

The Holme and The Homestal

Arboricultural Impact Assessment and Method Statement

December 2025

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Arboricultural Impact Assessment and Method Statement



The Holme & The Homestal, One Horton Heath

10th December 2025

Tyler Grange

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Section 1: Introduction

Table 1: Overview and Summary

Purpose of report:	Following the recommendations of the British Standard[1], this report includes the necessary arboricultural information to support the Reserved Matters Application at The Folds, One Horton Heath, in line with the Outline Planning Permission (LPA ref. O/20/89498). The report demonstrates that the impact, both direct and indirect, of the proposal, has been assessed and where appropriate, mitigation and tree protection have been recommended.
Site description:	The Holme and Homestal parcels are situated towards the north and centre of the OPP site. Together, both sites form an L-shape, divided by Fir Tree Lane, with the Holme to the south and the Homestal to the north of the lane. The Folds is located adjacent to the east of the Homestal, and to the north east of the Holme. The Quobleigh Breach RM parcel is adjacent to both sites along the western boundary. The sites are comprised predominantly of open agricultural land. The Homestal is bound by dense woodland of Quobleigh Woods to the north which visually and physically separates the Site from the built form of the new residential development to the north-west along Allington Lane. An established hedgerow runs along the entirety of the Site's eastern boundary, separating the two sites from the Folds, and another established hedgerow exists on the western boundary, beyond which is the Quobleigh Breach RM parcel and the spine road that has been recently constructed and open to traffic, known as 'The Avenue'. The site measures 11.48ha (See Figure 1 overleaf).
Application type and description:	Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 357 dwellings within Phases 13A and 14 (The Holme and Homestal), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following Outline Planning Permission conditions: • Condition 16 (Arb Assessment) • Condition 25 (Refuse) • Condition 31 (Higher Access Standards) • Condition 35 (Built Heritage) • Condition 45 (Noise Assessments) • Condition 58 (Flood Mitigation) • Condition 59 (Foul Drainage) • Condition 61 (SUDs) • Condition 64 (EMMP) • Condition 67 (Landscaping) • Condition 71 (BNG) • Condition 76 (Nutrient Neutrality)

[1] BS5837:2012 Trees in relation to design, demolition and construction- Recommendations, London: British Standards Institute

Report prepared on behalf of:	Eastleigh Borough Council (One Horton Heath Team)
Local Planning Authority (LPA):	Eastleigh Borough Council (EBC)
Planning policies relating to arboricultural features:	Policy DM1: General criteria for new development and Policy HH1: Land west of Horton Heath of Eastleigh Borough Local Plan (2016-2036) (Adopted April 2022). Trees and Development Supplementary Planning Document (Adopted April 2022) (Tree and Development SPD). Planning policy, along with guidance contained within the National Planning Policy Framework (NPPF), is further detailed at Appendix 1.
Condition Wording **Condition 16 (Arb Assessment) of Outline Planning Permission O/20/89498**	*The development shall broadly accord with the Preliminary Arboricultural Impact Assessment reference 11705_R05a_JP_HM dated 15 December 2020. Each reserved matters application shall be accompanied by a Tree Survey, Arboricultural Impact Assessment, details of all tree removals and tree works, Method Statement and Tree Protection Plan, as per British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction Recommendations (or subsequent updates), must be submitted and approved by the Local Planning Authority. Prior to the commencement of adjoining works, the approved arboricultural documents must be adhered to in full and may only be modified subject to written agreement from the Local Planning Authority.* *Reason: to retain and protect the existing trees which form an important part of the amenity of the locality and for compliance with Policy DM1 of the Eastleigh Borough Local Plan.*
Report Summary:	The proposals will require the removal of five moderate-quality (Category B) trees and several lower-quality (Category C) trees due to site constraints. A total of 714 trees will be planted as part of the proposed development. All high-quality trees are to be retained. Minor incursions into Root Protection Areas (RPAs) have been identified and appropriately mitigated in accordance with BS5837:2012. The proposals are otherwise located outside designated RPAs and veteran tree buffers, ensuring no significant adverse arboricultural impacts. Accordingly, the development is considered consistent with Policies DM1 and HH1, and with EBC's Tree and Development SPD. An Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) have been provided as part of this document to detail the protection of the existing trees in relation to the proposals. **The AMS, Tree Retention and Removal Plan (TRRP), and TPP should be extracted from this document for use on site by the construction team.**



Figure 1: Site Location with Approximate Boundary (Bing Maps ©).

Section 2: Arboricultural Baseline

Table 2: Survey Methodology and Findings

Survey approach:	Tree Surveys were completed by suitably qualified Arboricultural Surveyors of Tyler Grange, with the initial survey being conducted in September 2018, a re-survey was completed in October 2020, and a recent re-survey was also carried out in June 2025 to ensure the assessment is based on up-to-date survey data. 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 2). 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[2], Root Protection Areas (RPAs)[3], and tree canopy spreads[4]. The TCP also shows buffers plotted from Veteran Trees located on / adjacent to the site in accordance with Standing Advice relating to these features[5].

[2] 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.
[3] 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.
[4] Dimensions of the trees crown spread and clearance from ground level.
[5] Natural England and Forestry Commission 'standing advice' for ancient woodland, ancient trees and veteran trees (14th January 2022). It is a material planning consideration for local planning authorities. Standing advice stipulates that a buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter. A minimum 15m buffer is required from ancient woodland. The extent of the buffer should be informed by the nature and scale of the development.

Survey Summary:	The majority of the site tree stock is situated along the field boundaries, with few internal arboricultural features beyond sections of low-quality hedgerow. High (Category A) and moderate (Category B) quality trees and groups are well represented across the site, comprising mature specimens, structured woodland areas, and groups of trees typical of the Horton Heath landscape. The tree population is dominated by common oak *Quercus robur*, common ash *Fraxinus excelsior*, field maple *Acer campestre*, and goat willow *Salix caprea*. Other species present include English elm *Ulmus procera*, holly *Ilex aquifolium*, Scots pine *Pinus sylvestris*, and wild cherry *Prunus avium*. Hedgerows and understorey vegetation are primarily composed of hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, and hazel *Corylus avellana*. The site tree stock was historically managed as field margin and boundary vegetation reinforcing fence lines between land parcels. There was evidence of casual pruning in the form of crown lifts to facilitate access for pedestrians and machinery and flailing to keep group and hedgerow trees compact. As part of the 2025 survey updated a full veteran tree survey was undertaken, supported by the RAVEN 2 methodology. Eight veteran trees were identified located on or adjacent to the site boundaries of The Holme and The Homestal, T10, T14, T19, T37, T42, T46, T230, and T255. Evidence of Dutch elm disease (DED) *Ophiostoma novo-ulmi* and ash dieback (ADD) *Hymenoscyphus fraxineus* was noted across the site to varying degrees, particularly within arboricultural features categorised as Category U, namely groups G94, and G100, and individual trees T168, T176, T196, T223, T261, and T262. Symptoms consistent with Dutch elm disease were observed on elm specimens, including extensive dieback and defoliation, indicating advanced infection and decline. Similarly, ash trees exhibited characteristic signs of ash dieback, including crown dieback and epicormic growth. The condition of these trees and groups has resulted in their classification due to their poor physiological and structural condition, limiting their safe life expectancy. The development proposals themselves do not require the removal of all of the Category U trees, it is therefore recommended they remain in situ. However, ongoing monitoring and appropriate management or removal will be necessary to maintain site safety.

Table 3: Tree related Designations

Designation Type	TG Tree Reference Number(s)
Tree Preservation Order[6]	None
Conservation Area[7]	None
Ancient Woodland [8]	None
Other Woodland Habitat [9]	T42, T170 – T187 (inclusive), part of G35, part of G71, G93, and W3 - Deciduous Woodland.

[6] 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.

[7] 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.

[8] 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.

[9] 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. All on site trees have been carefully considered from the outset of the design process to ensure that all high and moderate quality trees are retained and protected. As a result the majority of the trees to be removed are low quality, minimising overall losses of arboricultural features.

3.2. Trees to be retained and removed are shown on the Tree Retention and Removal Plan (TRRP) located to the rear of this report. Table 4 below describes the tree losses required to facilitate the development.

Table 4: Trees to be Removed to Facilitate Development

Reference Number	Category Grading	Description of Loss
T13	U	Removal of dead oak to facilitate access route to west of The Homestall.
T18	B	Removal of mature ash to construct access to north-west of The Homestal.
T47	B	Removal of mature oak to facilitate internal access around The Holme,
T163	C	Removal of young oak to facilitate access route to the east of The Holme.
T164	C	Removal of young oak to facilitate access route to the east of The Holme.
T165	C	Removal of semi mature elm to facilitate access route to the east of The Holme.
T219	B	Removal of mature goat willow to construct access to south of The Homestal.
H8	C	Removal of approximately 10m of total 110m mature deciduous hedgerow to facilitate access points to the west of The Holme.
H15	C	Removal of approximately 110m of total 125m mature deciduous hedgerow to facilitate access points, carparking and residential development at The Holme.
H16	C	Removal of approximately 6m of total 310m mature deciduous hedgerow to facilitate access points from Fir Tree Lane.
H17	C	Removal of approximately 30m of total 84m mature deciduous hedgerow to facilitate access to the west of The Holme.
G13	C	Partial removal (approximately 25%) of early mature mixed deciduous group along east boundary to facilitate the proposed access.
G17	C	Partial removal (approximately 10%) of early mature mixed deciduous group along east boundary to facilitate the proposed access.
G18	C	Partial removal (approximately 10%) of early mature mixed deciduous group along south boundary to facilitate the proposed access.

G19	B	Removal of one tree comprising six mature mix deciduous group to construct access to the west of The Homestal.
G35	B	Removal of two trees comprising nine semi mature mix deciduous group to construct access to the east of The Holme.
G92	C	Removal of one tree comprising five semi mature mix willow (*spp.)* group to construct access to the north east of The Holme.
G94	U	Removal of four trees comprising eight dead elm to construct access to the west of The Holme.
G95	U	Removal of all three trees in group of elm to construct access to the west of The Holme.
G97	C	Removal of four trees comprising eight early mature mix deciduous group to construct access to the south east of The Homstal.

Tree Pruning Works

3.3. Table 5 below details pruning works to retained trees to facilitate the proposed development.

Table 5: Tree Pruning Works

Reference Number	Category Grading	Description of Works
T214	B	Reduce laterals in northern canopy quadrant back by 3m to accommodate construction traffic and parking areas.
G99	B	Crown lift western canopy quadrants to 5.5m above existing ground level to accommodate construction traffic and footpath.

New Tree Planting

3.4. A proposed soft-landscaping scheme has been prepared and submitted separately as part of the application. The proposal includes for new tree planting within plots, green & public open space spaces, and internally within the new street scenes, 714no. will be planted. This is a notable improvement to the existing site tree stock and despite the proposed tree losses, it is anticipated that a net-gain in tree canopy will be achieved in the long-term.

Works within Root Protection Areas

3.5. Works required within the RPAs of trees to facilitate the construction stages of the development are detailed in the table below. Recommendations to mitigate the working activities with respect to minimising impacts to roots and their environment is provided.

3.6. Provision for working areas in the RPAs of T48, T202, and T206 at The Holme have been shown on the TPP where protective ground boards will be required. Further details on site specific tree protection are provided in the AMS section of this report.

3.7. At this stage, a detailed general utilities layout has not yet been prepared. The arboricultural site constraints have been discussed with the design team and civil engineers and the utilities layout will be developed to accommodate RPAs and arboricultural constraints.

3.8. Service routes will be designed to entirely avoid the RPAs and associated buffer zones of veteran trees.

3.9. Where service routes intersect or encroach upon standard RPAs (non-veteran trees), appropriate specialist construction techniques such as directional drilling, airspade excavation, hand-digging, and the careful routing of cabling around or beneath tree roots can be employed under arboricultural watching brief to minimise potential impacts on retained trees

Table 3: Works within RPAs

Tree Number	Description of work	Protective measures
Proposed Surfacing		
W3	Incursions of footpath into woodland at two points from The Holme heading south.	No-dig construction approach. Permeable specification. Non-invasive edge supports. Surfaces requiring de-icing - impermeable barrier should be incorporated to prevent contamination of the rooting area. Run-off should be directed away from the RPA.
T17	18% incursion into the RPA from footpath.	
T21	3% incursion into the RPA from footpath.	
T201	5% incursion into the RPA from footpath.	
T202	1% incursion into the RPA from footpath.	
G21	1% and 5% incursions into the RPA of two trees in group from the footpath.	

Long-term Tree Management and Social Proximity

3.10. The proximity associated with retained trees has been recognised in relation to the potential impacts of tree shading and future canopy growth towards new structures and habitable spaces.

3.11. The **TRRP** illustrates where shade cast by retained trees will be located for the main part of the day across the development and the distance between new built structures and the canopies of retained trees.

3.12. There are no undue tree shading or canopy encroachment issues anticipated from retained trees towards the proposed buildings and amenity spaces. This has been achieved by suitable development buffers from retained trees which also allows for future canopy development.

Construction Mitigation

3.13. An Arboricultural Method Statement (AMS) has been prepared within this document which sets out the tree protection measures required during the construction stages. The protection measures follow the recommendation for construction mitigation as detailed within this report in order to safeguard trees from damage / impacts.

Conclusion

3.14. The proposed development will require the removal of five moderate-quality (Category B) trees due to unavoidable spatial constraints within the site layout, in addition to a small number of lower-quality (Category C) trees. The design has sought to minimise arboricultural impacts wherever feasible, with retained trees and their Root Protection Areas (RPAs) adequately safeguarded. The scheme has been prepared in accordance with relevant arboricultural best practice, and, subject to the implementation of the recommended protection measures, is considered to comply with local planning policies relating to trees (DM1 and HH1).

Section 4: Arboricultural Method Statement

4.1. The Plans and Appendices contained within must be read in conjunction with this report. These include:

- Tree Retention and Removal Plan (TRRP) and Tree Protection Plan (TPP) (See Plan 2 and 3) – details the trees to be retained, removed or pruned and the protection measures for retained trees, including working within the RPAs.

4.2. This AMS details the following key areas of work in relation to trees during the site preparation, construction phase:

AMS01 - Timing of Works and Site Monitoring Requirements

AMS02 - Tree Removal

AMS03 - Tree Protection Fencing

AMS04 - Ground Protection

AMS05 – Works within Root Protection Areas (RPAs)

AMS06 - General Site Precautions

AMS07 - Procedures for Incidents

4.3. The **TPP (See Plan 3)** shows the Root Protection Areas (RPAs) and branches spread of retained trees. The RPA signifies the area that must be protected during the construction works to avoid harm to the rooting environments of trees. Where development and site works occur within RPAs or close the tree branches, there are mitigative measures and protocols that must be adhered to as detailed within this document. Unless otherwise stated within this document, within the areas protected by tree protection barriers the following shall apply:

- No excavation;
- No lowering of levels;
- No storage of plant or materials;
- No vehicular access;
- No fire lighting;
- No parking;
- No welfare facilities;
- No substances harmful to the environment or trees health shall be stored adjacent to or allow to flow into tree protection areas. This includes all fuels, oils, bitumen, cement storage towers and washing arear, building sand, salt or any other chemicals;
- No fires shall be lit in within 15m of the trees canopy.

AMS01 – Timing of Works and Site Monitoring Requirements

Timing of Works

4.4. The development must be carried out in the following order unless otherwise agreed in writing with the LPA. Each step must be completed in accordance with this document and before moving onto the next:

1) Tree removals and pruning works.
2) Tree protection fencing installed.
3) Site accessible to plant and construction traffic.
4) Construction
5) Removal of tree protection fence
6) Soft landscape operations

Arboricultural Site Monitoring

4.5. Site monitoring by an appropriately qualified Arboriculturist will be undertaken as set-out within the **AWA (See Appendix 5)**. This includes the following key work stages:

- Pre-commencement meeting
- Tree removals and pruning
- Installation of tree protection barriers
- Works within RPAs

4.6. It is the responsibility of the Site Manager to request (with sufficient notice) the attendance of an Arboricultural Consultant to oversee the work as detailed above. It is not the responsibility of Tyler Grange to enforce site monitoring works throughout the course of the development. A copy of the Works Audit and supporting photographic evidence will be completed by the appointed Arboricultural Consultant and issued to the client. Reporting to the LPA's Arboricultural Department will be the responsibility of the client following the completion of each task.

AMS02 – Tree Removal and Pruning Works

4.7. Trees to be removed and pruned will be clearly identified on-site (via spray marking / taping / tagging as required) to avoid erroneous tree works. The appointed Arboricultural Consultant will be contacted if there is any uncertainty on trees to be removed or pruned.

4.8. Tree removals and pruning works will be carried out prior to the installation of tree protection barriers. Guidance will be sought from the appointed arboricultural consultant where tree removal works are to be phased and / or completed after the installation of tree protection fencing.

4.9. A geocoordinate AutoCAD file of the TRRP is available upon request which can be used by a surveyor to mark out the extent of tree group and hedgerow removals.

4.10. Tree works must be undertaken in accordance with BS3998:2010 by a competent tree contractor and should avoid the main nesting season for birds between 1st March and 31st August each year. If such timescales are unachievable, the advice of an ecologist will need to be sought to determine any further necessary protective and precautionary working measures to avoid disturbance to nesting birds and other wildlife.

4.11. The tree surgery contractor is responsible for carrying out any relevant health and safety risk assessment, and insurance, prior to any tree work being carried out.

4.12. No trees to be retained shall be used for anchorage or winching purposes.

Tree Removals

4.13. The **TRRP (See Plan 2)** identifies trees to be retained and removed. Trees to be removed are shown with a dashed tree canopy outline and red identification number. The removals will be restricted to and must follow the procedures as listed in Table 1 below.

Table 7. Tree Removals and Procedures AMS

Tree Number	Removal Procedures
T13	Fell to ground level, grind out stump.
T18	Fell to ground level, grind out stump.
T47	Fell to ground level, grind out stump.
T163	Fell to ground level, grind out stump.
T164	Fell to ground level, grind out stump.
T165	Fell to ground level, grind out stump.
T219	Fell to ground level, grind out stump.
H8	Partial removal, approximately 10m, as shown on the TRRP.
H15	Partial removal, approximately 110m, as shown on the TRRP.
H16	Partial removal, approximately 6m, as shown on the TRRP.
H17	Partial removal, approximately 30m, as shown on the TRRP.
G13	Partial removal, approximately 30% of group, as shown on the TRRP.
G17	Partial removal, approximately 10% of group, as shown on the TRRP.
G18	Partial removal, approximately 10% of group, as shown on the TRRP.
G19	Remove one tree from group as shown on the TRRP.
G35	Remove two trees from group as shown on the TRRP.
G92	Remove one tree from group as shown on the TRRP.
G94	Remove four trees from group as shown on the TRRP.
G95	Remove three trees from group as shown on the TRRP.

G97	Remove four trees from group as shown on the TRRP.

4.14. Particular care is required when removing the trees established within cohesive groups to avoid damage to the retained tree cover. This is relevant for tree removals within H8, H10, H15, H16, H17, G13, G17, G18, G19, G35, G92, and G94.

4.15. Following the proposed tree removals, it will be necessary to review retained tree canopies that form a new edge to groups of trees. This will be applicable to retained tree canopies with groups G13, G17, G18, G19, G35, G92, and G94. Remedial pruning of over-extended and poorly formed branches should be undertaken to achieve a wind-firm edge along the tree group and to alleviate future canopy encroachment towards development parcels and access roads.

Tree Pruning

4.16. Tree pruning is identified in the below table, the pruning works will be restricted to and must follow the procedures as listed in Table 7.

Table 8. Tree Pruning Works AMS

Tree Number	Pruning Procedures
T214	Reduce laterals in northern canopy quadrant back by 3m to accommodate construction traffic and parking areas.
G99	Crown lift western canopy quadrants to 5.5m above existing ground level to accommodate construction traffic and footpath.

AMS03 – Tree Protection Fencing

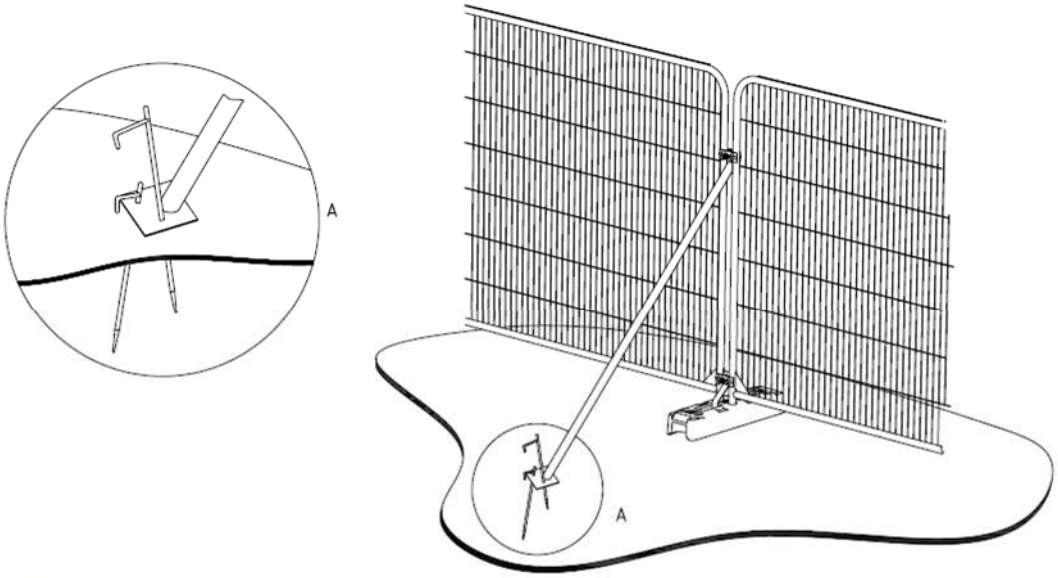
4.17. Tree protection fencing must be installed to protect the roots, trunks and branches of retained trees and hedgerows from damage.

4.18. Tree protection barriers will be fully installed before the arrival of any plant or construction activity on-site. The barriers will serve to prohibit any access into the RPAs, and unless otherwise stated in this AMS, tree protection barriers will remain in place for the duration of the construction works until the construction work is deemed completed.

4.19. The **TPP (See Plan 3)** identifies the location of the tree protective fencing. To ensure accurate positioning and to avoid costly adjustments, the tree protection fence must be set out by a surveyor with all node points being marked clearly on site for the fencing contractor to work to. A geocoordinate AutoCAD file of the **TPP** is available upon request.

4.20. The fencing will comprise a scaffold framework, well braced to resist impacts, with vertical tubes spaced at a maximum of 3m to add further stability. Onto this, weldmesh panels will be securely fixed with wire or scaffold clamps.

4.21. An alternative reduced specification will be used for low-intensity areas and for hedgerows as shown on the **TPP**. This reduced specification will comprise a heras panels braces by a stabiliser strut and secured to ground with pins.



1 a) Stabilizer strut with base plate secured with ground pins

4.22. Stages for installing Tree Protection Fence are as follows:

1) Clearance of vegetation (where required) to allow working access to install the protection fence;

2) Setting out of fencing node points or spray marked by an appointed arboricultural consultant;

3) Fence is installed and signs installed;

4) Appointed Arboricultural Consultant attends site to inspect protection fence on-site; and

5) Site accessible to construction traffic.

4.23. Special attention is essential in maintaining the protective barriers during the construction phases, ensuring that it remains rigid and complete as well as fit for the purpose intended. Protective barriers will be inspected frequently and repairs shall be made immediately where required.

4.24. All-weather notices will be attached to the barriers with words such as 'Construction Exclusion Zone – No Access' (See signage example at **Appendix 4**).

4.25. Any alterations to the tree protection fence otherwise as stated within this AMS must only be completed under the guidance of a suitably qualified arboricultural consultant.

AMS 04 - Ground Protection

4.26. The **TPP (See Plan 3)** identifies the location of the ground protection is required in the RPAs of trees T48, T202, and T206. The ground protection will be fully installed before the arrival of any plant or

construction activity on-site. Ground protection will be used where tree protection barriers require relocating (exposing RPA) and where barriers are impractical to install such as prohibiting sufficient and safe working room to facilitate construction works.

4.27. New temporary ground protection will be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil. The ground protection might comprise one of the following:

- Where feasible, retain existing hard standing to act as ground protection;
- for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;
- for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane; and
- for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

AMS05 – Works within Root Protection Areas

4.28. The **TPP** (**See Plan 3**) shows the RPAs of retained trees. This signifies the area that must be protected during consruction works to avoid harm to the rooting environments of trees. Where development and site works occur in these areas, there are mitigative measures and protocols to adhere to as detailed within the document.

Excavation within RPAs

4.29. The **TPP (See Plan 3)** identifies where excavation is required within RPAs for construction purposes. This includes trees T29 (car parking) and T48 (access road). The RPA incursions are considered minimal, less then 5%, however construction in these RPAs will be carried out under a watching brief.

4.30. The excavation works will be carried out in accordance with the following tree protection measures:

1) The works will be completed under the supervision of a qualified arboricultural consultant;
2) Protection fencing will be temporarily removed / repositioned to provide access;
3) Identify area for excavation, mark out with pegs or spray paint;
4) Remove hard surface if necessary (see relevant section of this report);
5) Excavation within the RPAs will be carried out using hand-held tools or by air-spading or air-vaccing;

6) A light-weight machine will only be used as a last resort and at the discretion of the supervising Arboriculturist (typically for the removal of hard surfacing and imbedded rocks/rumble. The machine will be operated outside the RPA and where this is not possible ground protection must be laid in accordance with this document;

7) Single roots smaller than 25mm will be cleanly pruned back using a suitable sharp hand tool. Cleanly sever roots with bypass secateurs, loppers or pull cut saw at right angles to root. Avoid tearing or ripping the root;

8) Roots found over 25mm and where occurring as clumps will be not be immediately pruned back, the appointed supervising Arboriculturist will record the size and nature of the root, determine its significance to tree health, and specify proceedings accordingly;

9) Exposed roots will be covered with topsoil or a hessian sack to avoid root desiccation;

10) Due to the highly alkaline leachate produced during the curing of wet concrete, concrete should not be poured within the RPA unless an impermeable liner has been installed. Excavated holes must therefore be sheathed to reduce the risk of contamination where concrete is to be implemented; and

11) Backfill as soon as possible to cover cut root ends.

No-dig Surfacing within RPAs

4.31. The **TPP (See Plan 3)** identifies where a no-dig construction method is required for surfacing within the RPAs of trees T17, T21, T201, T202, G21, and W3. Typically, this will adopt a cellular confinement system (example below), however, site conditions and circumstances may require the use of alternative products.



4.32. The design will take account of the bearing capacity of the soil and loading requirements. The detail of product and specification are technical engineering matters to be provided by the project

engineer and product specialists. Design advice and detailed specifications can be provided by the following suppliers:

- Geosynthetics Ltd, 01455 617139, www.geosyn.co.uk
- Wrekin Products Ltd, 01543 440440, www.wrekinproducts.com
- Green Grid Systems, 01962 433460, greengridsystems.com

4.33. The final specification must meet the following design criteria for low-invasive surfaces to provide the conditions for continued tree survival and growth:

- Maintains oxygen diffusion through new surface to rooting area (5-12% by volume);
- Maintains sufficient passage of water to the rooting area (12-40% by volume);
- Maintains the high points of existing ground levels to avoid root damage (severance and/or asphyxiation);
- Avoids compaction by maintaining a soil structure sufficient to sustain root growth (soil bulk density below 1.4g/cc); and
- Is located no closer than 500mm to retained tree stems to allow for future growth.

4.34. Implementation of the surface must adopt the following arboricultural mitigation measures:

1) Ideally, the surface should be installed between May and October when the ground is driest and least prone to compaction;
2) Protection fencing will be temporarily removed / repositioned to provide access as shown on the **TPP**;
3) Ground preparation and setting out of the surface will be overseen by the project arboricultural consultant;
4) Machines must not be used to scrape or prepare the ground;
5) Removal of any turf layer vegetation by using a herbicide (as advised by a specialist) or manual removal with hand tools only. Shrubs and saplings are to be cut and ground out to just below ground level rather than grubbed or winched out;
6) If required, remove existing hard surfaces / structures in accordance with this document;
7) Retain all original ground levels after vegetation removal. No excavation into the soil is to occur;
8) Level area if necessary, by raising low spots with non-compacted washed sand. No excavation of high spots is to occur unless otherwise agreed with the project arboricultural consultant;
9) Install membrane, system and surface in accordance with manufacturers specification:

a. Lay the cellular system over the Geotextile, which is secured open under tension during the infill process with steel staples or pegs;

b. Install kerbs and edgings directly on top of existing soil grade level. For light structures, a treated peg and board may be acceptable. For more substantial structures, railway sleepers, haunched concrete with road pins, drilled kerbstones, gabions or cast in situ kerbs will be appropriate;

c. Fill the cellular system ensuring any machinery works only on already filled areas. Typical infill consists of no fines angular granular material 20-40mm, which will remain un-compacted; and

d. Install porous wearing surface.

4.35. If ground levels are to be raised more than 150mm this will be achieved by the use of a granular material, which does not inhibit vertical gaseous diffusion. For example: no-fines gravel, washed aggregate, structural soil (min. 20% sand content) or cobbles.

Soft landscaping within RPAs

4.36. All landscaping and associated ground preparation within RPAs will be carried out sensitively to ensure root damage is mitigated as much as is practicable. At no time is any heavy plant to be used within any protected area.

4.37. Removal of existing vegetation will be carried out by hand; turf may be removed using a mechanical turf stripper or by hand.

4.38. Soft Landscaping operations within RPAs will be conducted when no plant machinery is to be working on the site for the remainder of the build.

4.39. No Rotovators are to be used within the RPAs of retained trees.

Turfing within RPAs

4.40. Turfing operations within the RPAs of trees will adopt the following tree protection measures / stages:

1) Remove Tree protection fence to allow access to area;

2) Do not reduce high sport or conduct any excavations within RPAs;

3) Existing poor-quality turf may be removed with a turf striping machine;

4) Use good quality topsoil to level any low-lying areas and hollows and provide a fine tilth to lay turf on. This imported soil must not result in a level increase of more than 100mm in any area;

5) Import turves by hand or in wheelbarrow. Wheelbarrows should be tracked over scaffold boards to prevent soil compaction; and

6) Lay turves.

Planting within RPAs

4.41. Should the existing soil be compacted or have a poor structure which may hinder the development of any new planting, soil decompaction techniques may be used upon consultation with the project arboriculturist.

4.42. Planting operations within the RPAs of trees will adopt the following tree protection measures / stages:

1) Remove Tree Protection fence to allow access to area;

2) Remove existing vegetation by hand;

3) Do not reduce any high spots or excavate in any way;

4) With the use of a wheelbarrow Import good quality topsoil into the area. level to a depth no more than 100mm with hand tools;

5) Dig individual planting pits for each plant by hand (including hedging which must not be trench planted); and

6) Any mulch should also be imported and spread by hand.

AMS06 - General Site Precautions

4.43. The following points must be observed during both advanced works and the construction process:

- The site compound area must be established outside of the unprotected RPAs prior to undertaking demolition and or construction works on-site, inclusive of any areas for materials storage, contractor parking and mixing must also be established outside of the RPAs;
- No fires will be lit on-site;
- Cutting down, uprooting, damaging or otherwise destroying any retained tree is prohibited;
- No access will be permitted inside RPAs unless under the guidance of a suitably qualified arboricultural consultant or otherwise stated within this AMS;
- No materials, equipment or debris will be stored within the RPA at any time unless otherwise stated within this AMS;
- If during demolition or construction, there are any excessive levels of dust build-up on retained trees then trees must be hosed down immediately with a clean water supply;
- Notice boards, telephone wires or other services must not be attached to any part of retained trees;

- Materials which will contaminate the soil (e.g. concrete, cement, chemical toilets, diesel oil, vehicle washings etc.) must not be permitted within, or close to RPAs of retained trees. Consideration must be given to any sloping ground on-site to ensure that contamination of soil in the RPA would not occur if there were spillage, see page or displacement elsewhere on-site. To avoid any associated damage or injury occurring to the trees as a direct result of contact with contaminants, works including cement mixing, re-fuelling and tool or machine washing will not be permitted within 20m uphill of any retained tree and

- Contamination of the soil by fuel and lubricant leaks must be avoided at all costs. If such a situation arises the project arboriculturist must be notified to assess the situation and prescribe remedial measures.

AMS07 - Procedures for Incidents

4.44. If any breach of the approved tree protection measures occurs:

- The site manager must be informed immediately;

- The B&NES Council Tree officer (or other Planning Officer) must be informed, as well as the appointed project Arboriculturist at the earliest opportunity;

- Swift action must be taken to halt the breach and prevent any further breaches; and

- All preventative action and details of agreed remedial works must be recorded and reported to the LPA.

Appendix 1: Planning Policy Relating to Trees

Table 9: National and Local Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
Eastleigh Borough Local Plan (2016-2036) Adopted April 2022	Policy DM1: General criteria for new development	1. All new development should (as relevant): a. not have an unacceptable impact on, and where possible should enhance: i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast; ii. biodiversity (avoiding significant adverse impacts); and iii. the significance of heritage assets; b. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land; c. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area; d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable); e. include a landscape scheme covering the design and layout of external space; f. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network; g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement; h. incorporate provision for people with disabilities and create accessible communities that cater for all; i. incorporate design measures to inhibit criminal and anti-social behaviour;

		j. incorporate provision for on-site waste management; and k. include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy.
	Policy HH1: Land west of Horton Heath	"1. An area of approximately 125 hectares of land to the west of Horton Heath, east of Allington Lane and north of the railway line as defined on the policies map is allocated as a strategic location for development to include approximately 1,500 dwellings, 6ha of employment land, open space, retail and community facilities including a primary school and a new link road to Bubb Lane. Development will be subject to the approval by the Borough Council of a set design principles and a high-level design code including a masterplan which addresses the following requirements: a. the provision of a new road link between Bubb Lane and the Chalcroft Business Park entrance on Burnetts Lane, as indicated on the policies map, built to a standard capable of taking the HGV traffic generated by the Chalcroft Business Park and the proposed new employment site, and incorporating roundabout junctions on Burnett's Lane and Bubb Lane. The link road will continue north from Burnetts Lane through the development to Allington Lane. The first phase from Bubb Lane to Burnetts Lane will be built prior to the occupation of the first dwelling; b. the provision of approximately 1,500 dwellings of a variety of sizes and tenures including provision to meet affordable and specific housing needs of groups within the local community in the form of a defined new neighbourhood or neighbourhoods to the west of Horton Heath; c. the provision of approximately 6ha (24,000 sq.m) of employment land, to accommodate employment in use classes B2, B8 and/or E(g)(ii)/(iii), having regard also to the possibility of a shared access with the Chalcroft Business Park. In accordance with the sequential approach, major office development (greater than 1,000 sq.m gross) will only be supported if there are no suitable, available or viable alternative sites available in either Eastleigh town centre, the wider Eastleigh urban renaissance quarter, at Eastleigh River Side, (Southampton Airport) or in district and local centres; d. the provision of a new three-form-entry primary school and associated facilities; e. the provision of community facilities to serve the new development and the existing settlement of Horton Heath, to include a new local centre, a new community building/hall, early years provision and local health facilities;

		f. a layout of residential development designed to maximise opportunities to create links to, and to integrate with the existing settlement of Horton Heath; g. a layout of development within and around the Chalcroft Farm complex and Firtree Farmhouse that retains and enhances the heritage and architectural value of buildings and landscape features and does not prejudice the delivery of a transport link through to Allington Lane; h. the provision of vehicular access to the residential parts of the site from Burnetts Lane, Allington Lane, Fir Tree Lane and Anson Road; i. the provision of footpath, cycle and bridle routes through the site and that link the new developments with the wider existing and proposed footpath and cycleway networks, including those within Horton Heath, and a contribution towards the implementation of the proposed strategic footpath/cycleway route alongside the railway linking Hedge End to Eastleigh (see strategic policy S12(1)(e)); j. the provision of public open space, sports pitch provision and green infrastructure on site to provide a setting for the development and to meet the needs of the new and existing communities and related facilities with long term maintenance arrangements. Open space north of Fir Tree Lane shall be managed primarily for nature conservation interest and shall not be used for playing fields; k. ensuring no adverse impacts on adjacent Sites of Importance for Nature Conservation, with the provision of appropriate buffers in the region of 50m for ancient woodland and 20m for other SINC designations; l. the provision of a comprehensive landscape framework for the site that includes measures to ensure that there is no damage to, and enhancement of the Sites of Importance for Nature Conservation, and that retains as many as possible of the existing mature trees and hedgerows within the site, enhances biodiversity interest including that of the watercourses running through the site and provides a linked network of open spaces and green routes; m. to preserve water quality and flows details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for outline or full planning permission; and n. occupation of the development shall be phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider."
Trees and Development Supplementary	Pre-commencement, Construction	During the construction phase of any development, retained trees are susceptible to being damaged. It is, therefore, important to ensure they are efficiently managed and protected during the

Planning Document (Adopted April 2022)	and Tree Protection	construction of a development to preserve the valuable green assets of the site. Paragraphs 26 – 29.
National Planning Policy Framework (NPPF) (2024)	Section 12, paragraph 136	"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 187	This paragraph 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 188	This paragraph 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 193	This paragraph 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 193 (c)	This paragraph 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".

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

TREES FOR REMOVAL				
Category and Definition	**Criteria**			**Identification on Plan**
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of • 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. (**NOTE**: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			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**	
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B ***Trees of moderate quality*** *with an estimated remaining life expectancy of at least 20 years*	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
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 150mm*	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 (11705/TSS05c)

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)	Root Protection Area (m2)	Veteran Tree Development Offset (m)
				N	E	S	W								
T5	English Oak	13m	800	10	10	10	10	5	Mature	Fair	Good	B1.2	9.6	289	n/a
T10	English Oak	16m	1310	9	12	10	8	5 site	Veteran	Good	Good	A1.2.3	15.0	707	19
T11	English Oak	14m	850	7	9	7	9	5 site	Mature	Good	Fair	B1.2	10.2	327	n/a
T12	Scots Pine	14m	780	5	9	5	4	8	Mature	Poor	Poor	C1.2	9.4	275	n/a
T13	English Oak	8m	350, 450	4	4	4	4	-	Dead	Dead	Dead	U	n/a	n/a	n/a
T14	English Oak	12m	1315	6	16	12	12	5	Veteran	Fair	Fair	A1.2.3	15.0	707	19
T15	English Oak	13m	800	9	7	8	8	5	Mature	Fair	Fair	A2	9.6	289	n/a
T16	English Oak	14m	990	10	10	11	11	5	Mature	Good	Good	A1.2	11.9	443	n/a
T17	English Oak	15m	850	8	5	11	10	5	Mature	Good	Fair	B1.2	10.2	327	n/a
T18	Ash	15m	450, 350, 300, 500	4	6	8	5	8	Mature	Fair	Poor	B2	9.8	302	n/a
T19	Field Maple	10m	3x 500	8	7	6	4	2	Veteran	Good	Fair	A1.2.3	10.4	340	13
T21	English Oak	14m	980	10	10	10	10	6	Mature	Fair	Fair	B1.2	11.8	434	n/a
T22	English Oak	12m	780	8	10	7	3	3	Mature	Fair	Fair	B1.2	9.4	275	n/a
T23	English Oak	13m	750	7	7	7	7	2	Mature	Good	Good	B1.2	9.0	254	n/a
T24	English Oak	15m	1300	9	9	11	13	5	Veteran	Fair	Fair	A1.2.3	15.0	707	19
T25	Hawthorn	5m	6x 180	3	4	3	4	1	Mature	Fair	Fair	C1.2	5.3	88	n/a
T26	English Oak	17m	900	8	8	8	8	6 site	Mature	Good	Good	A1.2	10.8	366	n/a
T27	English Oak	13m	1000	11	11	11	11	3	Mature	Fair	Good	A1.2	12.0	452	n/a
T28	English Oak	11m	800	7	7	8	6	4	Mature	Fair	Fair	B1.2	9.6	289	n/a
T29	English Oak	14m	1150	9	9	10	8	5 site (N)	Mature	Fair	Fair	B1.2	13.8	598	n/a
T30	English Oak	7m	300	4	4	4	4	4	Semi Mature	Good	Fair	C1.2	3.6	41	n/a
T33	English Oak	9m	650	6	5	8	9	4 (S)	Mature	Fair	Fair	B2	7.8	191	n/a
T34	Field Maple	8m	425, 380	8	5	5	3	4 (S)	Mature	Fair	Fair	B2	6.8	145	n/a
T35	English Oak	8m	500	7	7	7	5	5 (S)	Mature	Fair	Fair	B2	6.0	113	n/a
T36	English Oak	13m	1300	7	9	8	8	4	Veteran	Fair	Good	A1.2.3	15.0	707	19
T37	English Oak	11m	1310	10	6	6	7	3	Veteran	Fair	Fair	A1.2.3	15.0	707	19
T42	English Oak	19m	1320	11	11	11	11	4	Veteran	Good	Good	A1.2.3	15.0	707	20
T43	English Oak	15m	850	8	8	8	8	4	Mature	Fair	Good	A1.2	10.2	327	n/a

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)	Root Protection Area (m2)	Veteran Tree Development Offset (m)
				N	E	S	W								
T44	English Oak	15m	1000	7	9	9	8	5	Mature	Good	Good	A1	12.0	452	15
T45	English Oak	14m	980	10	8	10	8	5	Mature	Fair	Good	A2	11.8	434	n/a
T46	English Oak	15m	1310	8	8	9	8	5 (N) 3 ave	Veteran	Good	Good	A1	15.0	707	19
T47	English Oak	11m	800	8	7	7	7	4	Mature	Fair	Fair	B1.2	9.6	289	n/a
T48	English Oak	15m	1300	9	10	10	10	5 (N) 6 (S)	Mature	Poor	Poor	B2	15.0	707	n/a
T49	English Oak	15m	860	10	12	11	2	5 (S)	Mature	Fair	Poor	C1.2	10.3	334	n/a
T50	English Oak	14m	750	8	9	8	9	6 (S)	Mature	Fair	Fair	B1.2	9.0	254	n/a
T52	Stone Pine	6m	6x 200	5	5	5	5	2	Mature	Good	Good	B2	5.9	109	n/a
T108	English Oak	13m	510	6	7	5	6	2	Early Mature	Fair	Fair	B2	6.1	118	n/a
T109	English Oak	17m	600	7	7	7	7	4	Mature	Good	Fair	B2	7.2	163	n/a
T110	English Oak	16m	460	7	6	6	5	2	Mature	Good	Fair	B2	5.5	96	n/a
T111	English Oak	17m	770	9	7	9	9	3	Mature	Good	Fair	A.2	9.2	268	n/a
T112	beech	19m	850	9	7	8	7	2	Mature	Good	Good	A.2	10.2	327	n/a
T113	English Oak	18m	710	9	10	8	6	3	Mature	Good	Good	A.2	8.5	228	n/a
T114	goat willow	12m	350	10	10	10	10	0	Mature	Collapsed	Poor	U	4.2	55	n/a
T115	goat willow	4m	360	6	6	6	6	0	Mature	Collapsed	Poor	U	4.3	59	n/a
T163	English oak	6	200			3		1	Young	Good	Good	C2	2.4	18	n/a
T164	English oak	3	80			2		1	Young	Good	Fair	C2	1.0	3	n/a
T165	Elm	3	80			2		1	Semi mature	Poor	Poor	C2	1.0	3	n/a
T166	Goat willow	6	6 x 120	3	1	6	5	1	Early Mature	Good	Fair	C2	3.5	38	n/a
T167	Goat willow	5	220 x 2	4	2	5	4	1	Early Mature	Good	Fair	C2	3.7	43	n/a
T168	Ash	3	80			1		1	Young	Poor	Poor	U	1.0	3	n/a

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)	Root Protection Area (m2)	Veteran Tree Development Offset (m)
				N	E	S	W								
T169	Holly	4	230			2		1	Early mature	Fair	Fair	C2	2.8	24	n/a
T170	English oak	20	700	10	5	5	3	5	Mature	Good	Good	B1.2	8.4	222	n/a
T171	English oak	18	500, 480	9	6	6	11	5	Mature	Good	Fair	B1.2	8.3	216	n/a
T172	English oak	18	400, 300	8	4	4	4	4	Early mature	Good	Fair	B2	6.0	113	n/a
T173	English oak	18	475	9	6	3	6	4	Early mature	Good	Fair	B2	5.7	102	n/a
T174	English oak	16	525	10	7	4	4	5	Mature	Good	Good	B1.2	6.3	125	n/a
T175	English oak	18	650	11	5	4	8	5	Mature	Good	Good	B1.2	7.8	191	n/a
T176	Ash	15	400	5	3	6	7	8	Mature	Poor	Poor	U	4.8	72	n/a
T177	English oak	20	850	10	8	6	6	7	Mature	Good	Good	B1.2	10.2	327	n/a
T178	English oak	16	3 x 280	7	4	3	2	5	Early mature	Good	Fair	B2	5.8	106	n/a
T179	Ash	18	650	9	8	7	7	5	Mature	Fair	Fair	C2	7.8	191	n/a
T180	English oak	18	580	10	5	4	7	5	Mature	Good	Good	B1.2	7.0	152	n/a
T181	Ash	17	520, 480	9	9	7	8	5	Mature	Fair	Fair	B2	8.5	227	n/a
T182	English oak	17	800	10	10	7	10	5	Mature	Good	Good	A1.2	9.6	289	n/a
T183	English oak	18	660	10	8	5	10	5	Mature	Good	Good	B1.2	7.9	197	n/a
T184	English oak	18	500, 600	7	10	5	10	5	Mature	Good	Fair	B2	9.4	277	n/a
T185	Hazel	4	250	7	3	3	7	3	Mature	Good	Good	C2	3.0	28	n/a
T186	English oak	12	600	8	8	6	9	5	Mature	Good	Good	B1.2	7.2	163	n/a
T187	English oak	15	900	7	10	7	9	5	Mature	Good	Good	A2	10.8	366	n/a
T188	English oak	13	580	3	7	5	7	2	Mature	Good	Good	B1.2	7.0	152	n/a
T189	English oak	14	580	5	6	4	7	3	Mature	Good	Good	B1.2	7.0	152	n/a
T190	English oak	12	800	2	6	6	8	3	Mature	Good	Good	B2	9.6	289	n/a
T191	English oak	13	400 x 2	3	3	4	5	7	Mature	Poor	Fair	C1	6.8	145	n/a
T192	English oak	12	800	6	6	5	8	4	Mature	Good	Good	B1.2	9.6	289	n/a
T193	English oak	20	980	5	9	11	9	4	Mature	Good	Good	A1.2	11.8	434	n/a
T194	English oak	20	680	4	8	1	9	5	Mature	Good	Fair	B2	8.2	209	n/a
T195	English oak	16	450 x 2	4	10	4	4	4	Mature	Good	Fair	B2	7.6	181	n/a
T196	Ash	18	300, 400 x 2	3	6	4	5	8	Mature	Poor	Poor	U	7.7	186	n/a
T197	English oak	18	1100	3	10	7	10	4	Mature	Good	Good	A1.2	13.2	547	n/a
T198	English oak	20	1200	8	11	7	11	4	Mature	Good	Good	A1.2	14.4	651	n/a
T199	Ash	17	650	7	10	7	5	7	Mature	Poor	Fair	C1	7.8	191	n/a
T200	English oak	9	650	8	3	2	8	4	Mature	Good	Fair	B2	7.8	191	n/a

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)	Root Protection Area (m2)	Veteran Tree Development Offset (m)
				N	E	S	W								
T201	English oak	9	760	6	8	2	6	4	Mature	Good	Fair	B2	9.1	261	n/a
T202	English oak	22	1300	7	9	13	13	5	Mature	Good	Good	A1.2	15.6	764	n/a
T203	Ash	18	640	8	9	5	7	5	Mature	Fair	Fair	B2	7.7	185	n/a
T204	Ash	18	400, 300	8	8	3	5	5	Mature	Fair	Poor	C1	6.0	113	n/a
T205	Hawthorn	5	175	3				3	Mature	Poor	Fair	C1.2	2.1	14	n/a
T206	English oak	18	1100	8	8	7	8	5	Mature	Good	Good	A1.2	13.2	547	n/a
T207	Ash	14	580	5	3	6	4	4	Mature	Fair	Good	B2	7.0	152	n/a
T208	English oak	10	870	6	5	4	4	4	Matue	Good	Fair	B2	10.4	342	n/a
T209	Field maple	7	400	5				2	Mature	Good	Good	B2	4.8	72	n/a
T210	English oak	11	1000	10	6	6	9	3	Mature	Good	Good	A1.2	12.0	452	n/a
T211	Ash	13	250, 220	7	4	4	5	4	Early mature	Fair	Fair	C1	4.0	50	n/a
T212	English oak	14	480	3	4	7	3	3	Mature	Good	Fair	B2	5.8	104	n/a
T213	Hawthorn	4	120	2				1	Mature	Fair	Fair	C2	1.4	7	n/a
T214	Ash	15	500	10	10	2	8	2	Mature	Fair	Fair	B2	6.0	113	n/a
T215	English oak	10	300, 400	7	8	4	1	2	Mature	Good	Fair	B2	6.0	113	n/a
T216	English oak	17	875	7	7	8	9	2	Mature	Good	Good	B1.2	10.5	346	n/a
T217	Field maple	5	200 x 4	7	4	3	4	3	Mature	Fair	Fair	B2	4.8	72	n/a
T218	English oak	9	500	3	5	7	5	4	Mature	Good	Fair	B2	6.0	113	n/a
T219	Goat willow	6	400	6	7	4	2	1	Mature	Good	Fair	B2	4.8	72	n/a
T220	Field maple	8	6 x 200	5	2	4	5	2	Mature	Good	Good	B2	5.9	109	n/a
T221	Field maple	8	5 x 150	5	2	5	2	3	Mature	Good	Fair	B2	4.0	50	n/a
T222	English oak	16	860	9	7	8	7	2	Mature	Good	Good	A1.2	10.3	334	n/a
T223	Ash	18	2 x 570	8	10	8	6	8	Mature	Poor	Fair	U	9.7	295	n/a
T224	English oak	13	800	9	7	7	5	4	Mature	Good	Good	A2	9.6	289	n/a
T225	English oak	14	500	8	3	8	7	2	Mature	Good	Good	A2	6.0	113	n/a
T226	English oak	14	650, 300	2	5	10	7	5	Mature	Good	Fair	A2	8.6	232	n/a
T227	English oak	18	800, 450	11	9	8	7	3	Mature	Good	Fair	A2	11.0	380	n/a
T228	Field maple	8	350, 200	4	3	3	2	2	Mature	Good	Fair	B2	4.8	72	n/a
T229	English oak	8	350	4				4	Early mature	Good	Good	B1.2	4.2	55	n/a
T230	English oak	20	800, 1100	11	10	11	12	3	Veteran	Good	Good	A1.2	15.0	707	19
T231	Ash	14	650	7	7	8	7	6	Mature	Poor	Poor	U	7.8	191	n/a
T232	English oak	11	450	5	6	5	5	4	Mature	Good	Good	B2	5.4	92	n/a
T233	Ash	13	400	6	2	5	6	3	Early mature	Poor	Poor	C1	4.8	72	n/a

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)	Root Protection Area (m2)	Veteran Tree Development Offset (m)
				N	E	S	W								
T234	English oak	15	600	8	7	8	5	3	Mature	Good	Good	B1.2	7.2	163	n/a
T235	English oak	15	500	8	6	4	8	4	Mature	Good	Good	B1.2	6.0	113	n/a
T236	Ash	13	350, 200			6		4	Early mature	Fair	Fair	C1	4.8	72	n/a
T237	English oak	13	480	6	5	5	8	3	Early mature	Good	Good	B1.2	5.8	104	n/a
T238	English oak	15	800	9	5	6	9	3	Mature	Good	Fair	B1.2	9.6	289	n/a
T239	English oak	6	275	5	6	1	2	3	Early mature	Fair	Fair	C1	3.3	34	n/a
T240	Ash	10	200, 100	4	3	2	4	4	Early mature	Poor	Poor	U	N/A	N/A	n/a
T241	Crack willow	19	1200	6	8	12	5	0	Mature	Fair	Poor	U	14.4	651	n/a
T242	English oak	17	880	6	8	8	8	6	Mature	Good	Good	A2	10.6	350	n/a
T243	English oak	17	450, 500	4	7	6	8	4	Mature	Fair	Fair	B2	8.1	206	n/a
T244	Ash	15	480	8	7	6	5	8	Mature	Fair	Fair	C1	5.8	104	n/a
T245	English oak	20	900	8	8	8	9	5	Mature	Good	Good	A2	10.8	366	n/a
T246	English oak	14	650	4	6	9	9	2	Mature	Good	Fair	B1.2	7.8	191	n/a
T247	English oak	13	450	2	6	4	8	2	Mature	Good	Good	B2	5.4	92	n/a
T248	English oak	16	780	3	11	6	12	2	Mature	Good	Good	A2	9.4	275	n/a
T249	English oak	16	700	4	8	8	8	4	Mature	Good	Fair	A2	8.4	222	n/a
T250	English oak	10	500	3	8	7	3	4	Mature	Good	Fair	B2	6.0	113	n/a
T251	English oak	11	320	2	6	6	6	4	Early mature	Good	Good	B2	3.8	46	n/a
T252	English oak	18	900	10	8	9	8	4	Mature	Good	Good	A2	10.8	366	n/a
T253	Ash	18	500 x 3, 400	9	9	6	9	4	Mature	Fair	Fair	B2	11.4	408	n/a
T254	English oak	20	880	6	11	2	10	2	Mature	Good	Good	A2	10.6	350	13.2
T255	English oak	20	1200	5	13	12	11	3	Veteran	Good	Good	A2	14.4	651	18
T256	Field maple	8	500	4	5	5	3	3	Mature	Good	Good	B2	6.0	113	n/a
T257	English oak	20	1100	11	10	6	9	5	Mature	Good	Good	A1.2	13.2	547	n/a
T258	English oak	20	1100	4	14	17	12	4	Mature	Good	Good	A1.2	13.2	547	n/a
T259	English osk	18	870	9	10	7	9	4	Mature	Good	Good	A2	10.4	342	n/a
T260	English oak	18	1000	8	8	7	9	3	Mature	Good	Good	A1.2	12.0	452	n/a
T261	Ash	17	580	5	6	7	6	6	Mature	Poor	Poor	U	n/a	n/a	n/a
T262	Ash	17	490	2	3	6	7	4	Mature	Poor	Poor	U	n/a	n/a	n/a
T263	English oak	18	880	7	10	11	9	3	Mature	Good	Good	A1.2	10.6	350	n/a

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)	Root Protection Area (m2)	Veteran Tree Development Offset (m)
				N	E	S	W								
T264	English oak	9	300	2	6	5	3	4	Early mature	Good	Fair	B2	3.6	41	n/a
T265	Ash	9	9 x 250	7	7	7	7	5	Mature	Fair	Fair	B2	9.0	254	n/a
T266	Ash, elm	8	3 x 175	5				4	Early mature	Fair	Fair	C2	3.6	41	n/a
T267	Field maple	7	10 x 200	5	4	3	5	4	Mature	Good	Fair	B2	7.6	181	n/a
G3	Common Alder, Ash, Hawthorn, Hazel	13m max	2x 400, 2x 600 max, 350 ave	6 ave				6	Mature	Fair	Fair	C1.2	n/a	n/a	n/a
G4	English Oak, Common Alder	13m ave	1200 max 450 ave	11 max 8 ave				4 ave	Mature	Good	Fair	B1.2	n/a	n/a	n/a
G9	Leyland Cypress, Cherry	4m max	100 max	2 ave				0	Early Mature	Fair	Fair	C1.2	n/a	n/a	n/a
G11	Field Maple x 2	8m	5x200 max	8 max				1	Mature	Fair	Fair	B2	n/a	n/a	n/a
G12	English Oak, Ash, understorey Hawthorn, Holly, Hazel	10m ave	400 max	4 ave				1 ave	Mature	Fair	Fair	B2	n/a	n/a	n/a
G13	Elm, Blackthorn, Hawthorn, Hazel	8m ave	200 ave	4 ave				1 ave	Early Mature	Fair	Fair	C1.2	n/a	n/a	n/a
G16	Ash, Hazel, Blackthorn	7m	400 max	5				1	Mature	Good	Fair	B2	n/a	n/a	n/a
G17	Elm, Hawthorn, Blackthorn	8m ave	275 max	5 ave				3 ave	Early Mature	Fair	Fair	C1.2	n/a	n/a	n/a
G18	Holly, Hawthorn, Hazel, Elm, Field maple	6m	200 ave	3 ave				1 ave	Mature	Fair	Fair	C1.2	n/a	n/a	n/a
G19	English Oak, Ash, Hawthorn, Hazel	6m	450 ave	6 ave				5 ave	Mature	Fair	Fair	B2	n/a	n/a	n/a
G21	Hazel, English Oak, Ash, Cherry	5m ave	475 max 250 ave	3 ave				1 ave	Early Mature	Fair	Fair	C1.2	n/a	n/a	n/a
G22	English Oak	13m max	600 max	10 max				2 ave	Mature	Fair	Fair	B1.2	n/a	n/a	n/a
G22a	English Oak	17m	800	4	9	9	9	1 site	Mature	Good	Poor	B2	n/a	n/a	n/a
G23	English Oak x 3	4m	200 ave	3 ave				1 ave	Semi Mature	Fair	Fair	C1.2	n/a	n/a	n/a

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)	Root Protection Area (m2)	Veteran Tree Development Offset (m)
				N	E	S	W								
G24	Understory Blackthorn, Hawthorn	6 max	150 ave			2		0	Early Mature	Fair	Fair	C2	n/a	n/a	n/a
G25	Goat Willow, Ash, Hawthorn, Blackthorn, Hazel, Elm	5m	150			3 ave		0	Early Mature	Fair	Fair	C1.2	n/a	n/a	n/a
G26	Ash, Blackthorn	5m	200 max			3 ave		0	Mature	Fair	Fair	C2	n/a	n/a	n/a
G27	Blackthorn, Hazel, Elm, Hawthorn, Goat Willow, Holly	4m ave	100 ave			2 ave		0	Early Mature	Fair	Fair	C1.2	n/a	n/a	n/a
G28	Elm, Hawthorn, Hazel, Holly	8m ave	200 ave			3 ave		4 ave	Early Mature	Fair	Fair	C1.2	n/a	n/a	n/a
G29	Goat Willow	9m ave	400 max			5 ave		0	Mature	Fair	Poor	C1.2	n/a	n/a	n/a
G30	Goat Willow, English Oak, Ash, Hawthorn	12m	400 ave			5 ave		3 ave	Early Mature	Fair	Fair	B2	n/a	n/a	n/a
G31	Raywood Ash, Silver Birch, English Oak, Ash, Goat Willow, Grey Poplar	14m ave	600 max 500 ave			6 ave		3 ave	Early Mature	Fair	Fair	B2	n/a	n/a	n/a
G33	English Oak, Ash, Goat Willow, understorey Hazel, Elm, Goat Willow	13m trees ave 8m understorey	see plan			6 ave		3 ave	Early Mature	Fair	Fair	C1.2	n/a	n/a	n/a
G34	English Oak, Hawthorn, Goat Willow	13m	475 max			7 ave		3 ave	Mature	Fair	Fair	B1.2	n/a	n/a	n/a
G35	English Oak, Holly, Hawthorn	3-4m	100-200			3 ave		0	Semi Mature	Fair	Fair	B2	n/a	n/a	n/a
G38	English Oak, Ash, understorey	16m max	1380 max			12 max		4 ave	Early Mature	Fair	Fair	B2	n/a	n/a	n/a
G44	Fig, Cherry, various ornamentals	4m ave	150 ave			2 ave		2 ave	Early Mature	Good	Good	C1.2	n/a	n/a	n/a
G72	hawthorn, hazel, holly	4m	180	2	2	2	2	0	Early Mature	Fair	Fair	C2	2.2	15	n/a

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)	Root Protection Area (m2)	Veteran Tree Development Offset (m)
				N	E	S	W								
G91	Goat willow	5	200		3			1	Semi mature	Good	Good	C2	2.4	18	n/a
G92	Crack willow, goat willow	5	350		3			1	Mature	Good	Fair	C2	4.2	55	n/a
G93	English oak, ash	20	550		9			5	Mature	Fair	Fair	B2	6.6	137	n/a
G94	Elm	11	300		4			5	Early mature	Dead	Dead	U	3.6	41	n/a
G95	Ash, elm	6	150		2			1	Young	Poor	Poor	U	1.8	10	n/a
G97	Ash, elm, field maple	8	200		3			2	Early mature	Poor	Poor	C2	2.4	18	n/a
G98	Ash	12	300		7			5	Early mature	Poor	Poor	U	3.6	41	n/a
G99	English oak	17	500		8			4	Mature	Good	Good	B2	6.0	113	n/a
G100	Elm	7	150		3			3	Semi mature	Dead	Dead	U	1.8	10	n/a
H5	Field Maple, Hawthorn, Blackthorn	2m	75		1			0	Mature	Fair	Fair	C1.2	.9	3	n/a
H6	Ash, Leyland Cypress, Hazel	2-6m	200		3 ave			2 ave	Early Mature	Fair	Fair	C1.2	2.4	18	n/a
H7	Goat Willow	2m	75		1			0	Early Mature	Fair	Fair	C1.2	.9	3	n/a
H8	Hawthorn, Blackthorn	3m	75		1			0	Mature	Fair	Fair	C1.2	.9	3	n/a
H9	Elm, Ash, Hawthorn	2m	100		1			0	Mature	Fair	Fair	C1.2	1.2	5	n/a
H10	Hazel, Elm, Goat Willow	2m	100 ave		0			0	Mature	Fair	Fair	C1.2	1.2	5	n/a
H12	Elm, Hawthorn, Goat Willow, Hazel, Ash, Holly	3m ave	75 ave 250 max		1 ave 3 max			0	Early Mature	Fair	Fair	C1.2	3.0	28	n/a
H15	Hazel, Elm, Blackthorn	3m ave	75		2 ave			0	Mature	Fair	Fair	C1.2	.9	3	n/a
H16	Ash, Elm, Hawthorn, Field Maple	3m ave	75		1			0	Mature	Fair	Fair	C1.2	.9	3	n/a
H17	Field Maple , Elm, Hawthorn	2-4m	75		1			0	Mature	Fair	Fair	C1.2	.9	3	n/a
H18	Hawthorn	3m	75		2			0	Mature	Fair	Fair	C1.2	.9	3	n/a

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)	Root Protection Area (m2)	Veteran Tree Development Offset (m)
				N	E	S	W								
H19	Hawthorn, Field Maple, Elm, Blackthorn	2-3m	75	1				0	Early Mature	Fair	Fair	C1.2	.9	3	n/a
H20	Lawson Cypress, Western Red Cedar	1m	75	1				0	Early Mature	Good	Good	C1.2	.9	3	n/a
W1	Ash, Field Maple, English Oak, understorey Hazel, Hawthorn	16m ave	1200 max	8 ave				3 ave	Early Mature	Good	Good	A1.2.3	n/a	n/a	n/a
W3	English Oak, Ash, Goat Willow, Beech, understorey Hazel, Hawthorn, Holly, Field Maple	16m ave	75-700 max	8 max (trees) 4 (understorey)				2 ave 0 understorey	Early Mature	Good	Good	A1.2.3	n/a	n/a	n/a

Appendix 4: Signage Example





Note: Digital A4 copies can be obtained via contacting Tyler Grange.

Appendix 5: Arboricultural Works Audit

Works Requiring Supervision	Tree or Group No.	Date Completed and Report to LPA
Pre-commencement onsite meeting with project Arboriculturist and Site Manager to discuss tree protection measures throughout construction phases	All retained trees	
Spray marking of tree removals as identified Tree Retention and Removal Plan (11705_P39) and detailed within the Arboricultural Method Statement.	T13: oak T18: ash T47: oak T163: oak T164: oak T165: elm T219: goat willow H8, H15, H16, & H17 G15, G17, G18, G19, G35, G92, G94, G95, & G97	
Inspection of tree pruning works as detailed within the Arboricultural Method Statement.	G99 & T213	
Spray marking of or inspection barrier position as identified on the Tree Protection Plan (11705_P41) and detailed within the Arboricultural Method Statement prior to occupation of site for demolition / construction purposes.	All retained trees	
Supervision during construction of above soil surfacing within RPAs as identified on the Tree Protection Plan (11705_41) and detailed within the Arboricultural Method Statement.	T48, T202, & T206	
General site inspection (monthly basis recommended unless otherwise agreed with LPA) as detailed within the Arboricultural Method Statement.	All retained trees	

Appendix 6: Report Limitations

Limitations

A6.1. 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.

A6.2. 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.

A6.3. Full access to some boundary trees was not possible during the survey due to dense vegetation, uncertain ground conditions, and the presence of ditches and level changes. Sufficient data was obtained from the visible portions of these trees to enable an accurate assessment. However, it should be noted that any defects at the base or on inaccessible sections of the stems may not have been visible, for example where obscured by tall bramble or undergrowth.

Un-assessable Risks

A6.4. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

A6.5. 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.

Plans:

Plan 1: Tree Constraints Plan (TCP), (11705/P37c)

Plan 2: Tree Retention and Removal Plan (TRRP), (11705/P39d)

Plan 3: Tree Protection Plan (TPP), (11705/P41a)

- Application Boundary
- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Category U - Trees in Poor Condition
- Root Protection Areas
- Veteran Tree Buffer Zones

*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.

Rev	Description	Date
C	Update to redline boundary	08/10/2025
B	Minor updates	18/06/2025
A	Minor updates	18/06/2025

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Project title

The Holm and the The Holmstall, Horton Heath

Drawing title

Tree Constraints Plan

Scale	1:750 @ A0	Drawn	LB
Date	08.10.2025	Checked	NC

Drawing number

11705_P37

Revision

C

This document should not be relied on or used in circumstances other than those for which it was prepared and for which Tyler Grange was appointed.

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Tyler Grange Group Limited

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- Application Boundary
- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Category U - Trees in Poor Condition
- Root Protection Areas
- Veteran Tree Buffer Zones
- Proposed Tree Removals

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*

Rev	Description	Date
D	New layout added	04/12/2025
C	New layout added	22/10/2025
B	Minor data revisions	13/10/2025
A	Added new redline boundaries	09/10/2025

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Project title
The Holme and the The Holmstal, Horton Heath

Drawing title
Tree Retention and Removal Plan

TYG-ZZ-XX-DR-Y-0002

Scale 1:750 @ A0
Date 04.12.2025
Drawn LB
Checked NC

Drawing number
11705_P39

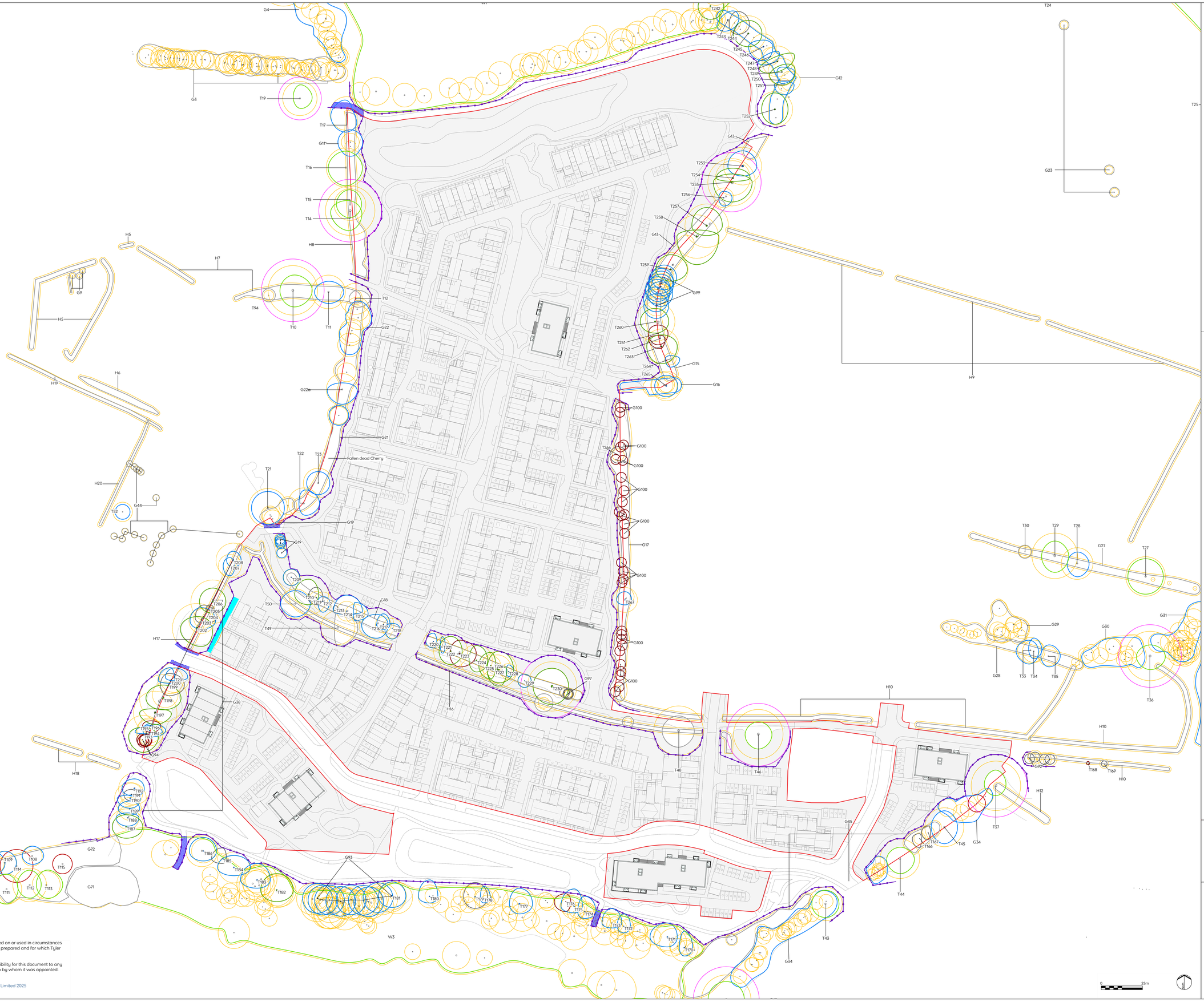
Revision
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- Application Boundary
- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Category U - Trees in Poor Condition
- Root Protection Areas
- Veteran Tree Buffer Zones
- Tree Protection Barrier Locations
- Above-soil surfacing within RPAs
- Temporary Ground Protection

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*

Rev	Description	Date
A	New layout added	04/12/2025

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Project title
The Holme and the The Holmstal, Horton Heath

Drawing title
Tree Protection Plan

TYG-ZZ-XX-DR-Y-0003

Scale	1:750 @ A0	Drawn	LB
Date	04.12.2025	Checked	NC

Drawing number
11705_P41

Revision
A

0 25m

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