



PRE-DEVELOPMENT ARBORICULTURAL SURVEY

At:

**2 WESTERN ROAD,
WEST END, SOUTHAMPTON,
HAMPSHIRE**

For:

MR J. CROSS

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*This report is the responsibility of Arbor-Eco Consultancy.
It should be noted that whilst every effort is made to meet the client's brief,
no site investigation can ensure complete assessment
or prediction of the natural environment.*

Report Number: MB241109-01

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1. INTRODUCTION

1.1 PROJECT BRIEF

Mr J. Cross commissioned Arbor-Eco Consultancy to undertake a Pre-development Arboricultural Survey of trees situated on land at 2 Western Road, West End, Southampton. The site is within the administrative boundary of Eastleigh Borough Council and within the county of Hampshire.

It is understood that the site is the subject of a planning application to extend the existing bungalow, however, the full details were not provided during the preparation of this report.

The purpose of this report is to:

- Record the current condition of the trees found on and immediately adjacent to the site and categorise them using criteria outlined in BS5837:2012 "Trees in relation to design, demolition and construction - Recommendations".
- Using the data obtained during the survey, publish a Tree Constraints Plan showing the above ground and below ground constraints in terms of minimum root protection area (RPA) and canopy spread.
- Provide guidance detailing arboricultural constraints to development and factors to be considered during the detailed design of the proposed development.

1.2 SITE DESCRIPTION

The site is located at the junction of Western Road and Telegraph Road, minor roads. The parcel of land was generally rectangular in shape and centred at National Ordnance Survey Grid Reference SU 47182 14179.

The northern boundary is delineated by a property off Telegraph Road, minor road. The eastern boundary abuts Telegraph Road, minor road. The southern boundary meets with Western Road, minor road, and also forms the access to the site. The western boundary is demarcated by a further property off Western Road, minor road.

The topography of the survey area was partially terraced to meet with the ergonomics of the property and garden. The site was approximately 1.0 m higher than the ground level of Telegraph Road, minor road and tapered from the junction to meet with the access of the site off Western Road, minor road.

1.3 CONSTRAINTS OR LIMITATIONS

The property had been vacant for over 12 months and the vegetation has not been managed through two growing seasons.

The boundary vegetation site was the subject of lapsed management with areas of dense scrub which prevented a full inspection to be carried out on a few trees. The trees surveyed were amongst thick bramble and dense understorey of Rhododendron and Cherry Laurel and restricted access in part.

2. ARBORICULTURAL SURVEY METHODOLOGY

2.1 DESK STUDY

A desk study was undertaken to identify if any of the trees present within or in close proximity to the site are covered by Tree Preservation Orders (TPOs) or if the site is situated within a Conservation Area. This involved consultation with the local council. See Section 4 for the results.

2.2 CONDITION STATUS

To determine the status of the trees within the site a full arboricultural survey has been undertaken, assessing the species and status of all trees present. This survey has been carried out in accordance with British Standard 5837: 2012 Trees in Relation to design, demolition and construction – Recommendations.

All trees have been given a unique reference number. Individual trees above 75 mm (diameter at 1.5 m above ground level) have had their position confirmed on a survey drawing. The trees were visually assessed and a schedule prepared listing tree number, species, trunk diameter at 1.5 m above ground level (or in accordance with Annex C of BS5837:2012), tree height, crown spread (cardinal points), crown clearance (cardinal points), height of first branch and growth direction, age class and estimated remaining years. Any specific observations or recommendations with regard to management were also noted. Groups of trees and hedgerows have had their specific dimensions (as per individual tree) averaged and recorded as such. All these observations and measurements are summarised in Section 3.3.

Each tree was assessed and assigned to one of the following categories:

- Category A: Those trees of high quality and value with an estimated remaining life expectancy of at least 40 years.
- Category B: Those trees of moderate quality and value with an estimated remaining life expectancy of at least 20 years.
- Category C: Those trees of low quality and value with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150 mm.
- Category U: Trees 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.

Categories A, B and C have further sub-categories with regards to the reasons for tree retention:

- 1: Mainly arboricultural qualities.
- 2: Mainly landscape qualities.
- 3: Mainly cultural values, including conservation.

2.3 ROOT PROTECTION AREA (RPA)

In order to avoid damage to the roots or rooting environment of retained trees, the RPA has been calculated for each of the Category A, B and C trees. This is a minimum area around a tree which is deemed to contain sufficient roots and rooting volume to maintain the trees viability. Protection of the roots and soil structure in this area should be treated as a priority.

These figures have been calculated utilising the formulas within Section 4.6 and Annex D of British Standard 5837:2012.

2.4 ENVIRONMENTAL BENEFITS OF TREES

It is worthwhile noting that the trees can intercept many of the hostile elements humans and animals need shelter from. Trees provide shading and offer significant humidity regulation and a cooling effect felt at ground level. All trees will consume a considerable amount of ground water that will regulate the local hydrology and may assist with the removal of local flooding issues. A mature tree will consume tens of

thousands of litres of water during a year. A group of trees can provide an element of acoustic dampening effect at ground level and growing next to a road many tree species have been linked with the sequestration of impurities from the atmosphere. Finally, the trees will provide some shelter from prevailing winds and inclement weather. Therefore, it can be seen that the trees will benefit, rather than hinder, the landscape in which they are growing.

2.5 PLANNING CONTEXT

It is important to note that trees are a material consideration in the UK planning system and existing trees are an important factor requiring forethought when assessing the development potential of a site, whether they are within the working area or within such proximity to it that they may be affected by construction operations.

3. RESULTS

3.1 DESK STUDY

It is understood that the majority of trees located on this site are the subject of a Tree Preservation Order. See Section 4 for further details.

The site is not situated within a Conservation Area.

3.2 WEATHER CONDITIONS

The survey was completed on 15th November 2024 by Marco Bartolini, Arboricultural Consultant. The weather conditions at the time of the survey are shown in Table 3.1.

Conditions	Result
Temperature (°C)	11
Cloud Cover (%)	100
Precipitation (%)	0
Wind Speed (Beaufort)	F2-3

Table 3.1: Weather Conditions at Time of Survey

3.3 SURVEY RESULTS

The full results of the Arboricultural Assessment are detailed in Table 3.3.

Tree No.	Species	No. Stems	Diam (mm)	H't (m)	Hft 1 st Branch (m)	Branch Spread (m)				Crown Clearance (m)				Age	Phys Cond	Struc Cond	Est. Remain Contrib (Years)	Cat	Comments	Preliminary Management Recommendations
						N	E	S	W	N	E	S	W							
1	Ornamental Cherry	2	180	3.0	0.5 N	2.5	1.0	2.0	1.5	1.0	1.0	1.0	2.0	EM	F	F	10+	C3	- Dense understorey restricted access to a detailed inspection. - Artificial structures within RPA. - Stunted and suppressed. - Poor past management.	Formatively prune in to shape and mulch soil.
2	Sweet Chestnut #	1	770	14.0	1.5 E	4.0	3.0	7.0	5.0	4.0	2.0	6.0	4.0	M	G	G	20+	B1,2	- Bifurcated at 1.0 m above ground level. - Overhead services through crown. - Artificial structures within RPA. - Dense understorey restricted access to a detailed inspection. - Major deadwood in crown.	Crown clean deadwood.
3	Sweet Chestnut #	1	610	9.0	2.0 N	2.0	2.0	1.5	5.0	2.0	2.0	2.0	2.0	M	P	P	<10	U	- Artificial structures within RPA. - Honey fungus around stem to 1.2 m above ground level. - Poor form. - In decline. - Major deadwood in crown.	Fell to ground level.
4	Sweet Chestnut #	1	620	16.0	4.0 N	4.0	6.0	2.0	3.0	3.0	3.0	3.0	3.0	M	F	G	20+	B1,2	- Asymmetrical canopy. - Artificial structures within RPA. - Heavily pruned in past. - Dense understorey restricted access to a detailed inspection. - Major deadwood in crown.	Crown clean deadwood.
5	Sweet Chestnut #	1	1040	22.0	2.0 W	7.0	5.0	6.0	7.0	4.0	4.0	3.0	2.0	M	G	G	20+	B1,2	- Suckers at base restricted access to survey. - Heavily pruned in past. - Notable landscape tree. - Cavities formed in old pruning wounds. - Major deadwood in crown. - Detritus around root plate. - Artificial structures within RPA. - Dense understorey restricted access to a detailed inspection.	Crown clean deadwood. Remove suckers at base of stem to facilitate next inspection.
6	Sweet Chestnut #	1	660	14.0	0.0 E	5.0	7.0	3.0	1.0	2.0	2.0	2.0	2.0	EM	F	G	20+	B1	- Asymmetrical crown due to group pressure and past pruning work. - Artificial structures within RPA. - Suckers at base. - Cavities formed in old pruning wounds.	Remove suckers at base of stem to facilitate next inspection.

Table 3.3: Results of Arboricultural Survey (continues)

Tree No.	Species	No. Stems	Diam (mm)	H't (m)	Ht 1 st Branch (m)	Branch Spread (m)				Crown Clearance (m)				Age	Phys Cond	Struc Cond	Est. Remain Contrib (Years)	Cat	Comments	Preliminary Management Recommendations
						N	E	S	W	N	E	S	W							
7	Myrobalan Plum	1	210	6.0	0.0 S	1.0	2.5	2.0	1.0	2.0	2.0	0.0	0.0	EM	P	P	<10	U	- Off-site tree. - Growing within H1. - Artificial structures within RPA. - Dense understorey restricted access to a detailed inspection. - Poor past management. - Possibly part of H1.	None at time of survey.
8	Silver Birch #	1	390	17.0	4.0 W	3.0	3.0	4.0	5.0	<u>6.0</u>	<u>4.0</u>	<u>3.0</u>	<u>3.0</u>	<u>M</u>	<u>G</u>	<u>G</u>	10+	B1	- Cavities formed in old pruning wounds. - Artificial structures within RPA.	None at time of survey.
9	Silver Birch	1	<u>450</u>	23.0	4.0 W	<u>6.0</u>	<u>6.0</u>	<u>4.0</u>	<u>6.0</u>	3.0	4.0	6.0	2.0	M	G	G	20+	B1 Int	- Off-site tree. - Artificial structures within RPA. - Restricted access prevented detailed assessment.	None at time of survey.
G1	Sweet Chestnut Bramble Oak Sycamore	1	<u>80</u>	5.0	0.0 S	1.0	1.0	1.0	1.0	0.0	0.0	0.0	0.0	Y EM	F	F	<10	U	- Developing trees and lapsed managed within group. - Boundary edge group provides good visual separation however, growing pressing on boundary wall elevated above highway ground level and will pose a future risk. - Artificial structures within RPA.	Remove self-set trees and dense bramble understorey.
G2	Rhododendron Cherry Laurel Sweet Chestnut # Bramble Oak # Staghorn Sumach	1	<u>110</u>	8.0	0.0 W	<u>3.0</u>	<u>3.0</u>	<u>3.0</u>	<u>3.0</u>	0.0	0.0	0.0	0.0	Y EM M	F	F	10+	C2	- Boundary edge group and mismanaged. - Monoculture of Rhododendron as dominant species (non-native). - Artificial structures within RPA. - Dense understorey restricted access to a detailed inspection. - Adjacent to dwelling boundary features. - Staghorn Sumach suckering outside of site.	Potential to remove all non-native species and replace with diverse species for biodiversity. Manage suckering plants from invading neighbouring land.
G3	Staghorn Sumach Apple Plum Bramble	1	<u>100</u>	8.0	0.0 S	<u>1.0</u>	<u>1.5</u>	<u>1.5</u>	<u>1.5</u>	0.0	0.0	0.0	0.0	Y EM M	F	F	<10	U	- Boundary edge group has been mismanaged and work has begun to prepare the ground for replacement planting. - Dense understorey restricted access to a detailed inspection. - Artificial structures within RPA.	Replant.

Table 3.3: (Cont'd) Results of Arboricultural Survey (continues)

Tree No.	Species	No. Stems	Diam (mm)	H't (m)	Ht 1 st Branch (m)	Branch Spread (m)				Crown Clearance (m)				Age	Phys Cond	Struc Cond	Est. Remain Contrib (Years)	Cat	Comments	Preliminary Management Recommendations
						N	E	S	W	N	E	S	W							
H1	Beech Cherry Rhododendron	1	80	3.0	0.0 W	1.0	1.0	1.0	1.0	0.0	0.0	0.0	0.0	EM M	F	F	10+	C2	- Lapsed managed hedgerow. - Dense and congested.	None at time of survey.
Key <u>Age Class</u> Y: Young = tree within first third of average life expectancy EM: Early mature = tree within second third of average life expectancy M: Mature = tree within final third of average life expectancy OM: Over mature = tree beyond average life expectancy V: Veteran = shows signs of retrenchment and in decline. D: Dead. <u>Physiological Condition</u> G: Good = no health problems F: Fair = symptoms of ill health that may be remedied P: Poor = poor health D: Dead <u>Structural Condition</u> G: Good = no structural defects F: Fair = remedial structural defects P: Poor = significant structural defects D: Dead <u>000</u>: Estimated measurement due to access restrictions RPA: Root Protection Area Major deadwood: branches in excess of 50 mm diameter Minor deadwood: branches/twigs less than 50 mm diameter Int: Interim category due to access restrictions. #: Trees subject to TPO.																				

Table 3.3: (cont'd) Results of Arboricultural Survey

3.4 ROOT PROTECTION AREA (RPA)

Table 3.4 provides details of the Root Protection Area (RPA) of all trees surveyed. This table also gives an approximate root protection radius for these trees.

Tree No.	Species	Diam (mm)	Approximate Root Protection Radius (m)	Root Protection Area (m2)
1	Ornamental Cherry	180	2.4	18
2	Sweet Chestnut #	<u>770</u>	9.3	272
3	Sweet Chestnut #	610	7.5	177
4	Sweet Chestnut #	620	7.5	177
5	Sweet Chestnut #	1040	12.6	499
6	Sweet Chestnut #	660	8.1	206
7	Myrobalan Plum	210	2.7	23
8	Silver Birch #	390	4.8	72
9	Silver Birch	<u>450</u>	5.4	92
G1	Sweet Chestnut Bramble Oak Sycamore	<u>80</u>	1.2*	5*
G2	Rhododendron Cherry Laurel Sweet Chestnut # Bramble Oak # Staghorn Sumach	<u>110</u>	1.5*	7*
G3	Staghorn Sumach Apple Plum Bramble	<u>100</u>	1.2*	5*
H1	Beech Cherry Rhododendron	<u>80</u>	1.2*	5*
Key: <u>000</u>: Estimated dimensions due to access restrictions or averaged measurements over group or hedgerow. *: Measured around centre of each group or hedgerow. #: TPO				

Table 3.4: RPA and Approximate Root Protection Radius of Trees Surveyed

4. DISCUSSION AND CONCLUSIONS

4.1 DESK STUDY

Examination of Eastleigh Borough Council (2024) interactive mapping service, accessed on 15th November 2024 (<https://emaps.eastleigh.gov.uk/webmaps/Map>.) indicated that the majority of trees are the subject of a Tree Preservation Order on or adjacent to the site.

The Silver Birch tree (T8) is the subject of EBC-TPO 322-E.

Within G2 trees listed within it (T2, T3, T4, T5, T6) as shown on the TPO are the subject of 322-E & 60H

- 322-E; 5 x Chestnut & 1 x Oak
- 60-H; 10 x Sweet Chestnut

It is recommended that the Tree Officer be contacted to review this TPO as it would appear that some of the trees have already been removed.

The Town and Country Planning (Tree Preservation) (England) Regulations 2012, Part 4 – Applications for Consent under Tree Preservation Orders states that an application for consent to the cutting down, topping, lopping or uprooting of any tree in respect of which an order is for the time being in force shall be made in writing to the authority on a form published by the Secretary of State for the purpose of proceedings under these Regulations.

Until such time as the application has been granted no works must be undertaken on the trees identified as being subject to TPOs that contravene the order. Works include pruning, topping, lopping, uprooting or wilfully damaging these trees. Any proposed pruning works will need to be fully specified and agreed within any planning application. If works are not included within the planning application, a separate TPO application will be required to be submitted to the Local Authority for permission to undertake any works (approximately an 8-week process).

Apart from [limited exceptions](#), permission must be sought from the local planning authority by submitting a standard application form. The form is available from the Local Authority [Planning Portal](#). It is important that the information on the form makes clear what the proposed work is and provides adequate information to support the case.

The authority's consent is not required for carrying out work on trees subject to an Order so far as such work is necessary to implement a **full planning permission**. For example, the Order is overridden if a tree has to be removed to make way for a new building for which full planning permission has been granted. Conditions or information attached to the permission may clarify what work is exempt.

Further examination of Eastleigh Borough Council (2024) interactive mapping service, accessed on 15th November 2024 (<https://emaps.eastleigh.gov.uk/webmaps/Map.aspx?MapName=WebMaps>) indicated that the site is not situated within a Conservation Area.

4.2 TREE QUALITY

Nine trees, three groups of trees and one hedgerow have been inspected in accordance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

- None of the trees surveyed were considered to be Category A – Trees of high quality and value.
- Six trees surveyed were considered to be Category B – Trees of moderate quality and value.
- One of the trees, one group and one hedgerow surveyed were considered to be Category C – Trees of low quality and value.
- Two of the trees and two groups surveyed were considered to be Category U – Trees whose long-term contribution are limited.

A summary of the trees in each of the four categories is given in Table 4.1.

BS 5837 (2012) Category	Tree Number
A	-
B	2, 4, 5, 6, 8, 9.
C	1, G2, H1.
U	3, 7, G1, G3.

Table 4.1: Summary of Trees in BS 5837:2012 Categories

4.3 ENVIRONMENTAL BENEFITS OF TREES

It is worthwhile noting that the trees can intercept many of the hostile elements humans and animals need shelter from. Trees provide shading and offer significant humidity regulation and a cooling effect felt at ground level. All trees will consume a considerable amount of ground water that will regulate the local hydrology and may assist with the removal of local flooding issues. A mature tree will consume tens of thousands of litres of water during a year. A group of trees can provide an element of acoustic dampening effect at ground level and growing next to a road many tree species have been linked with the sequestration of impurities from the atmosphere. Finally, the trees will provide some shelter from prevailing winds and inclement weather. Therefore, it can be seen that the trees will benefit, rather than hinder, the landscape in which they are growing.

4.4 LAND DESIGNATIONS (NATURAL ENGLAND)

For land you own or occupy, Natural England can select all or part of it for protection. Natural England will do this when it believes the site has features of special interest, such as its:

- wildlife
- geology
- landform

Natural England will 'notify' (or designate) the land as a site of special scientific interest (SSSI).

Land at 2 Western Road is not situated within a Natural England designated site at the time of compiling this report.

4.5 OCCUPIERS' LIABILITIES ACT 1957 AND 1984

An occupier of premises owes the same duty, the "common duty of care", to all his visitors whether by invite or otherwise. The common duty of care is a duty to take such care as in all the circumstances of the case is reasonable to see that the 'visitor' will be reasonably safe in using the premises for the purposes for which he is invited or permitted by the occupier to be there or for purposes other than that which they have been invited (trespassers).

All recommended tree work should be carried out to comply with legislation and guidance.

4.6 STATUTORY HEIGHTS (HIGHWAYS ACT 1980)

Trees within G2 and H1 were observed to be growing adjacent to the highway and footway of Western Road minor road.

Trees and vegetation that overhang the highway should be crown-lifted to at least 5.2 m above ground level to allow safe passage of high sided vehicles as well as being cut back sufficiently from the edge of the carriageway to allow clearance for wing mirrors. Trees and vegetation that overhang footways and

footpaths should be crown-lifted to at least 2.5 m and cut back to ensure the footpath/way is at least 1.2 m in width. This is to allow safe passage for all footpath/way users including wheelchairs, mobility scooters, etc.

These heights have been selected as an acceptable standard and any vegetation below this may be deemed to be an obstruction. Local Authorities may enforce Section 154 of the Highways Act (1980) which allows a local authority to serve notice upon the owner of the trees/vegetation informing them that they need to clear any obstructions safely.

4.7 INITIAL ASSESSMENT OF THE IMPACT TO THE CURRENT TREE STOCK

Initial indications, as shown on Tree Constraints Plan, Drawing Number MB241109-01-01 (Section 7), would suggest that any proposed development would be possible so long as the trees and groups growing within periphery of the site were adequately protected from any conflict with the development proposals.

The distribution of ages of trees across the site, as shown in Chart 1, indicates that this is relatively well stocked with trees that would respond well to any pruning works that may be required to meet statutory legislation (such as highway clearances) and therefore a development proposal can be justified.

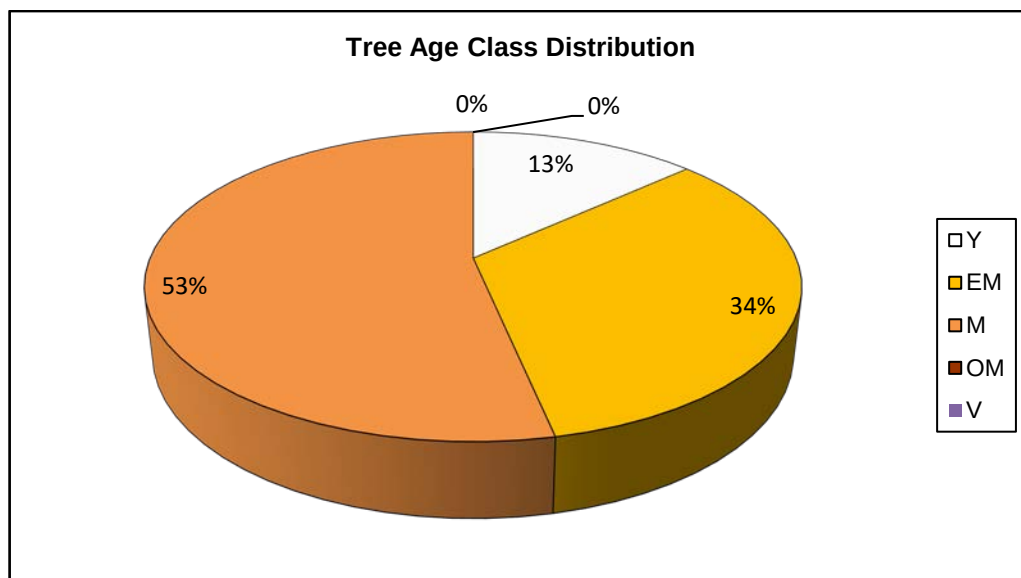


Chart 1: Tree age distribution across the site.

5. ARBORICULTURAL DESIGN GUIDANCE

5.1 THE TREE CONSTRAINTS PLAN

The Tree Constraints Plan is designed to show the influence that the trees have upon the site by virtue of their size and position. The plan seeks to act as a design tool that shows both the above and below ground constraints presented by the trees. The Arbor-Eco Consultancy, Tree Constraints Plan, Drawing Number MB241109-01-01 in Section 7 identifies these constraints.

The information provided within this section of the report is to assist in the interpretation of the ground survey results and aims to ensure that those trees selected for retention can be successfully integrated within the proposed development.

The Tree Constraints Plan can be used as a tool by the developing architect to ensure that the proposed development remains outside of the influence of all vegetation during the initial consultation processes.

5.2 TREE RETENTION / REMOVAL

The prioritisation for tree retention should be based upon the guidance contained within BS5837:2012. Category A trees should be seen as the highest priority for retention and Category C the lowest.

Category U trees generally have no retention value (although they may contribute to the overall landscape) and in most circumstances such specimens would not be considered for retention within development proposals.

When considering which Category C trees to retain, in the design of any new development, priority should be given to those trees that have been included within this category solely due to their having stem diameters of less than 150 mm at 1.5 m above ground level. These specimens are normally relatively young trees with future potential. Where possible and practicable, consideration should be given to the translocation of trees in favour of complete removal. Trees with a stem diameter below 75 mm, measured at 1.5 m above ground level, have not been included within the report, however, it is deemed that these trees can be translocated elsewhere across the site.

As the trees surveyed are within the confines of the boundaries, it would seem appropriate to retain as many of these features as possible as they all provide good shade, wind protection and good visual separation from neighbouring land.

6. RECOMMENDATIONS

The following site-specific recommendations are made:

- There are no tree significant tree constraints considered for this site due to their position in the landscape so long as they are incorporated with areas of green space such as the garden.
- Carry out tree management recommendations within Table 3.3.
- Any proposed new planting should consist of native (where climate change allows) and wildlife attracting species with a robust five-year management plan to assist with the development proposal and to offer mitigation for any tree loss.
- This Arboricultural Survey is valid for a period of 12 months. If works are not commenced within this time period, then it is advised that the trees are re-inspected to ensure no significant defects have developed since the original survey.

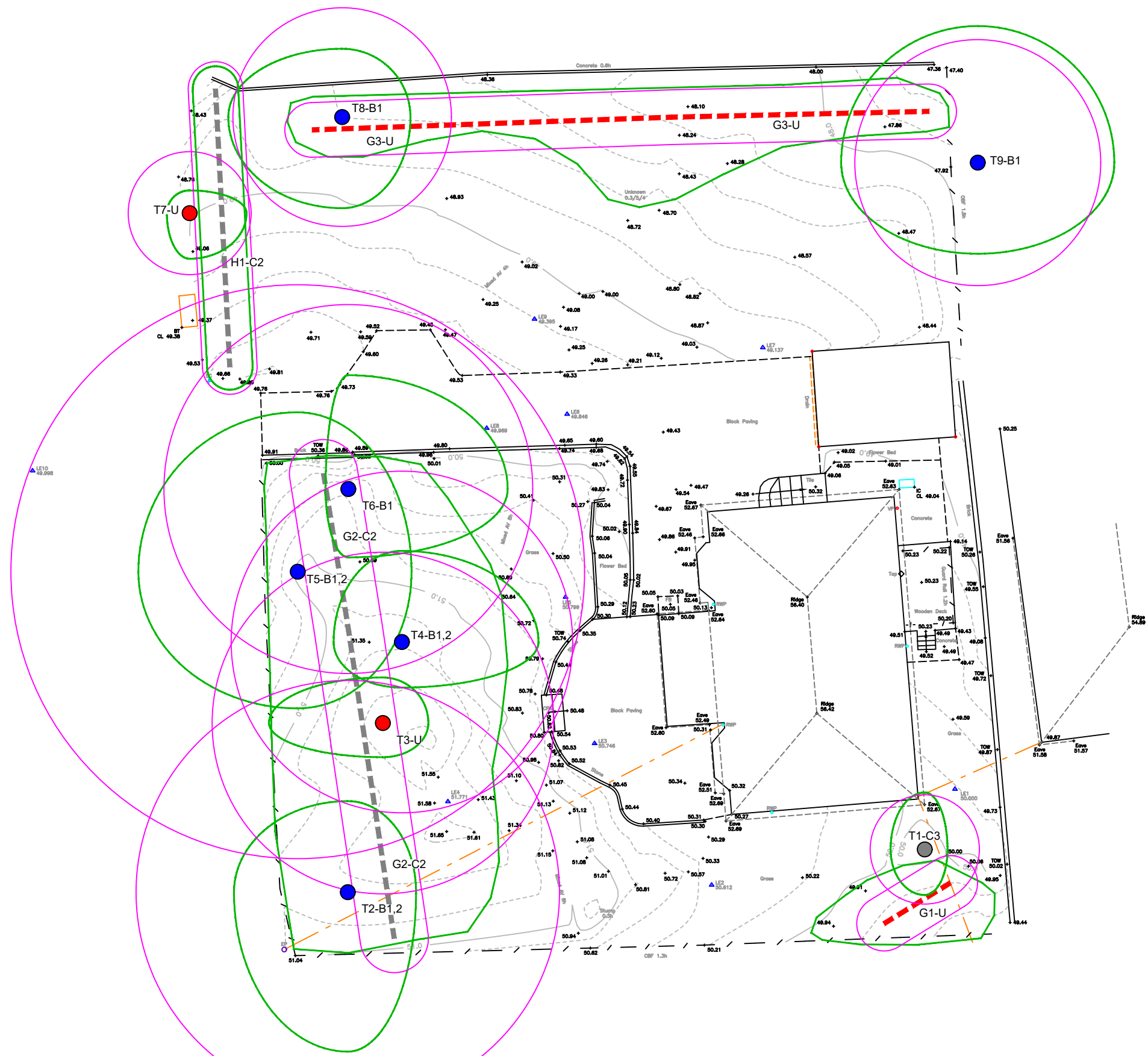
The following generic guidance should also be taken into account during the construction phase of any development, or significant engineering. The following proposals are made for this site:

- Any trees that are to be retained should be adequately protected by Heras fencing, in line with BS5837:2012, extending at least to the Root Protection Radius, to prevent accidental damage by vehicles or contractors (see Table 3.4, page 10 for the RPA data for each tree).
- All tree works are to be carried out by a competent and qualified arborist to BS3998:2010 standards.
- Tree protection should be included in the induction and/or briefing sessions by the contractors to site personnel.
- Soil compaction, from the storage of large quantities of materials and plant tracking, may result in changes to soil permeability and local drainage. This may lead to waterlogging or loss of soil crumb structure. These effects may in turn lead to root asphyxiation and root death, a cause of instability and or mortality in trees. For this reason, heavy machinery and the storage of materials should be excluded from beneath the crown and within the Root Protection Radius of all trees.
- The recommendations of BS5837:2012 and National Joint Utilities Group Volume 4 (Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees) (as appropriate to operations) should be followed when working close to trees.
- If works take place during the bird breeding season, usually from March to September inclusive all vegetation should be checked for nesting birds. If any trees are to be removed this should be done outside the breeding season or in the presence of a suitably qualified ecologist.

7. DRAWINGS

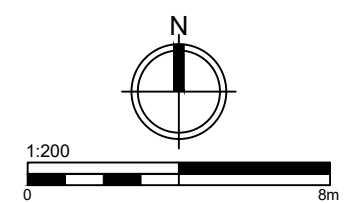
MB241109-01-01 Tree Constraints Plan

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
All rights reserved.



Key

- Trees**
Showing Canopy extents, category colour and tag number (with category).
- Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
- Category U**
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- Tree Groups**
Shown as dashed centre/boundary line. Colour represents category (see above)
- BS 5837:2012 Root Protection Area**



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Drawing Title	Tree Constraints Plan		
Scale	Date	DB	CB
1:200 - A3	14/11/2024	CS	MB
Drawing Number	Rev		
MB241109-01-01	A		

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APPENDICES

Appendix 1: Photographic Montage







