only includes the trees, but also the ground flora and associated habitat. Care will therefore need to be taken to avoid impact. Three of the individual trees surveyed (T13 – T15) and two surveyed groups (G12 and part of G20) fall within the ancient woodland footprint according to information available from the Magic Map Application courtesy of Natural England (see Appendix 4).

## **6 Arboricultural Impact Assessment**

- 6.1 At this stage of detail and plans, it is anticipated that one 'B' grade tree (T10) will require removal to enable construction of a new driveway/parking area. One 'C' grade group (G9) will require selective thinning to provide clearance for demolition of an existing building. This thinning will also generally improve the group as it has become congested.
- 6.2 The Root Protection Areas (RPAs) of six 'B' grade trees fall significantly into the development area. These incursions arise either from the demolition or construction (or both) phases of the proposed development. At the current planning stage, precise construction details are not available, but given the size of the incursions it should be possible to retain the trees if the correct arboricultural methodology can be followed. For



example, the use of minimal dig hard surface installation within the RPAs T1, T2 and T4 such as cellular webbing, specialist foundations within the RPA of T13, and the use of hand-held tools for the demolition of existing buildings within the RPAs of T14 and T15 would all act to minimise potential impact to the trees.

- 6.3 Guidance issued by The Forestry Commission and Natural England in regards to developments near ancient woodland has been acknowledged <sup>2</sup>. In this circumstance however there is already an existing development well within any recommended buffer zone. The development proposes removal of existing structures in close proximity to the ancient woodland and replacement with garden areas which should be, once construction is complete, an overall improvement for tree root growth.

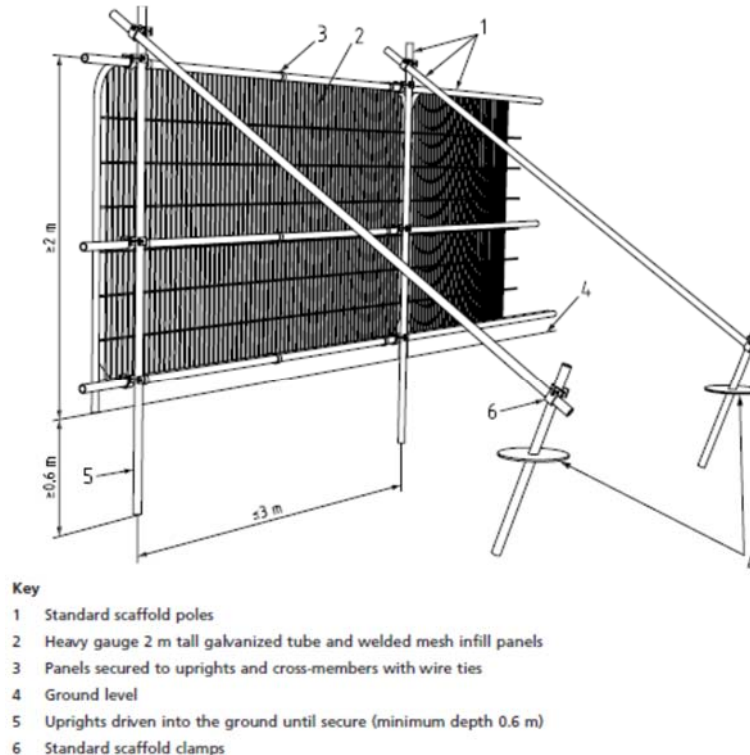
## **7 Tree Protection Measures**

- 7.1 A tree protection plan is provided as Figure 2 in section 10 of this report. It shows the proposed location of a protective fence necessary during demolition and construction. This would protect the trees after necessary pruning had been undertaken.
- 7.2 All protective fencing for trees should be non-moveable continuous fencing to BS 5837:2012 standards. If any significant changes in fencing are proposed the Council's arboriculturist will be informed and written approval sought from the Council.
- 7.3 The fence should consist of a framework of scaffolding established in the ground to ensure the fences' stability. Where space allows the scaffold framework should be supported by diagonal supports. Wire mesh panels or similar protective material should be secured to the scaffold fence to ensure no routine access is possible to the root protection areas and to preserve their sanctity during construction. No service runs should be established within the root protection areas.

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<sup>2</sup> <https://www.gov.uk/ancient-woodland-and-veteran-trees-protection-surveys-licences>

- 7.4 Appropriate sturdy and legible labels should be erected on the fencing to inform those on site of the reason for the fencing. **"Construction Exclusion Zone"** and/or **"Tree Protection Zone"** labels should be used, where appropriate.



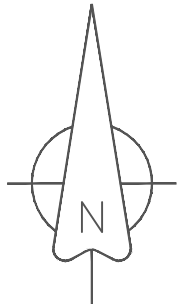
**Figure 3:** An example of tree protective fencing, based on BS5837:2012, showing key features. Site hoarding using plywood and semi-permanent posts is also adequate, provided liquid cement is not poured onto tree roots.

## 8 General Method Statement

- 8.1 Other aspects related to trees that need attention during the planning and implementation phases include:
- 8.2 **Location of site office:** The site office(s) should not be located at any stage within the fenced root protection zone.
- 8.3 **On site storage of spoil and building materials:** During construction spoil from demolition or construction materials should **NOT** be stored within the marked root protection area(s). Any facilities on site for the storage of fuel oils, chemicals, cement/concrete should be sited well away from the

marked root protection areas with suitable impervious bunds to prevent over flow. In the event of spillages, suitable onsite procedures should be followed as part of operational procedures.

- 8.4 **Fires:** No fires should be lit underneath any tree crowns.
- 8.5 **Crane(s):** In the event that a crane (either temporary or fixed) is used for construction purposes an exclusion zone should be established to prevent interference with tree crowns/branches.



**Duramen Consulting**  
 Arboricultural Consultants

Unit 2, Brechley Mews, Charing, ASHFORD, TN27 0JW  
 T 01233 713 657 E [ejh@duramen.co.uk](mailto:ejh@duramen.co.uk) W [www.duramen.co.uk](http://www.duramen.co.uk)

Client: Andrea Ransley

Project: "Elite", Hornash Lane, Shadoxhurst, TN26 1HU

Job Ref: 17096 Status: Final

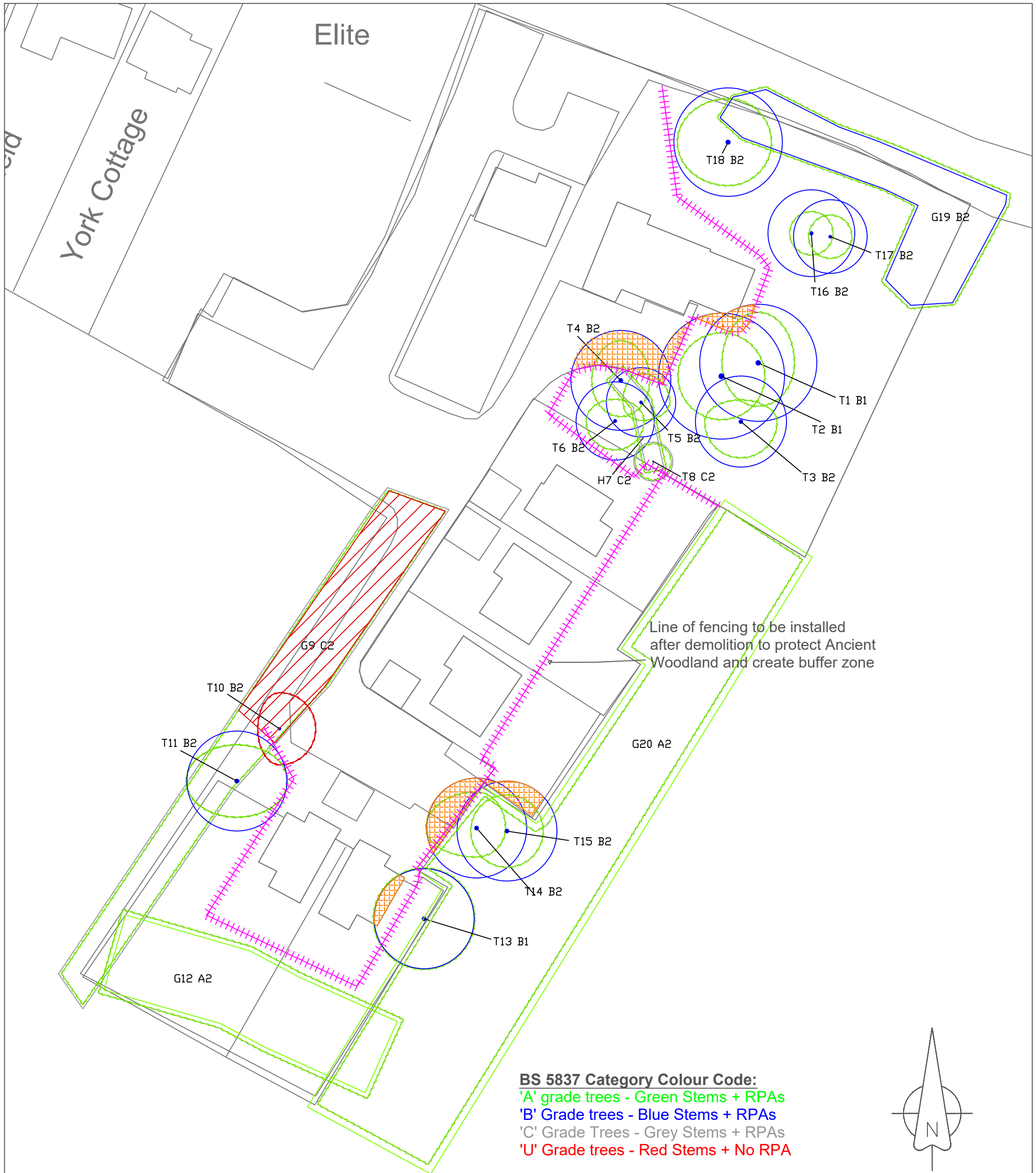
**LEGEND:**

Tree Canopy

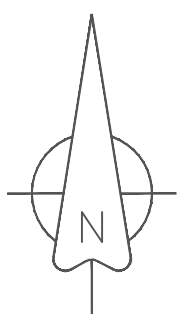
Root Protection Area

Tree Stem

Title: Tree Constraints Plan	
Figure Number: <b>1</b>	Rev: <b>1st</b>
Date of 1st Issue: <b>27/11/17</b>	
Scale: 1:500	Original Paper Size: A3
Drawn: JH	Checked:
Drawing based upon:	
Notes:	



**BS 5837 Category Colour Code:**  
 'A' grade trees - Green Stems + RPAs  
 'B' Grade trees - Blue Stems + RPAs  
 'C' Grade Trees - Grey Stems + RPAs  
 'U' Grade trees - Red Stems + No RPA



**Duramen Consulting**  
 Arboricultural Consultants

Unit 2, Brencley Mews, Charing, ASHFORD, TN27 0JW  
 T 01233 713 657 E [jh@duramen.co.uk](mailto:jh@duramen.co.uk) W [www.duramen.co.uk](http://www.duramen.co.uk)

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**LEGEND:**

	Tree Canopy		Tree Removal
	Root Protection Area		Tree Protection Fencing
	Tree Stem		Method Statement Required
			Selective Removal

Title: Tree Impact & Protection Plan	
Figure Number: <b>2</b>	Rev: <b>1st</b>
Date of 1st Issue: <b>27/11/17</b>	
Scale: 1:500	Original Paper Size: A3
Drawn: JH	Checked:
Drawing based upon:	
Notes:	

## Appendix 1 - Notes & Limitations of the Tree Survey

Data collected on each recorded tree reflects the recommendations provided in paragraphs 4.4.2.5 of British Standard 5837:2012. Deviations from the recommendations of the British Standard are described and justified below.

The report does **NOT** necessarily comply with NHBC Chapter 4.2.3 in terms of recording ALL currently small but potentially large trees, hedgerows and shrubs on the site and on adjacent sites. It does however identify currently significant trees with stem diameters greater than 7.5 cm and any significant tree stumps that are found during the survey. Other vegetation (e.g. shrubs and removed stumps) cleared prior to the tree survey has not been recorded. The tree survey is guided by the topographic survey, where provided by the client, to identify the area of interest and the individual trees that need to be surveyed. Trees missing from the topographic survey may be manually added if thought significant during the tree survey; the tree survey may also record a group of individual trees as one group rather than record individual stems. Where a structural engineer considers the tree survey does not provide adequate detail for their purposes it is recommended that the engineer makes contact with the arboriculturist to obtain further information if available.

### ***Third party trees on adjacent land***

In most cases the tree survey has been undertaken from within the confines of the client's land and relevant boundaries. The roots and branches of some trees on adjacent land may grow into and over the surveyed site and, even if this is not visibly obvious, may provide constraints to development on the surveyed site. Access to trees on adjacent land is unlikely to have been prearranged and thus cannot be assumed. Thus, where third party trees are listed as surveyed and data appears in the survey sheet, estimates of both tree size and condition are likely to have been estimated without physically visiting the third party trees. In some cases, lack of access and visibility may lead to our assessment of third party trees to be less than complete. Further discussion with Duramen Consulting Ltd is recommended where third-party trees constrain development of a site.

The following abbreviations and conventions have been used in this report. Please note the limitations in **bold**, particularly with regards to tree stability and resulting safety issues.

Tree Number: T (individual tree), G (group of stems/trees, possibly of coppice origin (i.e. originating from a single tree) or several trees planted together or self-seeded) or S (stump of tree, normally cut at or nearby ground level). Shrubs (Sh) may also be recorded where they are considered to provide amenity or privacy that it may be desirable to retain post development.

Species: Commonly known name; Scientific name is recorded separately, if considered significant and useful.

Height: Height of a tree can normally be estimated with a clinometer where adequate visibility allows lines of sight to be established with both the base and top of the tree. To provide an accurate estimate of height, these sightlines should stretch to a distance from the tree at least as great as the tree is high (i.e. 20m for

a 20m tall tree). Where several trees of similar height grow nearby it is reasonable to measure one tree and estimate the heights of nearby trees by comparison.

In small gardens and restricted places where this is not possible, height may have to be estimated based on the surveyor's experience. No record is normally made of which trees were used as reference trees. Tree heights from a ground survey (where available) can also be used as reference heights.

Stem Diameter: Larger stems which are likely to define the edge of root protection areas are normally measured at 1.5m above ground level with a diameter tape to the nearest millimetre. Those trees that are less likely to define the edge of the root protection area, or which were difficult to access may have been assessed visually by use of reference instruments such as tape measures or other objects of known size (e.g. a sheet of A4 paper – 21 x 30 cm). Where ivy and other vegetation such as holly, or slope or other considerations prevent accurate measurement the diameter estimate is marked with a \* to show it is approximate. Estimates are stated in millimetres.

Where more than one shoot grows at 1.5m above ground level, the diameter has not been measured at 1.5 m but above the root flare, normally where diameter is smallest between 0.2 and 0.5m above the ground. Such estimates will be recorded as "RF".

Branch spread: This parameter records the radial distances between the tree trunk and the end of the furthest branches in the direction of the four cardinal compass points. Where light conditions allow these have been measured on the largest trees using a laser device to the nearest 0.1m. In most cases however, unless the crowns look visibly uneven due to branch loss or neighbouring competing vegetation, circular crowns are assumed, and only one figure is reported.

Crown Clearance: This parameter estimates the lowest point of the crown from the ground. Minor and dead branches are ignored.

Age Class: Y: Young; M: Middle Aged; MT: Mature; OM: Over Mature; V: Veteran

Physiological Condition: Good (healthy); Fair (some signs of lack of vigour and/or poor health); Poor (definite signs of lack of vigour and/or poor health); Dead

Structural Condition: Comments on structural condition of trees are restricted to what was seen of each tree - access and/or visibility restrictions may limit the scope of the assessment; a complete health and safety audit was **NOT** conducted, but where defects were observed that need further investigation a recommendation for more detailed examination may be provided. Alternatively, an annual inspection may be recommended (e.g. of a roadside tree). If the tree is of little further value, removal of the tree may be recommended without further investigation suggested.

**Observations on tree health and structural condition and stability and resulting recommendations may change with time.** Trees are living organisms and climatic events (e.g. strong wind, drought, lightning, floods), human actions (e.g. vehicles, machinery, vandalism, application of chemicals) and other vectors (e.g. pests & diseases) may alter the health and/or structural stability of trees over relatively short periods of time. Annual reassessments are recommended for most trees that occur nearby property, areas of frequent use and other areas where a duty of care might be considered to apply. **Thus our assessment of structural**

**condition is valid on the day of inspection** and for the vast majority of trees should be adequate for twelve months from the date of the survey. In a small proportion of cases however trees may appear healthy and structurally sound on the day of inspection, provide little or no sign of having health, stability or structural problems but rapidly deteriorate at a later date or over a period of time. Vigilance is therefore recommended and if signs of significant structural or health change are seen, further professional advice should be sought. **No liability can be accepted for any structural deterioration of the tree occurring after the date of our inspection or that was not visible on the day of inspection.**

**Where this report is relied upon at a later date and in particular over 12 months from the date of the tree survey, the reader should be aware that the structural condition and health of the surveyed trees may have changed and a re-inspection may lead to significantly different observations, recommendations and conclusions. This is especially important where trees cause significant constraints to development of a site.**

Where an inspector from Duramen Consulting has seen what he or she considers to be a "dangerous" tree the inspector will attempt to inform a responsible person on site verbally and for both occupied and non-occupied sites the nature of the danger provided by the tree will be recorded in the data sheet.

Additionally, some tree structural defects may be difficult to see through other vegetation such as brambles or tall herbaceous plants, ivy and other climbers growing on stems; in some cases visibility is restricted through lack of 360° access to the base of the tree. Partial sight of one side of a tree may mean that serious defects can be overlooked. Cutting the main stems of climbers around the base of each tree is recommended in many cases. Such cutting should lead to their death over several years and allow a more thorough visual inspection at a later date once the climber has been removed or naturally decayed and fallen off. Species such as ivy may provide habitats for a variety of wildlife species, some of which, like bats, may be legally protected. In some cases further advice on wildlife legislation may be advisable (see below).

Preliminary Management Recommendations: Where action is recommended a preliminary suggestion is made. Further discussion is likely to be needed to assess the need and its priority. Removal of ivy may be useful; crown pruning to remove dead wood may be recommended if new buildings are to be erected nearby a tree or if access to the tree is likely to increase; sometimes complete tree removal may be suggested. The action recommended is the minimum required and may not include other factors such as the desire to keep the tree in an attractive shape or stump removal.

Estimated Remaining Life Contribution: No standardised method is recognised for making estimates of remaining life span of a tree. The estimates given are based on a rapid assessment of the health and structural condition AND the location of the tree in relation to any targets. Thus a roadside tree with a particular defect may be given a lesser life expectancy than a similar tree located deep in rarely visited woodland.

Category Grading: British Standard 5837 (BS) suggests the use of four categories for tree quality - three for tree retention (A, B and C) and one for unsuitability (U). For retained trees, three subcategories are suggested by the BS - arboricultural



(1), landscape (2) and cultural/conservation (3). Grade "A" trees are of high quality and value making a substantial contribution with a life expectancy over 40 years. Grade "B" trees are of moderate quality and value making a significant contribution with a life expectancy over 20 years; Grade "C" trees are of low quality and value with a life expectancy over 10 years or young trees with a stem diameter less than 150mm.

Category "U" trees are mostly recommended for removal due to serious, irreparable structural defects or health conditions but in some cases their retention may be desirable.

Appendix 2 contains further details of the BS categories.

Wildlife considerations: Legislation in the United Kingdom protects a range of plant and animal species. The two groups of protected animals most commonly encountered with regards to trees are birds and bats. Trees by their very nature have structures that may allow bats to shelter or roost in them. These include cracks in bark, ivy growth and crevices and cracks in structural wood of both bole and branches that may develop over the lifetime of a mature tree. Reasonable care must be taken whilst undertaking any tree work to identify the presence of bats and/or bat roosts. Work must stop if any are found and advice sought from an appropriately licensed person. A qualified bat ecologist should be able to provide more detailed advice.

The tree survey described and recorded in this report did **NOT** include a scoping survey for protected species. Up to date details of such protection, including birds and their nests is best sought from a qualified ecologist.

## Appendix 2: British Standard 5837 categorisation for tree quality

Category and definition	Criteria (including subcategories where appropriate)		
<b>Trees unsuitable for retention (see Note)</b>			
<p><b>Category U</b> Those in such a condition that they <b>cannot realistically be retained</b> as living trees in the context of the current land use for longer than 10 years</p>	<ul style="list-style-type: none"> <li>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)</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>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</li> </ul> <p>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve</p>		
<i>Sub Categories:</i>			
	<b>1 Mainly arboricultural qualities</b>	<b>2 Mainly landscape qualities</b>	<b>3 Mainly cultural values + conservation</b>
<b>Trees to be considered for retention</b>			
<p><b>Category A</b> Trees of <b>high quality</b> 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)
<p><b>Category B</b> Trees of <b>moderate quality</b> with an estimated remaining life expectancy of at least 20 years</p>	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
<p><b>Category C</b> Trees of <b>low quality</b> with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm</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 only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

**Tree data for Elite, Hornash Lane**

**Date of survey:** 22 November 2017

**Tagged:** No

**Arboricultural Consultant/surveyor:**

**Weather & Light conditions:**

Cool Dry

**JH**

Sunny

Strong Wind

Tag Number	Number of stems	Species (Common Name)	Height (m)	Stem diameter (mm)	Branch spread (m) North, East, South, West				Height of crown clearance (m)	Age class	Estimated remaining contribution (years)	Growth Potential	Structural condition (pole, forks, wounds, decay, dead wood)	Physiological Condition	Other Comments - Ivy, Competing Crowns, Open Grown	Root Protection Area (radius equiv m)	BS 5837 Category Grading
T1	1	English Oak	15	680	7	5	6	5	0	Mature	20 - 40 years	Moderate	Upright, deadwood, in leaf	Fair	Ivy	8.2	B1
T2	1	English Oak	15	730	6	6	6	6	0	Mature	20 - 40 years	Moderate	Major deadwood, upright form, in leaf	Fair	Ivy	8.8	B1
T3	1	English Oak	10	530	3	5	5	5	0	Early Mature	20 - 40 years	Moderate	Major deadwood, dieback, upright form, in leaf	Fair		6.4	B2
T4	1	English Oak	15	580	5.5	4	5	4	1	Early Mature	20 - 40 years	Moderate	Upright form, growing within H7, deadwood, in leaf	Fair		7.0	B2
T5	1	English Oak	12	400	4	4	2.5	2.5	2	Early Mature	20 - 40 years	Moderate	Upright form, growing within H7, deadwood, in leaf	Fair		4.8	B2
T6	1	English Oak	11	450	3	4	4	4	1	Early Mature	20 - 40 years	Moderate	Upright form, deadwood, in leaf	Fair		5.4	B2
H7	n/a	Leyland Cypress	2.5	100	1.5	1.5	1.5	1.5	0	Early Mature	10 - 20 years	High	Hedge acting as site divider, not picked up on plan	Fair		1.2	C2
T8	2	Leyland Cypress	6	234	2.5	2.5	2.5	2.5	0	Early Mature	10 - 20 years	High	Growing at the end of H7 - it has not been managed with the rest of the hedge and so has individual form	Fair		2.8	C2
G9	n/a	Hornbeam, oak, poplar, hawthorn	3-13	180	3	3	3	3	0	Early Mature	10 - 20 years	Moderate	Growing behind existing building along boundary, difficult to access - debris and uneven ground, overgrown	Fair	Not picked up on plan	2.2	C2
T10	1	English Oak	11	380	5	5	5	3	1	Early Mature	20 - 40 years	Moderate	Deadwood, in leaf	Fair	Not picked up on plan	4.6	B2
T11	1	English Oak	12	580	5	7	5	7	0	Early Mature	20 - 40 years	Moderate	Broken branch on east side - still attached but resting on ground, deadwood	Fair	Not picked up on plan	7.0	B2
G12	4 trees	English Oak	13-16	450	6	6	6	6	0	Early Mature	> 40 years	Moderate	upright, even form, the first line of trees on woodland edge	Good	Recorded as group for outline app as they are out of development area	5.4	A2
T13	1	English Oak	17	570	7	7	7	7	0	Mature	20 - 40 years	Moderate	Upright even form, large spread	Good	Ivy, debris around piled base	6.8	B1

Category: A: High Value - Light Green; B: Moderate Value - Mid Blue; C: Low Value - Grey; U: Unsuitable for Retention - Red

**Tree data for Elite, Hornash Lane**

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<b>T14</b>	1	English Oak	16	580	5	4	4	7	1	Early Mature	20 - 40 years	Moderate	Growing close to building - 2.2m according to plan	Fair	Cannot access	7.0	<b>B2</b>
<b>T15</b>	1	English Oak	16	580	5	5	5	5	1	Early Mature	20 - 40 years	Moderate		Fair	Cannot access	7.0	<b>B2</b>
<b>T16</b>	1	Leyland Cypress	16	500	3	3	3	3	0	Mature	20 - 40 years	High	Upright ornamental form, even spread, growing in lawn	Good		6.0	<b>B1</b>
<b>T17</b>	1	Leyland Cypress	16	420	3	3	3	3	0	Mature	20 - 40 years	High	Upright ornamental form, even spread, growing in lawn	Good		5.0	<b>B1</b>
<b>T18</b>	1	English Oak	14	620	6	6	6	7	0	Early Mature	20 - 40 years	Low	Deadwood, low hanging limbs, in leaf	Fair	Dense ivy throughout canopy	7.4	<b>B2</b>
<b>G19</b>	5 trees	English Oak	12-17	400	5	5	5	5	0	Early Mature	20 - 40 years	Low	Towards edge of site, outside development area	Good		4.8	<b>B2</b>
<b>G20</b>	n/a	English, birch, holly, hornbeam	4-17	250	4	3	4	4	0	Early Mature	20 - 40 years	High	Rough estimation of woodland line to site building for consideration	Good		3.0	<b>A2</b>

## Appendix 4: Area designated as ancient woodland

