



Tree Survey
with Tree Constraints Plan

Pendower Beach Hotel
Rocky Lane
Ruan High Lanes
Truro
Cornwall
TR2 5LW

Reference: 2810 Tree Survey Rev B

Site Visit Date: 14.03.2019

Report Date: 01.04.2019

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1 INSTRUCTIONS

1.1 PBHH Ltd instructed us to provide:

- Tree Survey, Constraints Analysis and Tree Constraints Plan.
- Arboricultural Impact Assessment.

This report completes the first element of this instruction.

1.2 I have plotted the positions of the subject trees on the Tree Constraints Plan (TCP) based on the topographical survey supplied.

1.3 I have undertaken both survey and report to accord with the recommendations in British Standard 5837:2012 Trees in relation to design, demolition & construction - Recommendations (BS 5837).

1.4 Though safety is a consideration for each survey, this report does not provide an assessment of the risk presented by trees. Neither does this assessment relate to risks associated with subsidence, heave or other forms of disturbance associated with tree root growth or removal.

1.5 I did not have access to trees outside the boundaries or on other private properties and my observations of them were confined to what was visible from within the property.

1.6 I surveyed all the trees from ground level to assess the tree's maturity, biological and physiological factors. I have not climbed nor undertaken any boring or core sampling. Where needed I used binoculars to assess areas of the crown. I have assessed the mechanical factors as described in the Visual Tree Assessment (VTA) methodology.

1.7 Tree Schedule Explanatory Notes are listed in Appendix A.

2 SUPPORTING DOCUMENTATION

2.1 This report and associated plans and findings are based on the documents provided, as listed below:

- Topographic survey of the site prepared by Pendray Land Surveys dated 25.06.07.

2.2 This report should be read alongside Evolve Tree Constraints Plan Ref: EV-2810-TCP

3 STATUTORY DESIGNATIONS

- 3.1 I have used the information provided by the Cornwall Council Interactive Map on the assumption this is a true and accurate record.
- 3.1.1 **Tree Preservation Order/s (TPOs):** None of the trees on or adjacent to the site are currently protected by a Tree preservation Order (TPO).
- 3.1.2 The Local Planning Authority (LPA) may change the protected status of the trees once it becomes aware of any potential development, but I consider this very unlikely in this case.
- 3.1.3 **Conservation Area (CA):** The site is not within Conservation Area.
- 3.2 **Planning Conditions/Covenants:** I did not investigate whether any planning conditions or legal covenants relevant to the trees are in place.
- 3.3 Other designations:
- The site is within an Area of Outstanding Natural Beauty.
 - A Public Rights of Way (PROW) passes to the east and west of the site.
 - Priority Habitat Inventory: Trees on and adjacent to the site are listed by Natural England on the Priority Habitat Inventory as Deciduous Woodland (England).
 - Trees on or adjacent to the site are also listed as broadleaved on the National Forest Inventory (GB).
- 3.4 **Felling Licences:** The grounds of the hotel are not subject to the provisions of the Forestry Act.
- 3.5 **Hedgerow Regulations:** The hedgerow regulations do not apply to the boundary of a domestic curtilage.

4 RELEVANT PLANNING POLICY

- 4.1 **National Planning Policy Framework (NPPF):** This sets out national planning policy. Paragraph 175 states 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 compensation strategy (para 175).
- 4.2 **Cornwall Local Plan:** This sets out local planning policy. It includes the following relevant policies:
- Policy 12: Design – Development must ensure Cornwall’s enduring distinctiveness and maintain and enhance its distinctive natural and historic character. Development should demonstrate a design process that has clearly considered the existing context, and how the development

contributes to the social, economic and environmental elements of sustainability through fundamental design principles.

- Policy 22: European Protected Sites – mitigation of recreational impacts from development.
- Policy 23: Natural environment. Development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance.

4.3 **Cornwall Council Planning for Biodiversity Guide:** The guide sits below the Local Plan and provides additional information to guide decisions relying on policies 22 and 23.

- Paragraph 10.7.3 - Buffering for hedges suggests that for residential developments that an absolute minimum buffer of 2-metre either side of the hedge is required. For industrial and solar farm developments a 5-metre buffer is an absolute minimum. Where woodland is present a 10-metre buffer is absolute minimum.

5 THE SITE

5.1 The site is located on the coast to the south south-east of Ruan High Lanes, a village west of Veryan, Cornwall. Rocky Lane is found off the A3078. The site is accessed via an open driveway.

5.2 The application site is part of the grounds of the former hotel that include the buildings, garden, tennis court and an area of hard-standing.

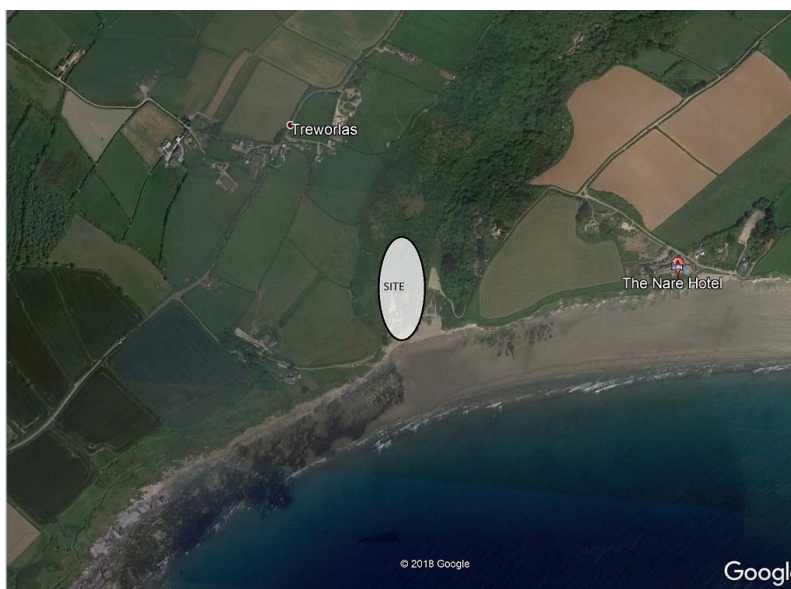


Image 1:

Image taken from Google Earth Pro 2019.

- 5.3 The data collected during the site survey including comments regarding health, condition and amenity value, is presented in the Appendix B Tree Schedule with explanatory notes given in Appendix A.

6 THE TREES

- 6.1 **Tree Quality Assessment:** The cascade chart (included in Appendix B) is a construct of the BS5837 designed to help describe the characteristics and relative value of trees. It provides an estimate of which trees are important and which trees are not.
- 6.1.1 The category does not dictate which trees ought to be retained or removed, merely the weight that should be given to them when balancing competing interests. Certain trees may be of such importance and sensitivity that they justify having a major influence on design. Others may be of little significance that could be removed without adverse impacts.
- 6.2 **Key Trees: Amenity.** The key trees are those that are prominent to views from the east. The willow carr woodland (W1) dominates the wet valley basin. It is the key component of the local landscape in terms of both the natural habitat and visual landscape.
- 6.3 Large ornamental trees include Monterey pine trees (T9 and T10) at the southern end of the site and several mature Monterey cypress trees (G7 and T15). The Monterey cypress trees are very prominent features in the landscape.
- 6.4 Other individual trees are unremarkable. On mass, they generally contribute to the character of the local landscape without this elevating individual tree to a moderate or high quality.
- 6.5 **Key Trees: Sensitivity.** The Monterey cypress trees (G7 and T15) are fully mature and showing signs of fragility. There are early signs of colonisation by Coryneum Canker (*Seiridium cardinale*) which affects foliage. Development of the disease is generally slow but is ultimately very disfiguring and often fatal. It has minor short-term significance. All have historical and current damaged branches. One tree (7.3) is in very poor physiological condition and is likely to be removed once the site becomes actively managed once more.
- 6.5.1 The condition of the trees will decline over the coming decades. If the land is to be developed, this is an opportune time to fell and replace them. Retention and protection is likely to result in misplaced inconvenience and cost.

7 CONSTRAINTS ANALYSIS & DESIGN CONSIDERATIONS

- 7.1 The preliminary constraints posed by the trees are shown on the TCP. Both the above and below ground constraints are likely to influence the design. The key constraints are described below.
- 7.2 **The root protection area (RPA):** This is an area (representing a volume of soil) considered necessary to maintain the trees viability. The area represented on the TCP is a minimum recommended by BS5837 and is capped at 707 m² (apart from exceptional circumstances e.g. some veteran trees (BS 5837 para 5.2.4)).
- 7.2.1 The shape of the RPA will vary in accordance with site conditions e.g. a road is likely to form a barrier to root growth. Whilst the notional RPA is circular the shape plotted on the TCP may be a polygon to reflect likely barriers to root growth.
- 7.2.2 Encroachment within the RPA of retained trees will require justification and be supported by a sound rationale from the project arboriculturist.
- 7.3 **Soils:** The depth and nature of the soil will influence on root growth and morphology, resource availability and ability to tolerate stress.
- 7.3.1 Made ground, ploughed fields, over-compacted land and other factors can all influence soil nutrient status, soil structure, organic matter content, moisture retention etc.
- 7.3.2 The site has been historically landscaped, and areas will be more conducive to the growth of roots than others, for instance the level plateau to the east of S1 appears to be heavily compacted.
- 7.3.3 Changes to the natural drainage patterns by development can influence how soil moisture percolates through to the trees and may have a significant impact on a tree's viability.
- 7.4 **Tree species:** The species will influence several factors relevant to design including height (represented by the length of the shade arc), spread (indicated on the TCP), ultimate height and spread (which may be indicated where appropriate), deciduous/evergreen nature, crown density, seasonal nuisance etc.
- 7.4.1 The proximity of a tree to houses and gardens can be a key factor in affecting people's enjoyment of the property.
- 7.5 **Age:** Current age is an indicator of how much more a tree will grow in height and spread. A mature tree is much more likely to be growing at a

slow rate, whereas a young or middle-aged tree will have significant growth potential.

- 7.5.1 Mature and over-mature trees are generally more sensitive to change than young trees. Their inability to adapt to altered soil conditions within or near the RPA means that care is required when designing in these places.
- 7.6 **Shade Arc:** This is an average pattern of the shade as it passes through the day. It provides an indication of how trees may impede direct sunlight.
 - 7.6.1 Dense shade can be addressed by the siting of dwellings and a reasonable proportion of the garden outside the shade arcs.
 - 7.6.2 Siting buildings within the shade arc can adversely affect the availability of natural daylight to principal living rooms. The internal arrangement of buildings and fenestration design can make significant improvements to daylight availability. Where there is a conflict, the designer should consider the effects by way of an environmental assessment.
- 7.7 **Services.** This is a common cause of delay during the planning process and can delay construction if not fully assessed before the final layouts are agreed.
 - 7.7.1 It is prudent to locate new services outside the RPA and crown (allowing for future growth) of retained trees. However, the impact of putting services close to trees will be determined by the sensitivity and/or quality of the trees.
- 7.8 **Overbearing.** Where the current or future growth of the tree will dominate the space to the disadvantage, whether perceived or real, of the future occupiers.
- 7.9 **Seasonal nuisance.** Trees are naturally growing and shedding organisms. Leaves of some species can cause problems particularly in the autumn by blocking gullies and gutters. Fruit can cause slippery patches and accumulation of honeydew can be damaging to surfaces and vehicles. These issues can be designed out using proprietary gutter covers or similar.

8 CONCLUSION

- 8.1 There is potential (in arboricultural terms) to develop the area of the site as shown on the Constraints Plan. Any incursion into the constraints as shown may require justification and mitigation.
- 8.2 I trust this report provides the information for you to develop the plans. Should you have any queries, or should the plans change to affect the trees, then we would be happy to provide further advice and opinion.



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Evolve Tree Consultancy

I am a Chartered Arboriculturist and a professional member of the Arboricultural Association. I hold the Royal Forestry Society's Professional Diploma in Arboriculture. I have been working as a full-time, professional arboriculturist since 1998 and have experience in both the public and private sector.



The authority of this report ceases when any site conditions change or pruning or other works unspecified in the report are carried out to, or affecting, the subject tree(s). The statements made in this report do not consider the effects of extremes of climate, vandalism or accident, whether physical, chemical or fire. Evolve Tree Consultancy cannot accept any liability about these factors, nowhere prescribed work is not carried out in a correct and professional manner in accordance with current good practice.

The recommendations within this report remain valid for the period stated for re-inspection or twelve months from the date of survey.

The limit of Evolve Tree Consultancy's indemnity over any matter arising out of this report extends only to the instructing client; Evolve Tree Consultancy cannot be held liable for any third-party claim that arises following or out of this report. This report remains the intellectual property of Evolve Tree Consultancy.

Tree Schedule Explanatory Notes

Sequential Tree, Group or Woodland Reference Number.

Name: Scientific name (Common name in brackets).

Height: Recorded in metres by inclinometer in each discrete area and estimated from the measured tree. **(lwr crn ht)**
Lower crown height, the height of the canopy above the ground.

Trunk diameter: Tree stem diameter in millimetres at 1.5 metres above adjacent ground level rounded up to nearest 50 millimetres. For multi-stemmed trees a cumulative diameter is calculated (in accordance with BS 5837:2012 Annex C).

Crown Spread: Measured in metres & taken at four cardinal points (N E S W).

1st Sig branch: Existing height in metres above ground level (agl) of the first significant branch with direction of growth (if available).

Life stage	Y	Young	Recently planted or establishing tree.
	SM	Semi-mature	Age less than one-third life completed. Established tree but one that has not reached its potential ultimate height and has significant growth potential.
	EM	Early-mature	One-third to two-thirds life completed. A tree reaching its ultimate potential height, whose growth rate is slowing down but will still increase in stem diameter and crown spread.
	M	Mature	Two thirds plus life completed. Specimen with limited potential for any significant increase in size but with a reasonable life expectancy.
	LM	Late-mature (Over-mature in the BS)	Two-thirds plus life completed and declining. A tree that has passed its optimum growth rate and may require specialist management. These trees may offer significant benefits in terms of nature conservation
	V	Veteran	A tree that shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Category: A grade given in accordance with BS 5837:2012 - Tree Categories (see copy of Table 1 from BS 5837:2012 below).

Comments: General observations e.g. collapsing, the presence of any decay and physical defect and including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat.

Life Expectancy: Estimated remaining contribution in years in terms of amenity (<10, 10+, 20+, 40+).

Physiological condition	G	Good	Tree that appears to be in good condition and healthy without significant defects.
	F	Fair	Tree that appears to be structurally sound but due to minor defects is downgraded from good.
	P	Poor	Tree which shows signs of poor health, in decline and/or with significant defects.
	D	Dead	Tree which is moribund or has died.

Recommendations: Preliminary management recommendations based on the site as surveyed and for any likely pruning likely to be required should any development proceed.

RPA-R (m) - Root Protection Area (RPA) Radius - The radius of an indicative circle of the RPA.

RPA (m²) - RPA Area in metres squared.

APPENDIX B
Tree Schedule

Tag	Name	Ht	Trunk dia.	1 st Sig branch	N	E	S	W	Life Stage	Cat	Comments	Life Exp	Cond	Recommendations	RPA R m	RPA A m ²
T1	Alnus glutinosa (Common Alder)	9(1)	200	1(S)	6	6	6	6	EM	C2	Declining health.	<10	Poor		7.2	162.9
G1	Salix caprea (Goat Willow)	6(1)	50	1(S)	3	3	3	3	Y	C2	Young self-sown trees.	20+	Good		0.6	1.1
G2	Ulmus procera (English Elm)	13(3)	250	3(E)	4	4	4	4	SM	C2	Moderate prominence. Likely to succumb to Dutch elm disease.	<10	Fair		3.0	28.3
T2	Acer pseudoplatanus (Sycamore)	12(2)	450,350, 300	3(N)	6	7	5	7	M	C2	Not on topographical survey - position/dimensions estimated. Moderately prominent.		Fair		7.7	187.7
T3	Fraxinus excelsior (Ash)	10	500,400, 500		6	6	6	6	M	U	Dead.		Dead		9.7	298.1
G3	Acer pseudoplatanus (Sycamore), Crataegus monogyna (Hawthorn), Ilex aquifolium (Holly)	7(2)	300	2(S)	6	6	6	6	EM	C2	Not on topographical survey - position/dimensions estimated. Not visually prominent. Dimensions vary - those recorded are an average representation. Eastern edge of scrubby low density woodland.	20+	Fair		3.6	40.7
G4	Corylus avellana (Hazel),	8(1)	150,150, 150	1(E)	7	7	7	7	Y	C2	Not on topographical survey -	20+	Fair		3.1	30.6

Tag	Name	Ht	Trunk dia.	1 st Sig branch	N	E	S	W	Life Stage	Cat	Comments	Life Exp	Cond	Recommendations	RPA R m	RPA A m ²
	Salix caprea (Goat Willow), Quercus robur (Common Oak), Acer pseudoplatanus (Sycamore)										position/dimensions estimated. Not visually prominent. Dimensions vary - those recorded are an average representation. Eastern edge of scrubby low density woodland.					
G5	Corylus avellana (Hazel), Acer pseudoplatanus (Sycamore), Crataegus monogyna (Hawthorn)	6(1)	100	1(E)	5	5	5	5	Y	C2	Not on topographical survey - position/dimensions estimated. Not visually prominent. Dimensions vary - those recorded are an average representation.	20+	Fair		Error	Error
T4	Chamaecyparis lawsoniana (Lawson Cypress)	3(1)	100		2	2	0	2	SM	C2	Not on topographical survey - position/dimensions estimated. Partially windthrown	<10	Poor		2.1	13.6
T5	Salix caprea (Goat Willow)	8(0)	175,175, 175,175, 175	2(E)	7	7	7	7	EM	C2	Not on topographical survey - position/dimensions estimated.	20+	Good		4.7	69.1

Tag	Name	Ht	Trunk dia.	1 st Sig branch	N	E	S	W	Life Stage	Cat	Comments	Life Exp	Cond	Recommendations	RPA R m	RPA A m ²
											Not visually prominent.					
T6	Fraxinus excelsior (Ash)	10(3)	300	3(W)	5	3	5	5	SM	C2	Pruned on east side for utility cables	10+	Fair		3.6	40.7
T7	X Cupressocyparis leylandii (Leyland Cypress)	11(1)	400,200, 100	2(N)	7	5	4	3	EM	C2	Moderately prominent, but unremarkable.	20+	Fair		5.5	95.1
T8	Quercus ilex (Holm Oak)	10(1)	550	1(NE)	10	10	10	10	EM	C2	Not on topographical survey - position/dimensions estimated. Historical partial failure of one stem - not significant.	20+	Fair		6.6	136.9
S1	Buddleja davidii (Buddleja), Salix caprea (Goat Willow)	3(1)	50		2	2	2	2	Y	C2	Not prominent.	20+	Good		0.6	1.1
S2	Ornamental shrub mass	3(1)	50		2	2	2	2	Y	C2	-	20+	Good		0.6	1.1
S3	Ornamental shrub mass	3(1)	50		2	2	2	2	Y	C2	-	20+	Good		0.6	1.1
S4	Ornamental shrub mass	3(1)	50		2	2	2	2	Y	C2	Low level screening.	20+	Good		0.6	1.1
G6	Pinus sylvestris (Scots Pine)	8(2)	50		2	2	2	2	Y	C2	Low leaf density.	10+	Poor		0.6	1.1

Tag	Name	Ht	Trunk dia.	1 st Sig branch	N	E	S	W	Life Stage	Cat	Comments	Life Exp	Cond	Recommendations	RPA R m	RPA A m ²
T9	Pinus radiata (Monterey Pine)	14(2)	800,650, 400	2(N)	7	8	10	9	EM	B2	Restricted growth due to exposed situation. Visually prominent.	20+	Good		13.3	553.3
T10	Pinus radiata (Monterey Pine)	10(5)	575	4(W)	7	5	6	6	EM	B2	Restricted growth due to exposed situation. Visually prominent.	20+	Fair		6.9	149.6
T11	Pinus radiata (Monterey Pine)	8(4)	400,300	3(S)	4	4	4	4	SM	C2	Low vitality. Declining. Restricted growth due to exposed situation. Visually prominent locally, but unremarkable tree.	10+	Poor		6.0	113.1
G7.1	Cupressus macrocarpa (Monterey Cypress)	11(5)	450	7(N)	5	2	0	2	M	C2	Leaning North. Crown distorted due to group pressure. Possible early signs of Coryneum Canker (Seiridium cardinale) - minor short-term significance.	10+	Fair		5.4	91.6
G7.2	Cupressus macrocarpa (Monterey Cypress)	16(3)	1100	1(S)	9	8	10	4	M	B2	Crown distorted due to group pressure. Possible early signs of Coryneum Canker (Seiridium cardinale) -	10+	Fair		13.2	547.5

Tag	Name	Ht	Trunk dia.	1 st Sig branch	N	E	S	W	Life Stage	Cat	Comments	Life Exp	Cond	Recommendations	RPA R m	RPA A m ²
											<p>minor short-term significance.</p> <p>Previously suppressed on west side by neighbouring tree.</p> <p>Historical stem failure at 3 m. Stem hung up in crown - stable at present.</p> <p>Vulnerable to exposure or very strong winds.</p>					
G7.3	Cupressus macrocarpa (Monterey Cypress)	16(6)	830	2(E)	6	9	4	9	M	B2	<p>Crown distorted due to group pressure.</p> <p>Possible early signs of Coryneum Canker (Seiridium cardinale) - minor short-term significance.</p>	10+	Fair		10.0	311.7
G7.4	Cupressus macrocarpa (Monterey Cypress)	16(4)	1,000, 500	3(W)	5	9	8	8	M	B2	<p>Crown distorted due to group pressure.</p> <p>Possible early signs of Coryneum Canker (Seiridium cardinale) - minor short-term significance.</p>	10+	Fair		13.4	565.9
G7.5	Cupressus macrocarpa	15(2)	750	3(W)	1	1	10	8	M	B2	<p>Crown distorted due to group pressure.</p>	10+	Fair		9.0	254.5

Tag	Name	Ht	Trunk dia.	1 st Sig branch	N	E	S	W	Life Stage	Cat	Comments	Life Exp	Cond	Recommendations	RPA R m	RPA A m ²
	(Monterey Cypress)										Possible early signs of Coryneum Canker (Seiridium cardinale) - minor short-term significance.					
G7.6	Populus canadensis (Poplar)	18(6)	550,400	8(W)	6	4	5	5	M	B2	Crown distorted due to group pressure. Large cavity in stem east side.	10+	Fair		8.2	209.2
T12	Pinus radiata (Monterey Pine)	8(1)	300	1(W)	8	8	8	8	Y	C2	Not visually prominent. Unable to inspect stem due to undergrowth.	20+	Good		3.6	40.7
T13	Cotoneaster frigidus (Cotoneaster)	6(1)	150	1(W)	6	6	6	6	EM	C2	Not on topographical survey - position/dimensions estimated. Not visually prominent.	20+	Fair		4.0	50.8
T14	Malus (Apple)	8(2)	550	1.5(N)	7	7	7	7	M	C2	Not on topographical survey - position/dimensions estimated.	10+	Fair		6.6	136.9
T15	Cupressus macrocarpa (Monterey Cypress)	18(2)	1200	4(E)	10	10	10	10	M	B2	Historical and current broken 1st and 2nd order branches in crown.	20+	Fair		14.4	651.5



Tag	Name	Ht	Trunk dia.	1 st Sig branch	N	E	S	W	Life Stage	Cat	Comments	Life Exp	Cond	Recommendations	RPA R m	RPA A m ²
T16	Malus (Apple)	5(1)	220	1(S)	4	4	4	4	SM	C2	Not on topographical survey - position/dimensions estimated. Not visually prominent.	20+	Fair		2.6	21.9
T17	Arbutus unedo (Strawberry Tree)	4(0)	100		3	3	1	3	EM	C2	Not on topographical survey - position/dimensions estimated. Not visually prominent. Partially windthrown	10+	Fair		2.4	18.1
T18	Juglans regia (Walnut)	9(1)	350	2(N)	7	7	7	7	Y	B1	Not prominent individually.	20+	Fair		4.2	55.4
G8	Aesculus hippocastanum (Horse Chestnut)	9(1)	150	1(S)	6	6	6	6	Y	C2	Not on topographical survey - position/dimensions estimated. Stem divides below 1.5m. Included bark present in fork- modest significance.	20+	Fair		3.6	40.7
G9	Salix viminalis (Osier Willow), Salix caprea (Goat Willow),	8(1)	300	1(W)	6	6	6	6	SM	C2	Not on topographical survey - position/dimensions estimated. Not visually prominent.	20+	Good		3.6	40.7

Tag	Name	Ht	Trunk dia.	1 st Sig branch	N	E	S	W	Life Stage	Cat	Comments	Life Exp	Cond	Recommendations	RPA R m	RPA A m ²
	Salix alba (White Willow)										Dimensions vary - those recorded are an average representation.					
G10	Salix caprea (Goat Willow), Salix alba (White Willow), Ulmus procera (English Elm)	8(1)	200	1(W)	5	5	5	5	SM	B2	Not on topographical survey - position/dimensions estimated. Moderately prominent. Dimensions vary - those recorded are an average representation.	20+	Good		2.4	18.1
G11	Populus canadensis (Poplar)	14(3)	350	3(W)	7	7	7	7	EM	B2	Moderately prominent. Not accessible. Dimensions vary - those recorded are an average representation.	20+	Fair		4.2	55.4
G12	Salix caprea (Goat Willow)	6(1)	200	1(W)	4	4	4	4	SM	C2	Not on topographical survey - position/dimensions estimated. Low visual prominence. A natural intrusion into the site from W1. Low habitat value.	20+	Good		2.4	18.1

Tag	Name	Ht	Trunk dia.	1 st Sig branch	N	E	S	W	Life Stage	Cat	Comments	Life Exp	Cond	Recommendations	RPA R m	RPA A m ²
											Dimensions vary - those recorded are an average representation.					
T19	Salix caprea (Goat Willow)	8(1)	400,200	1(W)	8	6	5	8	EM	C2	Not on topographical survey - position/dimensions estimated. Failed 1st order limbs in lower crown	20+	Fair		5.4	90.3
W1	Wet Woodland	10(1)	300		6	6	6	6	EM	A3	Not on topographical survey - position/dimensions estimated. Dimensions vary - those recorded are an average representation. Includes goat willow, pussy willow, ash and alder. Priority habitat Highly visible in parts	20+	Good		3.6	40.7

Table 1 from BS 5837:2012

Trees in relation to design, demolition & construction – Recommendations. Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
<p>Trees unsuitable for retention (see Note)</p> <p>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</p>	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve.</i></p>			<p>RED</p> 
<p>Trees to be considered for retention</p> <p>Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years</p>	<p>1 Mainly arboricultural qualities</p> <p>Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)</p>	<p>2 Mainly landscape qualities</p> <p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p>	<p>3 Mainly cultural values, including conservation</p> <p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>	<p>GREEN</p> 
<p>Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</p>	<p>Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation</p>	<p>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</p>	<p>Trees with material conservation or other cultural value</p>	<p>BLUE</p> 
<p>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</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories</p>	<p>Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits</p>	<p>Trees with no material conservation or other cultural value</p>	<p>GREY</p> 

Trees outside the site/property

Every landowner and manager has a duty of care not to damage trees on the neighbouring land. The common causes of damage (root damage, compaction, physical damage and inexperienced pruning) must be avoided through good planning and site management.

However, branches and roots from trees on adjacent properties that extend over boundaries can be pruned back to the boundary line without the permission of the owners. However, the branch material belongs to the tree owner and should be returned where appropriate.

Statutory wildlife obligations

The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All wild birds are protected by law under the Wildlife & Countryside Act 1981, and it is an offence to disturb injure or kill a nesting bird intentionally or to take damage or destroy an occupied nest or egg. If nesting birds are discovered works on the trees should be deferred until the nests are abandoned. Care should be taken during any felling operation, or surgery works to trees to avoid damage or disturbance to birds during the nesting season.

Tree Preservation Orders

Advice can be found at:

<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/tree-preservation-orders-general/>

Conservation Areas

Advice can be found at:

<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/protecting-trees-in-conservation-areas/>

Important: Exceptions for tree work relating to planning permission and permitted development from the Planning Practice Guidance 15 April 2015 paragraph 36-083-20150415.

Under the heading "Is there an exception for tree work relating to planning permission and permitted development?", of the PPG states:

"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 planning permission has been granted.

Conditions or information attached to the permission may clarify what work is exempt.

However, the authority's consent is required for works on trees subject to an Order if:

- development under a planning permission has not been commenced within the relevant time limit (i.e. the permission has 'expired');
- only outline planning permission has been granted; and
- it is not necessary to carry out works on protected trees in order to implement a full planning permission."

Felling licence

In any calendar quarter*, you may fell up to 5 cubic metres on your property without a licence if no more than two cubic metres are sold. Contact your local Forestry Commission office if you are not certain whether these exemptions apply.

*1 Jan to 31 March, 1 April to 30 June, 1 July to 30 September and 1 October 31 December

Exemptions: Certain types of felling do not need permission from the Forestry Commission. The Forestry Act 1967, as amended, and related regulations give these exceptions in full. The main categories are listed below:

Lopping and topping (which usually includes tree surgery, pruning and pollarding).

Felling included in an approved dedication plan.

Felling fruit tree, or trees growing in a garden, orchard, churchyard or designated public open space (e.g. under the Commons Act 1899).

Felling trees which, when measured at the height of 1.3 metres from the ground:

- have a diameter of 8 centimetres or less; or if thinnings have a diameter of 10 centimetres or less; or
- if coppice (i.e. managed by cutting to promote multi-stemmed growth arising at or near ground level) or underwood, have a diameter of 15 centimetres or less.

Felling trees immediately required for carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990) or for work carried out by certain providers of gas, electricity and water services and which is essential for the provision of these services.

Felling necessary for the prevention of danger or the prevention or abatement of a nuisance (e.g. which may involve the threat of danger to a third party). This exemption will only apply if there is a real rather than a perceived danger. We may be able to give you advice that would minimise the danger without felling the trees. We strongly recommend that you contact us if you are considering felling a tree or trees in these circumstances. You may be prosecuted for illegal felling if it is shown that the tree did not present a real or immediate danger.

Felling necessary to prevent the spread of a quarantine pest or disease and done in accordance with a notice served by a Forestry Commission Plant Health Officer (under the Plant Health (Forestry) (Great Britain) Order 1993, as amended).

The felling is done in compliance with any obligation imposed by or under an Act of Parliament.

More advice can be found at

[http://www.forestry.gov.uk/pdf/treefellingaugust.pdf/\\$FILE/treefellingaugust.pdf](http://www.forestry.gov.uk/pdf/treefellingaugust.pdf/$FILE/treefellingaugust.pdf)