



LIGHTWOODS
Green Ltd
Independent Arboricultural Advice
Planning and Development Services
TPO advice
Safety Surveys
Tree management
Subsidence investigation

**Tree Survey & Arboricultural Implications Assessment
Tree Retention & Removal Plan**

Revision B

29th June 2026

**Land at Junction 22 of the M1,
Cliffe Hill Farm**

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1. INTRODUCTION

- 1.1 Brief:** I am instructed by Caddick Developments Limited to carry out an arboricultural assessment of the site known as Land at Junction 22 of the M1, Cliffe Hill Farm and to provide arboricultural impact assessment in accordance with BS5837:2012 *Trees in relation to design, demolition & construction – Recommendations* (hereafter BS5837).
- 1.2 Description of development:** Full Planning Application for the redevelopment of the site at Cliffe Hill Farm at J22 of the M1 for storage and distribution uses (Class B8), general industry (Class B2), ancillary office space (Class E(g)(i)), together with associated development including access, landscaping, earthworks, ancillary infrastructure, and parking.
- 1.3 Qualifications and experience:** I have based this report on our site observations and the provided information, and I have come to conclusions in the light of my experience. Observations or comments on structural engineering and the law are made from an arboricultural perspective. Specialist professional advice should be sought to clarify such observations.
- 1.4 Scope of this report:** This report includes an assessment of the trees in relation to potential development in order to:
1. Record principle attributes (species and stem diameter).
 2. Determine their quality and value.
 3. Identify their remaining contribution and retention grading.
 4. Demonstrate the arboricultural impact of the proposals.
 5. Show the tree retention & removal balance against the proposed layout on the Tree Retention & Removal Plan
- 1.5 Purpose of the report:** The data collected and plotted has previously been used to inform the layout and assist in the identification of a defensible level of tree retention/removal based on tree quality. Following this preliminary advice this report details the arboricultural impact of the proposed earthworks and layout.
- 1.6 Caveats:** This survey has been undertaken in compliance with BS5837:2012; it is not intended to be a tree safety survey. Any notes offered on structural integrity of trees are incidental, though where trees are considered to be in immediately hazardous condition (identified by red font in the Structural condition & Notes column, see below), our recommendations given for immediate intervention should be put in hand by the owner / site manager as soon as can be arranged. Trees are dynamic living organisms capable of achieving considerable size and structural complexity. They are exposed to and can become damaged by the elements and by human activity, and have co-evolved with decay-causing organisms that can degrade and sometimes destroy their structural integrity. Due to genetic characteristics and local micro environmental factors this integrity can be innately uncertain. The laws and forces of nature dictate a natural failure rate even among trees that are healthy and structurally sound. By their very nature, therefore, trees cannot be considered entirely hazard-free.

Tree surveys and / or tree inspections are, inherently, only a snapshot in time of the physiological and structural condition of the trees concerned.

Unless otherwise stated in our reporting material, all such surveys and inspections are undertaken from ground level and no internal inspections or tests have been undertaken. Any structural defects present might not be visible, for example being masked by vegetation, whether the tree's foliage, plants growing round the base of the tree, or climbing plants growing on the stem and into the crown.

Unless otherwise states, the survey data should be considered time-limited for planning purposes to a maximum of three years (absent revisions of BS5837, which render pre-existing data obsolete).

2 BS5837:2012 - THE ITERATIVE PROCESS

2.1 Trees and the planning system – BS5837 Annex B

2.1.1 Under the UK planning system, local authorities have a statutory duty to consider the protection and planting of trees when granting planning permission for proposed development. The potential effect of development on trees, whether statutorily protected (e.g. by a tree preservation order or by their inclusion within a conservation area) or not, is a material consideration that is taken into account in dealing with planning applications. Where trees are statutorily protected, it is important to contact the local planning authority and follow the appropriate procedures before undertaking any works that might affect the protected trees.

2.1.2 The nature and level of detail of information required to enable a local planning authority to properly consider the implications and effects of development proposals varies between stages and in relation to what is proposed. Table B.1 provides advice to both developers and local authorities on an appropriate amount of information. The term “minimum detail” is intended to reflect information that local authorities are expected to seek, whilst the term “additional information” identifies further details that might reasonably be sought, especially where any construction is proposed within the Root Protection Area (RPA - see section 3.2).

2.1.3 Table B.1 Delivery of tree-related information into the planning system

Stage of process	Minimum detail	Additional information
Pre-application	Tree survey	Tree retention/removal plan (draft)
Planning application	Tree survey (in the absence of pre-application discussions) Tree retention/removal plan (finalized) Retained trees and RPAs shown on proposed layout Strategic hard and soft landscape design, including species and location of new tree planting Arboricultural impact assessment	Existing and proposed finished levels Tree protection plan Arboricultural method statement – heads of terms Details for all special engineering within the RPA and other relevant construction details
Reserved matters/ planning conditions	Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method Dimensioned tree protection plan Arboricultural method statement – detailed Schedule of works to retained trees, e.g. access facilitation pruning Detailed hard and soft landscape design	Arboricultural site monitoring schedule Tree and landscape management plan Post-construction remedial works Landscape maintenance schedule

3 TREE SURVEY

3.1 Tree survey methodology

3.1.1 A tree survey was carried out compliant with BS5837. The collected data is included below, and the pertinent information has been previously presented in table form and graphically as the Tree Constraints Plan. (See Tree Survey & Preliminary Constraints Advice, ref. no. 27-1057 dated 2 March 2018 and updated in the Tree Survey & Preliminary Constraints Advice, ref. no. 34-1007 dated 24 June 2024).

3.1.2 Trees are categorised in accordance with the cascade chart in Table 1 of BS5837:2012. The purpose of the categorisation process is to differentiate the quality and value of the existing tree stock so that informed decisions can be made on the retention or removal of trees.

3.1.3 The tree categories are summarised thus:

Category U: Trees lost within the short term for reasons of physiology or poor structural integrity.

Category A: Trees of particularly high quality in arboricultural, landscape or cultural/conservation terms

Category B: Moderate quality trees downgraded from the high category because of significant defects, groups with a collective value through numbers rather than individual tree quality or trees with identifiable cultural or conservation values.

Category C: Trees with low value in arboricultural, landscape or cultural/conservation terms. Also includes young trees with a stem diameter of less than 150mm.

For trees in categories A – C subcategories 1, 2 & 3 are given to reflect arboricultural, landscape and cultural values respectively.

3.2 Findings of the survey

3.2.1 In the course of the tree survey we identified 124 individual trees, 45 tree groups, 16 hedgerows and one woodland. Of these it was found that they fell into the following quality and value grades:

QV Category	Description	No. of trees	%	No. of groups	%	No. of hedges	%	No. of woodlands	%
U	Trees lost in the short term (<10 yrs)	9	7.3	5	11.1	0	0	0	0
A	Trees of particularly <u>high</u> quality	28	22.6	10	22.2	0	0	0	0
B	Trees of <u>moderate</u> quality	52	41.9	22	48.9	13	81.3	1	100
C	Trees of <u>low</u> quality	35	28.2	8	17.8	3	18.8	0	0
		124	100	45	100	16	100	1	100

3.3 Tree Survey Schedules

3.3.1 Explanatory Notes for Individual Trees

- **ID no.:** Trees are recorded using a site-specific unique identification number. This identification number is used for all references throughout the report and associated plans
- **Species:** The species identification is based on visual observations and the common English name of what the tree appeared to be is listed. In some instances, it may be difficult to quickly and accurately identify a particular tree without further detailed investigations. Where there is some doubt of the precise species of tree, it is indicated it with a '?' after the name in order to avoid delay in the production of the report.
- **Estimated dimensions:** Estimated dimensions are marked *.
- **Height:** Height is to the nearest metre.
- **Stem diameter(s):** This is measured at 1.5m above ground level and recorded in millimetres. Trees with low crowns are measured just above the root flare. For trees with multiple stems see 3.2.2 in main text.
- **NSWE:** The branch spread is measured in metres at the four cardinal points of the compass to derive an accurate representation of the crown.
- **Ht 1st branch:** Height above ground in metres of attachment point of first significant branch (cardinal point may be given indicating direction of lowest branch).
- **Crown Clearance:** Height of the crown above ground level at the lowest point.
- **Life Stage:** Assessed as Young, Semi-Mature, Early-Mature, Mature, Over Mature and Veteran.
- **Phys. condition:** An assessment of the physiological condition (i.e. health/vitality) status of the tree summarised into:
 - Good:** Generally in healthy condition
 - Fair:** Condition satisfactory though below mean species performance
 - Poor:** Tree in decline
 - Dead:** Self-explanatory
- **Structural condition & Notes:** Notes on the structural integrity of the tree based on visual tree assessment, including damage, decay fungi, pests, etc as appropriate, plus other pertinent observations
- **Management recommendations:** Recommendations for intervention (e.g. tree surgery, felling, etc) prior to any development and / or as a result of development. Hazardous trees are highlighted within the survey schedule.
- **Ret. Span:** An estimate of the remaining contribution span that the tree or group of trees is expected to have, based on species, condition and context. The following longevity bands are used, categorised accordingly:
 - <10 Tree is dead, dying, has a severe structural defect, or will become exposed following inevitable loss of companion shelter. Possibly requires sanitation felling Unsuitable for retention

10+ Short-term longevity only: replacement planting generally appropriate

20+ Mid-term longevity

40+ Good longevity

- **QV Grade:** Quality & Value grade classification according to BS5837

U - Unsuitable for retention

A - High retention priority

B - Moderate retention priority

C - Low retention priority

+subcategories 1, 2 & 3 reflecting arboricultural, landscape and cultural values respectively.

- **Proposal:** Preliminary judgement on defensible tree retention / removal balance.

RET - Trees preferably retained

REM - Trees defensibly removed to facilitate development

U - Trees identified to be unsuitable for retention

3.3.2 Tree Survey Data for Individual Trees

ID No.	Species	Ht.	Dia. (mm)	N	S	W	E	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
1	Ash	15.2	540 520	8.5	7.5	7	7.5	1.8 - W	1.5	M	F	Twin stems from ground level with tight forks where stems meet. Major deadwood in upper crown. Tree growing from boundary hedge row. Ash dieback apparent in crown. No sign of obvious stem or basal decay.	Stabilise dead wood according to occupancy levels beneath the crown	10+	C1	RET
2	Pedunculate oak	12.1	480	1.8	6.8	2.2	5.3	1.4 - E	2.2	M	F	Heavily suppressed crown with bias towards S and E. Small amount of dieback in lower E crown. No sign of significant decay	No action required at time of survey	20+	C1	RET

ID No.	Species	Ht.	Dia. (mm)	N	S	W	E	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
3	Ash	16	530 440 420	8	6.5	7	9	1.6 - N	1.5	M	F	Multiple stems from c.1m. Major deadwood in central and upper crown. Ash dieback apparent in crown. No sign of obvious stem or basal decay.	Stabilise dead wood according to occupancy levels beneath the crown	10+	C1	RET
4	Pedunculate oak	13.6	540 380	6.5	7	6.2	4.4	2.3 - W	2.1	M	F	Twin stems from 0.6m with tight forks where stems meet. Small pocket of decay evident at union in small of two stems. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
5	Pedunculate oak	15.6	730	6.5	6.5	6.5	7.2	2.6 - E	1.9	M	G	Cannot fully assess base of tree as tree is on 3rd party land at edge of water filled ditch. Upright stem with full healthy crown. Prolific epicormic growth over lowest 2m of stem. Major deadwood in central crown. No observed dieback or disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	40+	A1	RET
6	Pedunculate oak	10.4	560 420 400	7.8	6.6	6	7.1	1.9 - W	2.1	M	F	Cannot fully assess base of tree as tree is on 3rd party land. Multiple stems from ground level indicating old coppiced/laid hedgerow tree. Decay evident at base of N most stem. No observed dieback or disease	No action required at time of survey	20+	B2	RET
7	Norway maple	5	120	2.6	2.4	1.8	1.8	1.9 - S	1.7	SM	F	No apparent significant decay	No action required at time of survey	20+	C1	RET
8	Pedunculate oak	4.1	180 140	4.8	3.4	3.7	3.2	0.6 - S	1.3	EM	F	Twin stems from 1m. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	C1	RET
9	Ash	8	230 140	4	3.7	3.5	3.4	1.6 - E	0.6	SM	F	Twin stems from 0.3m with included unions where stems meet. Start of ash dieback apparent in crown.	No action required at time of survey	10+	C1	RET

ID No.	Species	Ht.	Dia. (mm)	N	S	W	E	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
10	Blackthorn	3.8	7x75	3	2.8	3.1	3	0.2 - E	0	EM	F	Multiple stems from ground level with tight forks where stems meet. No observed dieback or disease	No action required at time of survey	20+	C1	RET
11	Silver birch	5.9	180	2.1	1.8	2	1.7	1.2 - W	1.4	SM	F	Self-set tree growing from rubble strewn area. No apparent significant decay	No action required at time of survey	10+	C1	REM
12	Sycamore	10.2	380	4.6	4.2	4.7	4.4	1.6 - N	2.2	EM	F	Short straight stem becomes multiple leaders from 1.6-2.4m with included unions where stems meet. Tree has been pollarded crudely at some point in past leaving large tear wounds and decaying stubs	No action required at time of survey	20+	C1	REM
13	Lawsons cypress	8.4	240 230	1.8	2	2	1.7	0.9 - N	1.2	EM	F	Twin stems from 0.3m with included unions where stems meet. Loss of foliage/branches in lower E crown above driveway. No observed dieback or disease	No action required at time of survey	10+	C1	RET
14	Pedunculate oak	9.3	270 210 170	3.8	4.6	4.1	5.3	1.8 - W	2.1	M	F	Multiple stems from ground level with tight forks where stems meet. No observed dieback or disease. Unremarkable tree	No action required at time of survey	20+	C1	RET
15	Pedunculate oak	10.2	650 510	3.6	6.7	6.5	4.9	3.8 - W	0.4	M	F	Twin stems from 1.2m with tight forks where stems meet. S crown has column of decay from 1.2-2.2m where historic branch failure has occurred. Strip of bark loss on same stem up to 3.2m. Small amount of dieback in upper crown. Burr growth on lower 3m stem. No sign of basal decay	No action required at time of survey	20+	B3	RET

ID No.	Species	Ht.	Dia. (mm)	N	S	W	E	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
16	Pedunculate oak	12.6	840	6.4	7	7.4	5.8	1.7 - S	1.5	M	F	Stout lower stem with decaying stub at 1.8m to S. Historic storm damage evident in upper central crown with large tear wounds and hanging broken branches. No observed dieback or disease and no sign of obvious decay	Remove hanging broken branches	40+	B1	REM
17	Pedunculate oak	9.8	1080	10	8.4	8.1	8	2 - N	2.1	M	G	Low spreading crown on stout lower stem. Several major pieces of deadwood in central and lower crown. Small amount of dieback in lower outer crown. No sign of significant basal decay.	Stabilise dead wood according to occupancy levels beneath the crown	40+	A3	REM
18	Pedunculate oak	14.2	630 390	9.4	7.5	8	9.2	1.8 - E	1.8	M	F	Twin stems from ground level with tight forks where stems meet. Moderate deadwood in central crown. No observed dieback or disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	40+	B1	REM
19	Hawthorn	5.8	260 250 230	4.1	4.4	4.2	4.6	1.3 - W	1.8	M	F	Multiple stems from 1m with tight forks where stems meet. Small amount of dieback in lower crown where browsing pressure present.	No action required at time of survey	20+	B1	REM
20	Ash	15.6	420 400 320	9.2	5.2	6.3	6	2.6 - S	1.5	M	P	Old hedgerow tree with historic high coppice/low pollard evident at 1.4-1.6m. Inonotus hispidus fungal fruiting bodies at c.5m to N of main trunk. Advanced decline due to ash dieback disease, tree almost dead.	Fell to as low as reasonably practicable	<10	U	U
21	Ash	9.7	330 170	6.7	4.3	3.9	5	2.3 - W	1.4	M	F	Old coppice stool with twin stems from 1m. Crown somewhat suppressed by adjacent larger tree. Large open cavity at 1.3m to S of largest stem. No observed dieback or disease	No action required at time of survey	10+	C1	RET

ID No.	Species	Ht.	Dia. (mm)	N	S	W	E	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
22	Hawthorn	4.1	200 190 180	2.3	2.7	3	2.8	1.2 - E	1.5	M	F	Multiple stems from ground level with included unions where stems meet. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	C1	RET
23	Hawthorn	2.8	210	1.9	2.2	2.1	2	0.3 - W	0.1	M	F	Small scrubby tree. No observed dieback or disease	No action required at time of survey	20+	C3	RET
24	Pedunculate oak	11.3	650	5.2	6.4	5.2	4.6	2.8 - S	1.9	M	F	Major historic limb/secondary stem failure to N has left very large decaying wound from 0-3m. Major deadwood in central crown. No fungal fruiting bodies found. No dieback or decline in crown.	Stabilise dead wood according to occupancy levels beneath the crown	20+	C1	REM
25	Pedunculate oak	12.1	670	6.2	5.6	6	6.4	2.3 - S	2.3	M	F	Significant burr growth on lower 2m of stem. Historic major limb failure in lower E has left large tear wounds with associated decay. No observed dieback or disease and no significant basal decay observed	No action required at time of survey	40+	B1	REM
26	Ash	18.6	720 680	8	13	7.5	9.5	3.2 - S	3.8	M	F	Twin stems from 1m. Large open cavity on N most stem at 2-3m. Major deadwood in central upper crown. Dieback spreading through crown, most likely due to ash dieback disease.	Fell to as low as reasonably practicable	<10	U	U
27	Hawthorn	6.8	310	3.7	2.4	3.4	3.3	2.1 - E	2.7	M	F	Overgrown hedgerow tree. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	REM
28	Ash	16.7	840	10	8.5	9.5	7.5	4.8 - N	5	M	F	Upright stem leads to spreading crown from 4-5m. Major deadwood in central crown with evidence of historic major limb failures. Dieback spreading through lower crown with thinning foliage elsewhere.	Stabilise dead wood according to occupancy levels beneath the crown	10+	C1	REM

ID No.	Species	Ht.	Dia. (mm)	N	S	W	E	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
29	Pedunculate oak	12.2	680	8.5	6.8	7	9.5	2.2 - W	2.2	M	G	Tree appears to have been historically pollarded at 2-2.5m, unions appear strong and no inclusions evident. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	40+	B1	REM
30	Pedunculate oak	17.8	930	11	10	10.5	12	2.8 - W	2.2	M	G	Upright stem with full healthy crown. Made in central lower crown. No observed dieback or disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	40+	A1	REM
31	Pedunculate oak	14.3	640	4.9	6.5	6	8.5	2.7 - W	2.1	M	F	Somewhat skewed crown due to adjacent larger tree to N. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	40+	B1	REM
32	Pedunculate oak	12.6	620	3.2	6.6	8.2	10	3.2 - W	3.6	M	P	Significant dieback in central upper crown. Major deadwood present throughout with large hanging broken branch in S crown. No basal decay observed	Stabilise dead wood according to occupancy levels beneath the crown	20+	C1	REM
33	Pedunculate oak	12	600	3.2	7.3	4.9	6.2	2.6 - N	3	M	F	Somewhat skewed crown due to adjacent trees. Major deadwood in central crown. No observed dieback or disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	40+	B1	REM
34	Pedunculate oak	8.1	300	2.2	3.4	5.2	3	2.2 - W	1.5	M	F	Suppressed crown due to adjacent trees. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	C1	REM
35	Pedunculate oak	9.2	560	6.2	8	7.5	6.8	1.9 - S	1.6	M	F	Low spreading crown with twisting habit in lower stem. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	40+	B1	REM
36	Pedunculate oak	11.3	480	7.8	7	7.6	6.8	2 - S	2.4	M	F	Upright stem with full healthy crown. Made in central lower crown. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	40+	B1	REM

ID No.	Species	Ht.	Dia. (mm)	N	S	W	E	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
37	Pedunculate oak	17	800	11	9.5	9.5	10	2.8 - S	1.7	M	G	Upright stem with full healthy crown. No apparent significant decay	No action required at time of survey	40+	A1	REM
38	Pedunculate oak	15.2	310 300	4.2	3.1	4.2	6	2.3 - S	2.6	M	F	Twin stems from ground level with included unions where stems meet. Somewhat skewed crown due to adjacent tree to N. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	40+	B1	REM
39	Pedunculate oak	14	330 270	2	6.5	6.6	6.8	2.6 - S	2.2	M	F	Twin stems from ground level with tight forks where stems meet. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	40+	B1	REM
40	Pedunculate oak	15	480 430	7.2	9.4	6.2	7	2.3 - S	2.2	M	F	Twin stems from 1m with tight forks where stems meet. Hanging major deadwood in central crown. No observed dieback or disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	40+	B1	REM
41	Pedunculate oak	6.8	480	3.8	6.7	6.6	6	1.8 - S	0.4	M	F	Very twisted/angles stem towards S. Skewed crown due to adjacent trees. Small decaying branch stub on lower stem at 1m to W. No observed dieback or disease	No action required at time of survey	20+	C1	REM
42	Silver birch	7	110	1.8	2	2	2	4.6 - E	4.2	SM	F	No apparent significant decay	No action required at time of survey	20+	C1	REM
43	Ash	6.5	420 220	5.6	5.2	6.3	6	1.8 - W	1.9	M	F	Twin stems regrown from old hedgerow stool at 1-1.2m. Bark wounds and small pocket of decay evident on lower 2.5m of stems. Start of ash dieback apparent in crown	No action required at time of survey	10+	C1	REM

ID No.	Species	Ht.	Dia. (mm)	N	S	W	E	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
44	Pedunculate oak	14.6	850	4.4	10	11	9.5	2.2 - N	1.6	M	G	Upright stem with full healthy crown. Ivy covered lower stem. Major deadwood in central crown	Sever ivy at base of tree and Stabilise dead wood according to occupancy levels beneath the crown	40+	A1	REM
45	Ash	15.6	560	3.8	6.3	8	9	3.8 - E	3.4	M	P	Ivy covered lower stem and crown. Open decaying cavity at base to E, but does not appear extensive at present. Advancing decline through crown with thinning foliage.	Remove crown to retain habitat feature.	<10	U	U
46	Ash	16.8	570	8.2	6.4	7.9	6	4.9 - S	4	M	P	Upright stem with full healthy crown. Decline beginning to show through crown, due to ash dieback disease.	Remove crown to retain habitat feature.	<10	U	U
47	Ash	15.5	550 430	7.2	8.3	8.7	6.7	2.8 - W	2.8	M	F	Twin stems from near ground level. Several historic tear wounds evident with associated small scale decay. Ash dieback does not appear to be affecting tree at present.	No action required at time of survey	10+	C1	RET
48	Pedunculate oak	10.5	240	4.6	5	4.4	5.2	1.9 - N	1.7	EM	F	Upright stem with full healthy crown. No apparent significant decay	No action required at time of survey	20+	B1	RET
49	Ash	16.2	610	6.3	4.9	7	7.8	4.6 - W	2.8	M	F	Major historic limb failure in lower SE crown has left pair of very large decaying tear wounds/stubs. Inonotus hispidus fungal fruiting bodies on main leader at c.10m. Start of ash dieback apparent in crown. No sign of basal or stem decay.	Undertake reduction of main leader to remove weight of compromised timber above fungal fruiting bodies.	10+	C3	RET
50	Ash	14.3	500 280	6	6.5	4.8	7.6	3.9 - E	2.3	M	F	Twin stems from low level where tree has regrown from historic laid hedgerow. Start of ash dieback apparent in crown. No sign of basal or stem decay.	No action required at time of survey	20+	B1	RET

ID No.	Species	Ht.	Dia. (mm)	N	S	W	E	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
51	Ash	17.1	1100	11	9	11	13	2.3 - S	1.8	M	F	Stout lower stem with large burr-like growth to W at base. No basal decay detected. Inonotus hispidus fungal fruiting bodies scar on major limb at c.10m to SE. Woodpecker holes present in two locations in central crown. Major deadwood in central and upper crown. Historic storm damage has left large stubs in central location. Small amount of decline in upper crown most likely related to ash dieback disease.	Stabilise dead wood according to occupancy levels beneath the crown	20+	B3	RET
52	Pedunculate oak	12	390 300	5.8	5.5	6.4	4	2 - S	1.7	M	F	Twin stems from near ground level where tree has regrown from old laid/coppiced hedgerow tree. Moderate deadwood in central crown. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
53	Ash	14	800	7.2	7	5.4	6	4.1 - S	5.4	M	P	Open cavity at base to S with evidence of extensive internal decay. Large major historic limb failure in lower S has left very large decaying stub. Ash dieback related decline evident in lower and outer crown	Reduce to 6-8m habitat stem	10+	C3	RET
54	Pedunculate oak	12.2	650	8.2	8	6.7	6.8	2.3 - E	1.4	M	F	Kinked/leaning lower stem leads to spreading crown. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	40+	B1	RET
55	Pedunculate oak	9.8	430 200	3.9	5.2	5.4	5.4	2.2 - S	1.5	M	F	Cannot fully assess base of tree as tree is on 3rd party land. Twin stems from near ground level where tree has regrown from laid/coppiced hedgerow tree. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET

ID No.	Species	Ht.	Dia. (mm)	N	S	W	E	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
56	Pedunculate oak	14.3	820	7.2	9.4	6.5	9	3.2 - N	1.8	M	F	Significant dieback through upper crown with major deadwood remaining. No basal decay or fungal fruiting bodies detected.	Stabilise dead wood according to occupancy levels beneath the crown	20+	B1	REM
57	Pedunculate oak	16.5	780	7.4	9.8	7.4	5.8	1.9 - W	1.6	M	F	Single stem becomes twin leader from 1.9m. Strip of bark death/loss from 2-3.5m on E most leader, but no extensive decay present. Major deadwood in central crown	Stabilise dead wood according to occupancy levels beneath the crown	40+	B1	REM
58	Ash	12.2	430	3.9	6.4	5.2	6	1.9 - E	2.2	M	F	Somewhat twisted habit to main stem. Crown skewed by adjacent larger trees. Start of ash dieback apparent in crown. No sign of basal or stem decay.	No action required at time of survey	10+	C1	REM
59	Pedunculate oak	16.5	850	9.5	8	9.5	9	2.3 - E	1.9	M	G	Cannot fully assess base of tree as tree is on 3rd party land. Major deadwood in central crown. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	40+	A1	REM
60	Pedunculate oak	9.8	600	5.4	5.9	5.6	5.2	1.8 - S	1.1	M	F	Upright stem with full healthy crown. Branch wounds in lower crown with small pockets of decay. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	40+	B1	REM
61	Pedunculate oak	18.6	1240	10	12	10	13	6.2 - W	1.5	M	G	Upright stem with full healthy crown. Major hanging broken limbs in central/lower SW crown. Major deadwood in upper crown. Rabbit excavation between root buttress to E. No sign of significant decay in stem or at any tear wound in crown. No observed dieback or disease	Remove hanging broken branches. Stabilise dead wood according to occupancy levels beneath the crown	40+	A1	REM

ID No.	Species	Ht.	Dia. (mm)	N	S	W	E	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
62	Ash	16.1	1020	15	7	9.5	12	5 - N	1.6	M	F	Stout lower stem with slight lean towards NW. Dieback, most likely related to as dieback disease, throughout upper crown with major deadwood present. No significant decay evident.	Stabilise dead wood according to occupancy levels beneath the crown	10+	C3	REM
63	Pedunculate oak	10.4	530 350	6	4.2	5.9	5.6	2.8 - W	1.3	M	F	Twin stems from near ground level. Decaying stub at 1.6m where historic branch failure evident. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	REM
64	Pedunculate oak	17.7	640	10	6.5	8	11	6.5 - E	4.6	M	G	Upright stem with full healthy crown. Major deadwood in upper crown. No observed dieback or disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	40+	A1	REM
65	Pedunculate oak	17.2	620	4.5	5.2	6.2	11	4.1 - E	2.2	M	F	Somewhat suppressed crown due to large adjacent trees. Major deadwood in lower crown. No observed dieback or disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	40+	B1	REM
66	Pedunculate oak	18	1290	7.5	13	12	10	1.5 - S	1.7	M	G	Single stout stem becomes twin leader from 1.6m. Major deadwood in central crown. No observed dieback or disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	40+	A1	REM
67	Pedunculate oak	10.5	580	4	5	5.4	5	2.3 - W	1.8	OM	D	Standing dead tree	Fell to as low as reasonably practicable	<10	U	U
68	Pedunculate oak	15.2	670	8.5	8	6.5	9	2 - W	2	M	F	Twisted lower stem with spreading crown from 2m. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	40+	B1	RET

ID No.	Species	Ht.	Dia. (mm)	N	S	W	E	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
69	Pedunculate oak	15.2	740	7.8	8	4.7	7.4	1.7 - N	1.7	M	F	Skewed crown due to adjacent larger tree. Major deadwood in upper crown. No observed dieback or disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	40+	B1	RET
70	Pedunculate oak	17.3	1020	9	13	12	12	.4 - N	1.9	M	G	Upright stem with spreading leaders from 2.5m. Major deadwood in central crown. No observed dieback or disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	40+	A1	RET
71	Pedunculate oak	18.2	900 380	11	9	11	6.5	2.6 - W	2	M	G	Twin stems from near ground level. Secondary stem has pocket of decay near to union where further stem has historically failed. Secondary stem is also highly twisted. Major deadwood in central crown. No observed dieback or disease	Stabilise dead wood according to occupancy levels beneath the crown	40+	A1	REM
72	Pedunculate oak	16.7	920	8	9.2	6.8	8.4	3 - E	2.9	M	P	Significant dieback throughout crown with major deadwood present. Historic storm damage evident. No sign of significant decay and no fungal fruiting bodies observed	Stabilise dead wood according to occupancy levels beneath the crown	10+	C3	REM
73	Holly	8.2	220	4	4	4	4	1.6 - E	0.1	M	F	No apparent significant decay	No action required at time of survey	20+	B1	REM
74	Pedunculate oak	10.9	640	6.8	6	6.4	7.5	2.1 - S	1.6	M	F	Low spreading crown with twisted habit in lower stem. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	40+	B1	REM
75	Pedunculate oak	15.3	710	6.5	7	7	8	1.9 - W	1.7	M	F	Upright stem leads to crown with small areas of dieback, particularly in upper N area. Major deadwood in central crown, but no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	20+	B1	REM

ID No.	Species	Ht.	Dia. (mm)	N	S	W	E	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
76	Pedunculate oak	13.7	660	3.2	3.9	5	11	2.1 - S	3.2	M	F	Suppressed crown due to adjacent trees. Major deadwood present in central crown. No observed dieback or disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	.40	B1	REM
77	Pedunculate oak	16.7	640	3.9	8.3	7	8.9	2.3 - S	2.1	M	P	Significant dieback throughout upper crown with major deadwood present. No basal decay evident.	Stabilise dead wood according to occupancy levels beneath the crown	10+	C3	REM
78	Ash	15.4	570	5.8	4.5	5.5	5.3	2.2 - N	1.5	M	F	Roughly upright stem with old decaying tear wounds. Moderate deadwood through central crown. No sign of ash dieback at present.	No action required at time of survey	10+	C1	RET
79	Pedunculate oak	17	710	6.2	7.8	7.5	8	2.3 - NW	2.1	M	F	Upright stem leading to crown with historic storm damage at c.8m. Major deadwood in central crown. No observed dieback of disease and no stem or basal decay evident	Stabilise dead wood according to occupancy levels beneath the crown	40+	B3	RET
80	Ash	13.8	340 290 270	3.8	4.2	3	3.5	2.3 - NW	2.8	M	F	Multiple stems from ground level with tight forks where stems meet. Decline through crown apparent.	Fell to as low as reasonably practicable	<10	U	U
81	Pedunculate oak	17.2	720	7.1	8.5	8.4	5.2	1.6 - W	2.8	M	F	Relatively low spreading crown on stout stem. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	40+	B1	RET
82	Pedunculate oak	14	610	5.9	5.4	5	6	2.8 - N	1.7	M	F	Contorted lower stem leads to spreading low crown. Dense epicormic growth in central region. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	40+	B1	RET

ID No.	Species	Ht.	Dia. (mm)	N	S	W	E	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
83	Pedunculate oak	13.2	1050	7	6.5	7.1	7.3	2.3 - W	1.8	M	G	Stout lower stem with extensive burr growth. Tree appears to have been pollarded historically at c.4m, extensive healthy regrowth is present above this point with thick well rounded crown. Moderate deadwood in central crown. No observed dieback of disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	40+	A1	REM
84	Pedunculate oak	16.5	980	8	8.5	9	7.8	3.3 - SW	2.5	M	G	Stout stem leads to spreading healthy crown. Ivy covered lower stem and crown. Moderate and major deadwood in lower crown. No observed dieback of disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	40+	A1	REM
85	Pedunculate oak	14.8	650	4.4	5.5	5.8	4.3	3.1 - W	2.3	M	F	Ivy covered lower stem and crown. Relatively low spreading crown. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	20+	B1	REM
86	Red oak	17	530	5.5	7.5	4.5	8	1.7 - SE	2.2	M	F	Upright stem leads to somewhat constrained crown. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	20+	B1	REM
87	Pedunculate oak	16	610 580	4.2	7.2	5.3	6.1	1.6 - E	1.9	M	F	Twin stems from ground level. Somewhat skewed crown due to adjacent trees. Minor lower stem damage with superficial decay apparent. No observed dieback of disease	No action required at time of survey	40+	B1	RET
88	Pedunculate oak	12.8	410	4.2	1.5	5.2	5	3.1 - E	2.2	M	F	Heavily constrained crown on contorted stem. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	20+	C1	RET

ID No.	Species	Ht.	Dia. (mm)	N	S	W	E	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
89	Ash	12.5	210 200 190 170	3.2	3	4	4.2	2.9 - N	2.4	M	P	Multiple stems from ground level with tight forks where stems meet. Advanced, widespread decline through crown with associated deadwood.	Fell to as low as reasonably practicable	<10	U	U
90	Pedunculate oak	10.5	570	5.5	5.2	6	4.2	1.9 - NW	1.8	M	F	Low spreading crown on hedgerow tree. No apparent significant defect	No action required at time of survey	40+	B1	REM
91	Hawthorn	3.8	200 160 150	3.2	2.8	2.5	4	1.2 - E	1.5	M	F	Overgrown hedgerow tree. Skewed crown due to adjacent larger tree. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	20+	C3	REM
92	Pedunculate oak	14.8	1020	6.5	6	7.5	6.4	2.8 - W	2.4	M	G	Stout lower stem with burr growth apparent. Possible historic crown reduction/removal around 4- 6m evident. Spreading, thick healthy crown. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	40+	A1	RET
93	Holly	5.5	8x90	2.2	2	3.2	3	0.5 - N	1.8	M	F	Multiple stems from ground level with tight forks where stems meet. Tree has grown proud of hedgerow where decaying tree stump is present. Degree of decline apparent through crown.	No action required at time of survey	10+	C1	RET
94	Pedunculate oak	10.2	700	6.5	6.5	7	7.5	1.7 - S	2.1	M	F	Low spreading crown on tree which appears to have been historically pollarded at 2.5m. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	40+	B1	RET
95	Pedunculate oak	16.2	760	6.8	9.2	7.5	6.8	1.9 - W	1.8	M	G	Stem bifurcates at 3m with tight forks where stems meet. Spreading healthy crown above this point. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	40+	A1	REM
96	Pedunculate oak	15.8	710	6	6.5	6.5	7.5	2.4 - S	2	M	G	Upright stem with full healthy crown. No apparent significant defect	No action required at time of survey	40+	A1	REM

ID No.	Species	Ht.	Dia. (mm)	N	S	W	E	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
97	Pedunculate oak	14.5	620	5.5	6.8	7	6	2.6 - E	2.1	M	G	Upright stem with full healthy crown. No apparent significant defect	No action required at time of survey	40+	A1	REM
98	Pedunculate oak	16.8	820	6.8	7.4	8.8	7.1	2.8 - E	1.9	M	F	Stout, upright stem leads to crown showing dome degree of thinning/small foliage growth. No basal or stem decay apparent.	No action required at time of survey	20+	B1	REM
99	Pedunculate oak	8.5	570	3.8	4	4.7	4.4	3.2-SE	1.6	M	F	Squat crown due to historic leader loss with associated stem decay apparent. No observed dieback of disease	No action required at time of survey	20+	B3	REM
100	Pedunculate oak	13	950	5	6.7	9	6.5	2.6 - SW	2.4	M	G	Very stout and burred lower stem to 3m with contorted major limbs above this point. Spreading healthy crown. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	40+	A3	REM
101	Pedunculate oak	16	630	6	7.5	7	7	3.4 - N	2.5	M	F	Cannot fully assess base of tree due to cows in field. Stem bifurcates at c.3m with included unions where stems meet. Thick and healthy crown above. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	20+	B1	REM
102	Pedunculate oak	15.8	850	5.5	7	6.5	7.5	2 - N	2	M	F	Cannot fully assess base of tree due to cows in field. Burr growth on lowest 3m of stem. Pocket of dieback in upper central crown with associated major deadwood. Thick healthy foliage throughout rest of crown. No sign of basal or lower stem decay.	No action required at time of survey	40+	A1	REM
103	Elder	3.5	8x95	2.5	3.2	2	1.8	0.2 - S	0.3	M	F	Multiple stems from ground level with included unions where stems meet. No observed dieback of disease	No action required at time of survey	10+	C1	RET
104	Elder	3.5	12x75	2.2	2.4	2.3	2.3	0.3 - E	0.4	M	F	Multiple stems from ground level with included unions where stems meet. No observed dieback of disease	No action required at time of survey	10+	C1	RET

ID No.	Species	Ht.	Dia. (mm)	N	S	W	E	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
105	Pedunculate oak	16.8	410 220	2.5	6.5	7.2	6	3.8 - SW	3.2	M	F	3rd party tree in roadside verge. Twin stems from ground level with tight forks where stems meet. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
106	Pedunculate oak	16.5	1000	7.5	8	8.5	10	2.2 - E	2	M	G	Stout lower stem quickly forks and spreads from 2.4m. Thick healthy foliage throughout crown. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	40+	A1	RET
107	Field maple	8.5	330	3	3.2	3.5	4.2	1.6 - N	1.5	M	F	Upright stem with full healthy crown. No apparent significant defect	No action required at time of survey	20+	B1	RET
108	Pedunculate oak	15	530	6	7.1	6.5	5	1.7 - S	1.6	M	F	Single stem becomes multiple leader from 1.6m with tight forks where stems meet. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	40+	B1	RET
109	Pedunculate oak	13	420 230	5.2	5.5	5	4.2	1.5 - SW	2.1	M	F	Twin stems from ground level growing from centre of hedge. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
110	Pedunculate oak	12.8	430	4.2	5.4	6.2	5.3	1.7 - S	1.9	M	F	Growing from centre of hedge. No apparent significant defect	No action required at time of survey	40+	B1	REM
111	Ash	17	8x32 0	6	7.2	6.3	4.5	1.6 - N	2.8	M	F	Multiple stems from ground level with tight forks where stems meet. Thinning foliage relating to ash dieback evident in lower crown.	No action required at time of survey	10+	C1	RET
112	Pedunculate oak	18	810	6.5	8	8.5	8	2.5 - N	1.5	M	G	3rd party tree on roadside verge. Stem trifurcates at 3m with tight forks where stems meet. Major deadwood in lower crown above road. No observed dieback of disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	40+	A1	RET

ID No.	Species	Ht.	Dia. (mm)	N	S	W	E	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
113	Pedunculate oak	18	830	8	9.5	9	9	3.1 - E	2.4	M	G	Upright stem with full healthy crown. Minor erosion around roots on ditch edge. Major deadwood in central crown. No observed dieback of disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	40+	A1	RET
114	Pedunculate oak	13	910	6.5	5.5	6.5	5.5	2.2 - NE	2.5	M	G	Heavily burred lower stem leading to low spreading crown. Major deadwood in central crown. No basal or stem decay evident.	Stabilise dead wood according to occupancy levels beneath the crown	40+	A3	RET
115	Pedunculate oak	17.5	640 580 570	6.5	6.5	6.5	7.5	2.4 - SE	1.8	M	G	Multiple stems from ground level with tight forks where stems meet. Likely historic coppice stool. Major deadwood in lower crown. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	40+	A3	RET
116	Ash	18.5	650	7	6.5	6.5	7	5.8 - NW	3.8	M	P	Advanced and widespread decline through crown.	Fell to as low as reasonably practicable	<10	U	U
117	Pedunculate oak	12.5	540	7	5.5	4.5	5	2.1 - W	2	M	F	Heavily contorted lower stem with evidence of historic hedge management on lowest 1m of stem. Major deadwood in lower crown. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	40+	B3	RET
118	Pedunculate oak	19	780	6.5	6.5	5	8	5.2 - N	3.5	M	G	Upright stem with full healthy crown. Ivy covered lower stem. Dead stem leaning against lower crown. No apparent significant defect	Stabilise dead wood according to occupancy levels beneath the crown	40+	A1	RET
119	Pedunculate oak	17.5	1140	8.5	10	11	11	3.2 - W	4.2	M	G	Very stout lower stem becomes multiple leader from 3-5m. Major deadwood in central crown. No observed dieback of disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	40+	A1	RET
120	Pedunculate oak	19.5	860	7	8.5	7	7.5	3.2 - NE	2.4	M	G	Upright stem with full healthy crown. No apparent significant defect	No action required at time of survey	40+	A1	RET

ID No.	Species	Ht.	Dia. (mm)	N	S	W	E	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
121	Pedunculate oak	22	940	9.5	9	9	8.5	3.4 - SE	2.4	M	G	Larger trees than surrounding examples with much upright habit. Major deadwood in central crown. No apparent significant defect	Stabilise dead wood according to occupancy levels beneath the crown	40+	A1	REM
122	Sycamore	17	490 470 450	5.5	6.5	7.5	6	2.3 - S	1.5	M	F	Multiple stems from low level with tight forks where stems meet. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	20+	B1	REM
123	Pedunculate oak	13.5	520	7	4	7.5	6.5	1.9 - NW	2.5	M	F	3rd party tree. Low spreading crown above field edge. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	40+	B1	REM
124	Ash	18.5	720	6.5	5	8	7.5	4.2 - N	4.4	M	P	Advancing dieback/decline through crown.	Fell to as low as reasonably practicable	<10	U	U

3.3.3 Explanatory Notes for Tree groups

- **ID no.:** Unique tree group reference number.
- **Species:** The species identification is based on visual observations and the common English name of what the tree appeared to be is listed. The species listed represent the main components and there may be other minor species not listed.
- **Estimated dimensions:** Estimated dimensions are marked *.
- **Count:** Number of trees recorded within groups or woodlands. Accurate count for less than 20 trees, estimated number for 20+ trees.
- **Height:** Height is to the nearest metre.
- **Stem diameter(s):** Stem diameter in millimeters at 1.5m above ground level for 80 percentile member of TG. Trees with larger diameters are identified on the plan at Appendix 3.
- **MRCS:** An estimated mean radial crown spread for trees at the 80 percentile size.
- **Ht 1st branch:** Height above ground in metres of attachment point of first significant branch (cardinal point may be given indicating direction of lowest branch).

- **Crown Clearance:** Height of the crown above ground level at the lowest point.
 - **Life Stage:** Assessed as Young, Semi-Mature, Early Mature, Mature, Over Mature and Veteran.
 - **Phys. condition:** An assessment of the physiological condition (i.e. health/vitality) status of the tree summarised into:
 - Good:** Generally in healthy condition
 - Fair:** Condition satisfactory though below mean species performance
 - Poor:** Tree in decline
 - Dead:** Self-explanatory
 - **Structural condition & Notes:** Notes on the structural integrity of the tree based on visual tree assessment, including damage, decay fungi, pests, etc as appropriate, plus other pertinent observations
 - **Management recommendations:** Recommendations for intervention (e.g. tree surgery, felling, etc) prior to any development. Immediately hazardous trees will be notified to the client separately.
 - **Ret. Span:** An estimate of the remaining contribution span that the tree or group of trees is expected to have, based on species, condition and context. The following longevity bands are used, categorised accordingly:
 - <10 Tree is dead, dying, has a severe structural defect, or will become exposed following inevitable loss of companion shelter. Possibly requires sanitation felling Unsuitable for retention
 - 10+ Short-term longevity only: replacement planting generally appropriate
 - 20+ Mid-term longevity
 - 40+ Good longevity
 - **QV Grade:** Quality & Value grade classification according to BS5837:2012
 - U** - Unsuitable for retention
 - A** - High retention priority
 - B** - Moderate retention priority
 - C** - Low retention priority
- +subcategories 2 & 3 reflecting arboricultural, landscape and cultural values respectively.
- **Proposal:** Preliminary judgement on defensible tree retention / removal balance.
 - RET** - Groups and Woodlands preferably retained
 - PRET** - Signifies partial retention (see Tree Retention & Removal Plan)
 - REM** - Groups and Woodlands defensibly removed to facilitate development
 - U** - Groups and Woodlands identified to be unsuitable for retention

3.3.4 Tree Survey Data for Tree Groups

ID No.	Count	Species	Ht.	Dia (mm)	MCRS	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal	No. of trees retained	% Trees retained
TG 1	60	Ash, Scots pine, pedunculate oak	13	250	5	1.8 - W	2	EM	F	Dense strip of planting on 3rd party land just beyond boundary fence/hedge. No systemic issues observed. Group appears well maintained	No action required at time of survey	20+	B2	RET	60	100.0
TG 2	10	Pedunculate oak	11	440	6.5	1.5 - E	1.7	M	F	Row of trees growing from within hedgerow. All appear healthy, but have general twisted habit from low level and spreading crowns. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B2	RET	10	100.0
TG 3	3	Ash	14	500	6.8	1.8 - N	1.4	M	F	Row of overgrown coppiced/laid hedgerow trees. All have multiple stems from near ground level with tight forks where stems meet. Two recent branches failures in W crowns. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	10+	B3	RET	3	100.0
TG 4	4	Pedunculate oak	13	700	6.5	2 - S	1.8	M	G	Cannot fully assess base of trees due to trees growing from centre of dense hedgerow. All have Upright stems with full healthy crowns. No apparent significant decay	No action required at time of survey	>40	A2	RET	4	100.0
TG 5	7	Hawthorn, pedunculate oak, silver birch	9	250	4	0.5 - W	0.5	M	F	Row of overgrown hedgerow trees just outside of site boundary at top of road embankment/verge. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B2	RET	7	100.0

ID No.	Count	Species	Ht.	Dia (mm)	MCRS	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal	No. of trees retained	% Trees retained
TG 6	12	Sycamore	10	180	3.8	1.4 - W	1.5	EM	F	Row of trees just off site along edge of road verge. No apparent significant decay	No action required at time of survey	20+	C2	RET	12	100.0
TG 7	20	Blackthorn	5	75	3	0.1 - E	0	EM	F	Dense thicket of trees spreading from 3rd party land through fence line. No observed dieback or disease	No action required at time of survey	20+	C2	RET	20	100.0
TG 8	13	Hawthorn	6	170	3	1.8 - E	1.9	M	P	Overgrown hedgerow trees. Most are showing significant dieback in lower and central crowns.	Fell to as low as reasonably practicable	<10	U	U	0	0.0
TG 9	7	Hornbeam	13	400	5.5	1.2 - S	0.8	M	G	Row of trees along 3rd party verge. All trees have multiple leaders from 1.5-2m with tight forks where stems meet. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B2	RET	7	100.0
TG 10	3	Hawthorn, holly	5	160	3	0.4 - N	0.2	EM	F	Cluster of somewhat overgrown shrubby trees on verge. No observed dieback or disease	No action required at time of survey	20+	C2	RET	3	100.0
TG 11	6	Holly, Norway maple	8	80	2.8	0.2 - E	0.2	SM	F	Row of overgrown and undermanaged hedgerow trees. General scrubby in appearance. No observed dieback or disease	No action required at time of survey	20+	C2	RET	6	100.0
TG 12	8	Holly, hawthorn	5	120	3	0.5 - S	0.2	M	F	cluster of overgrown former hedgerow trees. No observed dieback or disease	No action required at time of survey	20+	C2	REM	0	0.0
TG 13	8	Hawthorn x 6, holly x1, elder x1	8	240	4	0.8 - N	1.4	M	F	Row of very overgrown hedgerow trees, all show twisting habit in lower stems and scrubby appearance. Relatively large stems on all trees. No observed dieback or disease	No action required at time of survey	20+	B2	REM	0	0.0

ID No.	Count	Species	Ht.	Dia (mm)	MCRS	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal	No. of trees retained	% Trees retained
TG 14	7	Holly	8	200	3.8	1.2 - N	0.8	M	F	Row of overgrown hedgerow trees. All have multiple stems from near ground level. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B2	PRET	5	71.4
TG 15	3	Hawthorn	5	170	3	0.5 - W	1.2	M	F	cluster of overgrown former hedgerow trees. No observed dieback or disease	No action required at time of survey	20+	C2	RET	3	100.0
TG 16	3	Hawthorn x2, holly x1	6	180	3.5	1.2 - S	1.1	M	P	Remnant of hedgerow with significant dieback evident in hawthorns especially.	No action required at time of survey	10+	C2	REM	0	0.0
TG 17	2	Ash	14	520	5.5	2.4 - S	2.5	M	P	Pair of trees growing from hedgerow. Both show advancing dieback and sparsity of foliage. S most tree has had historic secondary stem failure and N most tree has lost major limb at c.5m both leaving decaying wounds	Fell to as low as reasonably practicable	<10	U	U	0	0.0
TG 18	2	Pedunculate oak	13	500	6.5	1.8 - N	1.5	M	F	Pair of trees growing from hedgerow. Major deadwood in centre of both crowns. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	>40	B2	RET	2	100.0
TG 19	6	Pedunculate oak	13	540	6	0.5 - E	1.6	M	F	Cannot fully assess base of trees as trees are on 3rd party land. All have multiple stems from near ground level and appear to be regrown coppice hedgerow trees. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	>40	B2	RET	6	100.0

ID No.	Count	Species	Ht.	Dia (mm)	MCRS	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal	No. of trees retained	% Trees retained
TG 20	4	Pedunculate oak	18	700	7.5	2.5 - E	1.6	M	G	Row of trees in hedgerow. All have small amounts of major deadwood in central crowns. No observed dieback or disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	>40	A2	REM	0	0.0
TG 21	7	Pedunculate oak	17	680	7	2 - N	1.8	M	G	Row of trees in good condition. All have small amounts of major deadwood in central crowns. No action required at time of survey show dieback, decline, disease or decay.	Stabilise dead wood according to occupancy levels beneath the crown	>40	A2	PRET	6	85.7
TG 22	2	Pedunculate oak	11	480	5	2.1 - S	1.9	M	F	Pair of trees with twisting habit in stems. Moderate deadwood in both crowns. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B2	REM	0	0.0
TG 23	3	Pedunculate oak	17	850	9.5	2.2 - N	2	M	G	Wide spreading crowns on row of trees. Major deadwood in central crowns. No observed dieback or disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	>40	A2	RET	3	100.0
TG 24	3	Pedunculate oak	13	450	5.5	2.4 - W	2	M	F	Cluster of trees all with twisted habit and suppressed crowns due to larger adjacent trees. Dieback evident in all trees, but no sign of obvious decay	No action required at time of survey	20+	C2	PRET	1	33.3
TG 25	3	Pedunculate oak	13	550	6	2.3 - S	2.1	M	F	Trio of hedgerow trees with contorted/twisted lower stems. All have major deadwood in central regions. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	40+	B2	RET	3	100.0

ID No.	Count	Species	Ht.	Dia (mm)	MCRS	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal	No. of trees retained	% Trees retained
TG 26	11	Pedunculate oak	17	780	6.5	2.5 - W	2.3	M	F	Row of 3rd party trees just beyond boundary fence line. Occasional decaying tear wound present in otherwise well-proportioned and healthy crowns.	No action required at time of survey	40+	A2	RET	11	100.0
TG 27	4	Rowan, holly	5	160	2.4	1.5 - N	1.8	M	P	Small cluster of trees growing proud of hedgerow beneath. Degree of dieback in all crowns.	Fell to as low as reasonably practicable	<10	U	U	0	0.0
TG 28	7	Holly	5	150	1.5	1.4 - E	1.5	M	P	Small cluster of trees growing proud of hedgerow beneath. Advanced dieback in all crowns.	Fell to as low as reasonably practicable	<10	U	U	0	0.0
TG 29	6	Pedunculate oak	16	700	6.5	2 - N	1.8	M	G	Row of trees growing from hedgerow and forming single crowned feature. Most trees have somewhat contorted, but structurally sound lower stems. Occasional major deadwood. No observed dieback of disease and ns9d	No action required at time of survey	40+	A2	RET	6	100.0
TG 30	30	Hawthorn, blackthorn, pedunculate oak, sycamore	7	240	3	0.5 - W	1	M	F	Dense strip of 3rd party trees. Generally scrubby and low set in landscape. No observed dieback of disease	No action required at time of survey	20+	B3	RET	30	100.0
TG 31	12	Pedunculate oak, sycamore, hawthorn	10	250	4.5	0.5 - S	1	M	F	Area of 3rd party vegetation. Somewhat scrubby in appearance with mixture of overgrown hedgerow and self-set trees. No observed dieback of disease	No action required at time of survey	20+	B3	RET	12	100.0

ID No.	Count	Species	Ht.	Dia (mm)	MCRS	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal	No. of trees retained	% Trees retained
TG 32	12	Pedunculate oak	17	800	6.5	2.5 - W	2	M	G	Row of trees growing from hedge/ditch edge. Trees form single continuous crown. Contorted lower stems apparent in several trees. Occasional decay at tear wound site. Major deadwood in central crowns. No observed dieback of disease	Stabilise dead wood according to occupancy levels beneath the crown	40+	A2	REM	0	0.0
TG 33	2	Pedunculate oak	16	330	5	3.2 - NE	1.8	M	F	Pair of 3rd party treed growing from roadside verge. Both have twin or multiple stems from ground level. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	20+	B2	RET	2	100.0
TG 34	4	Holly, pedunculate oak	8	260	3	1 - W	1.4	M	P	Small cluster of trees growing proud of hedgerow beneath. Dieback in all crowns.	Fell to as low as reasonably practicable	<10	U	U	0	0.0
TG 35	15	Pedunculate oak, field maple	10	300	4	1.2 - N	1.5	M	F	Group of 3rd party trees beyond boundary fence. No apparent significant defect	No action required at time of survey	20+	B2	RET	15	100.0
TG 36	3	Sycamore	17	360	6	2.6 - N	3.2	M	F	Trees on roadside verge N of ditch. All have constrained crowns. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	20+	B2	RET	3	100.0
TG 37	5	Pedunculate oak	18	580	6.5	2 - S	2.5	M	F	Row of trees along ditch/bank. Major deadwood in all lower crowns. Crowns form single continuous feature. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	40+	B2	RET	5	100.0

ID No.	Count	Species	Ht.	Dia (mm)	MCRS	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal	No. of trees retained	% Trees retained
TG 38	6	Pedunculate oak	14	320	5	1.5 - N	2.4	M	F	Row of heavily constrained trees with contorted/acutely angled stems. Tear wounds show signs of superficial decay and small amounts of deadwood are present in most trees. No observed dieback of disease	No action required at time of survey	20+	B3	RET	6	100.0
TG 39	4	Pedunculate oak, hawthorn	15	500	5.5	2.6 - S	2.3	M	F	Tight cluster of relatively large hedgerow trees forming single crown. All trees show signs of historic hedge management practices. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	40+	A3	RET	4	100.0
TG 40	10	Pedunculate oak	16	750	6.5	2.8 - NW	2.2	M	G	Cluster of trees with similar structural features, namely contorted and spreading relatively low crowns. Deadwood present in all trees and evidence that all trees were once part of historic hedgerow. No observed dieback of disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	40+	A3	PRET	2	20.0
TG 41	25	Silver birch, rowan, hazel, hawthorn, holly	14	320	3.5	1.2 - S	1.3	M	F	Dense area of vegetation with predominantly coppice stools with birch standards. Browsing damage evident to lower stems. No other systemic issues observed	No action required at time of survey	20+	B3	REM	0	0.0
TG 42	80	Silver birch, pedunculate oak, hazel, holly, hawthorn, elder, Scots pine	14	350	3.5	1.3 - S	1.5	M	F	3rd party vegetation on roadside cutting/verge. Dense understorey through most of group gives thicket like appearance.	No action required at time of survey	20+	B3	RET	80	100.0

ID No.	Count	Species	Ht.	Dia (mm)	MCRS	Ht. 1 st br.	Cr. Clr.	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal	No. of trees retained	% Trees retained
TG 43	30	Pedunculate oak, holly, hazel	14	550	5	1.4 - SE	2.5	M	G	Row of trees along field boundary forming single continuous feature. Crowns have been raised above fields and little in the way of other trees beyond a few multiple stem hollies or hazels are present. No systemic issues observed	No action required at time of survey	40+	A2	REM	0	0.0
TG 44	13	Pedunculate oak	15	520	5	1.5 - E	2	M	F	Row of trees within rough boundary area beside field/ditch. Trees form single continuous crown. No observed dieback of disease and no sign of obvious decay	No action required at time of survey	40+	B3	PRET	6	46.2
TG 45	2	Silver birch	16	340	3	1.6 - S	1.5	M	F	Pair of trees on open ground. W most tree has twin stems from 0.5m with included unions where stems meet. No observed dieback of disease	No action required at time of survey	20+	B2	REM	0	0.0

3.3.5 Tree Survey Data for Woodland groups

ID No.	Area	Species	Ht.	Dia. (mm)	MCRS	Life Stage	Phys. Cond	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal
WG 1	1.24	Scots pine, sycamore, pedunculate oak & holly	17	4	2 - E	M	F	3rd party woodland beyond road. Only surveyed from roadside. No systemic issues observed	No action required at time of survey	20+	B2	RET

3.3.6 Explanatory Notes for Hedges

- **ID no.:** Unique hedge reference number.
- **Species:** The species identification is based on visual observations and the common English name of what the trees appear to be is listed. The species listed represent the main components and there may be other minor species not listed. Unless the composition of species is even an estimate of the percentages of each species is given.
- **Estimated dimensions:** Estimated dimensions are marked *.
- **Height:** Height is to the nearest metre.
- **Mean diameter:** Stem diameter in millimeters, generally at ground level, for 80-percentile member of the hedge.
- **Mean width:** An estimated mean width for each hedge.
- **Life Stage:** Assessed as Young, Semi-Mature, Early Mature, Mature & Over Mature.
- **Phys. condition:** An assessment of the physiological condition (i.e. health/vitality) status of the hedge summarised into:
 - Good:** Generally in healthy condition
 - Fair:** Condition satisfactory though below mean species performance
 - Poor:** Tree in decline
 - Dead:** Self-explanatory
- **Structural condition & Notes:** Notes on the structural integrity of the hedge based on visual tree assessment, including damage, decay fungi, pests, etc as appropriate, plus other pertinent observations
- **Management recommendations:** Recommendations for intervention (e.g. Trimming, laying, felling, etc) prior to any development.
- **Ret. Span:** An estimate of the remaining contribution span that the hedge is expected to have, based on species, condition and context. The following longevity bands are used, categorized accordingly:
 - <10 Tree is dead, dying, has a severe structural defect, or will become exposed following inevitable loss of companion shelter. Possibly requires sanitation felling. Unsuitable for retention
 - 10+ Short-term longevity only: replacement planting generally appropriate
 - 20+ Mid-term longevity
 - 40+ Good longevity
- **QV Grade:** Quality & Value grade classification according to BS5837: 2012
 - U** - Unsuitable for retention
 - A** - High retention priority
 - B** - Moderate retention priority

C - Low retention priority +subcategories 2 & 3 reflecting arboricultural, landscape and cultural values respectively.

- **Proposal:** Preliminary judgement on defensible tree retention / removal balance.

RET - Hedges preferably retained

PRET - Signifies partial retention (see Tree Retention & Removal Plan)

REM - Hedges defensibly removed to facilitate development

U - Hedges identified to be unsuitable for retention

3.3.7 Tree Survey Data for Hedges

ID. No.	Species	Ht.	Mean Dia.	Mean radius	Life Stage	Phys. Cond.	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal	Length retained	Percentage retained
H 1	Hawthorn, blackthorn, holly, field maple	3.2	90	1.6	M	F	Thick and healthy feature with only one small gap in foliage cover. Situated along edge of ditch and bank. Hedge appears a little overgrown in places, especially towards S end, but no sign of dieback or decline	Bring back into routine maintenance. Replant gap with suitable native broadleaf species	20+	B3	RET	265	100.0
H 2	Blackthorn, hawthorn	3.5	65	2	M	F	dense thicket-like feature growing from 3rd party land. No observed dieback or disease	No action required at time of survey	20+	B2	RET	44	100.0
H 3	Hawthorn	4.8	120	2.5	M	F	Overgrown feature with general lack of lower level foliage and several gaps along length	No action required at time of survey	10+	C2	RET	56	100.0
H 4	Hawthorn, holly	3.8	150	3.4	M	F	Overgrown feature with lack of maintenance evident. Several sparse areas. No observed dieback or disease	Replant gaps with suitable native broadleaf species	10+	C2	PRET	9.5	19.4
H 5	Holly, hawthorn	5.2	160	3	M	F	Large overgrown feature with variation in height along length. Little evidence of recent management. No observed dieback or disease	Bring back into routine maintenance. Replant gap with suitable native broadleaf species	20+	B3	REM	0	0.0

ID. No.	Species	Ht.	Mean Dia.	Mean radius	Life Stage	Phys. Cond.	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal	Length retained	Percentage retained
H 6	Holly, hawthorn, ash	6.5	160	3	M	F	Densely planted/vegetated, wide hedgerow. No dieback or decline evident, and only few small gaps along length. Good visual barrier to adjacent roads	No action required at time of survey	20+	B2	PRET	260	92.2
H 7	Holly, hawthorn, ash, pedunculate oak	6.5	180	3.5	M	F	Large overgrown feature with variation in height along length. Little evidence of recent management. Sparser area in S quarter of feature. No observed dieback or disease	Bring back into routine maintenance. Replant gap with suitable native broadleaf species	20+	B3	PRET	164	42.8
H 8	Hawthorn, elder, holly, hazel	2.5	65	1.75	M	F	Well maintained, thick and healthy feature with no significant gaps along length. No observed dieback of disease	No action required at time of survey	20+	B3	REM	0	0.0
H 9	Hawthorn, elder, holly, hazel, pedunculate oak, rowan	2	75	1.75	M	F	Well maintained, thick and healthy feature with no significant gaps along length. No observed dieback of disease	No action required at time of survey	20+	B3	PRET	23	17.6
H 10	Hawthorn, holly, elder, blackthorn,	2.3	80	1.75	M	F	Well maintained, thick and healthy feature with no significant gaps along length. No observed dieback of disease	No action required at time of survey	20+	B3	PRET	28	11.3
H 11	Holly, hawthorn, pedunculate oak, elder	1.8	95	1.5	M	F	Well maintained, thick and healthy feature with no significant gaps along length. Occasional tree growing at differing height. No observed dieback of disease	No action required at time of survey	20+	B3	RET	163	100.0
H 12	Holly, hawthorn, elder, blackthorn, pedunculate oak, hazel	1.8	135	1.25	M	F	Well maintained, thick and healthy feature with no significant gaps along length. Occasional tree growing at differing height. No observed dieback of disease	No action required at time of survey	20+	B3	REM	0	0.0
H 13	Hawthorn, elder, holly	2	85	1	M	F	Well maintained, thick and healthy feature with no significant gaps along length. No observed dieback of disease	No action required at time of survey	20+	B3	RET	307	100.0

ID. No.	Species	Ht.	Mean Dia.	Mean radius	Life Stage	Phys. Cond.	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal	Length retained	Percentage retained
H 14	Hawthorn, field maple, holly, elder	2	85	1.25	M	F	Well maintained, thick and healthy feature with no significant gaps along length. No observed dieback of disease	No action required at time of survey	20+	B3	RET	126	100.0
H 15	Holly, rowan, hawthorn	6	140	2.5	OM	P	Hedgerow appears to be remnant of very old feature with characteristics of historic management practices such as coppicing and laying. Currently unmanaged and heavily browsed by livestock. Multiple gaps along length with several standing dead trees present along	No action required at time of survey	10+	C3	PRET	177	84.7
H 16	Hawthorn, elder, holly, ash, pedunculate oak.	6.5	150	2.5	M	F	Dense overgrown feature with evidence of historic management practices. No observed dieback of disease	No action required at time of survey	20+	B3	PRET	95	73.1

4 ARBORICULTURAL IMPACT ASSESSMENT

4.1 Tree retention and removal

4.1.1 The tree survey was provided at the beginning of our involvement with the project in 2018 and updated in 2024. The survey, together with the Tree Constraints Plan, has been used by the design team to plan, refine and amend the layout to minimize the arboricultural impact wherever possible.

4.1.2 The nature of the development, specifically the scale of the buildings, gives less flexibility for an arboriculturally sensitive layout than, for example, a residential development with a multitude of small individual buildings. Therefore it is inevitable that some tree loss will occur.

4.1.3 Following the production of the Tree Constraints Plan an overlay with the proposed earthworks was added to the drawing to assess the arboricultural impact. This was followed by design team meetings to examine how the arboricultural impact could be minimized through layout revisions. Once these revisions were put in place the final level of tree removal as detailed in the tree survey schedules in the previous section of this report, and also on the Tree Retention and Removal Plan at Appendix 2

4.1.4 Below is presented the tree retention and removal information as a population-based analysis:

Individual trees

Grade	Total tree population	% of population	Trees removed	% of grade	Trees retained	% of grade
U	9	7%	9	100%	0	0%
A	28	23%	17	61%	11	39%
B	52	42%	31	60%	21	40%
C	35	28%	14	40%	21	60%

Tree groups

Grade	Tree Groups count	% of population	Trees in groups count	Count of trees retained	% of Grade	Count of trees removed	% of grade
U	5	11%	30	0	0%	30	100%
A	10	22%	91	28	31%	63	69%
B	22	49%	308	251	81%	57	19%
C	8	18%	58	44	76%	14	24%

Hedgerows

Grade	Hedgerow	Length	% of total	Length removed	% of grade	Length retained	% of grade
U	-	-	-	-	-	-	-
A	-	-	-	-	-	-	-
B	13	2778	81%	1303	47%	1475	53%
C	3	314	19%	71.5	23%	242.5	77%

4.2 Pruning works to facilitate development

4.2.1 No pruning works to retention trees have been identified as necessary for the implementation of the, albeit outline, proposal. That is not to say that no pruning works will be required, but rather that should any be found to be necessary the works are likely to be minor in extent, such as crown lifts, and can be readily addressed as the project evolves.

4.3 Earthworks in root protection areas

4.3.1 There are areas where I have advised the retention of trees despite apparent earthworks in the RPAs. These are individual locations where the combination of the tree conditions and works will have minimal impact of tree retention.

4.3.2 Tree 70 has a very minor incursion into the RPA; 17sqm of the 470sqm RPA equating to less than 1% of the RPA. I do not consider this will impact the tree in any way.

4.3.3 Tree 92 have a small crown size relative to the stem diameter and therefore I consider the RPA to be oversized relative to the vascular requirement of the crown. The proposal includes a build-up of ground levels from 0m to 1m covering 14% of the RPA, with the greatest depth of build up at the furthest point from the stem. There is additional undisturbed land contiguous to the RPA in all other directions where an additional 1.2m of RPA, and marginally less to the east to allow for proposed works in this direction, will provide an equal area to the area lost.

4.3.4 The end tree in TG23 would have an individual RPA of 327sqm, and there is an incursion of 17sqm. This equates to 6% of the RPA. There is undisturbed land in all other directions contiguous to the RPA that can be protected to provide an equal area to 17sqm.

4.3.5 In addition to the above trees it has been agreed with Hinckley and Bosworth Borough Council to retain trees T87 & T88. Both trees have earthworks within the RPAs and the full extent of these has been discussed, with agreement being reached in favour of retention.

4.3.6 The revised levels plan received 19th June 2026 makes no change to the trees discussed above, and provides scope for the retention of trees T10, T14 and T15. For the latter tree, the position is similar to T87 & T88 – there is a build up of levels within the RPA covering 25% of the RPA. The greatest depth occurs at the edge of the RPA where the roots are typically ephemeral, whilst the structural roots will have no, or minimal build up above them.

4.4 Trees under Statutory Protection

- 4.4.1 I carried out a search using the Hinkley & Bosworth Borough Council website on the 15th August 2025. No tree preservation orders applying to the site were listed, and there are no conservation areas covering the site.
- 4.4.2 Subsequent to the above search a provisional order (Ref. No. 25/00003/TPORD) has been made applying to some trees and groups of trees within the site. The plan supplied with the order suggests that the protected trees correspond with the retention trees in the submission, though clarification from the Council should be sought.

4.5 National Planning Policy

- 4.5.1 The National Planning Policy Framework states at section 193 c) 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 exists.*
- 4.5.2 Trees that may be veterans due to fulfilling the size criteria detailed in *Ancient and other veteran trees: further guidance on management* (Lonsdale, ATF 2013) are assessed using the RAVEN 2 methodology (<https://www.flac.uk.com/wp-content/uploads/2023/09/RAVEN-2.pdf>). There are no ancient or veteran trees on the site.
- 4.5.3 I carried out a search of the Multi-Agency Geographic Information for the Countryside on 15th August 2025 for ancient woodland. No ancient woodland is listed on or adjacent to the site.

4.5.4 Tree protection during construction.

- 4.4.1 In review of the layout supplied it appears that the level of tree retention is deliverable, assuming tree protection is applied. Trees can be irreparably and unwittingly damaged in a few minutes during construction. Accordingly, it is expected that reserved matters will be attached to a planning consent the require retained trees to be protected throughout the development process in accordance with BS5837.
- 4.4.2 The tree protection measures would typically include tree protection fencing and, if appropriate, ground protection to prevent harm to the crowns and RPAs of retention trees. There may also be a requirement for site supervision for construction operations in proximity to retained trees.

4.6 Arboricultural Sustainability

- 4.6.1 The proposal includes space that can be readily utilized for new tree planting. The landscape strategy by FPCR (drawing number 12507-FPCR-XX-XX-DR-L-0001 Rev P17) illustrates how this will incorporate individual trees, woodland blocks and native hedgerow. Having reviewed this drawing I am happy that these proposals are deliverable.

Conclusion

- 5.1.1 The nature of the proposal limits the opportunities for localized changes to the layout to facilitate tree retention. Nonetheless the early provision of the tree survey and engagement with the arboricultural constraints throughout the project has enable a higher level of tree retention than was initially anticipated.
- 5.1.2 There will be no loss of NPPF priority habitats in the form of veteran trees, ancient woodland or ancient woodland.
- 5.1.3 The proposal includes extensive new planting of individual trees, woodlands, and native species hedgerows that will provide a balance against the trees to be removed.

This completes my advice to date

Chris Shortis

Chris Shortis Dip. Arb. (RFS), M. Arbor A., Cert MHRA

APPENDIX 1

TREE CONSTRAINTS PLAN.

Note this plan consists of a single sheet and is scaled for printing at A0. It is intended to be read in colour.



Notes
This drawing is intended to be read in colour; a monochrome copy should not be relied upon.
Drawn to North unless otherwise indicated
Do not scale from this drawing.
Refer to the tree survey schedule for tree dimensions.

LIGHTWOODS
Green Ltd

Client: Caddick Developments Limited
Instruction: Land at Junction 22 of the M1, Cliffe Hill Farm
Ref: 34-1007
Drawing Title: Tree Constraints Plan
DWG No.: LG34-1007.01
Date: 24.06.24
Scale: 1:1000 @ A1

Key
Quality and Value Categories
(Shown adjacent to ID number)

Category U	Unsuitable	
Category A	High	
Category B	Moderate	
Category C	Low	

Crown outlines

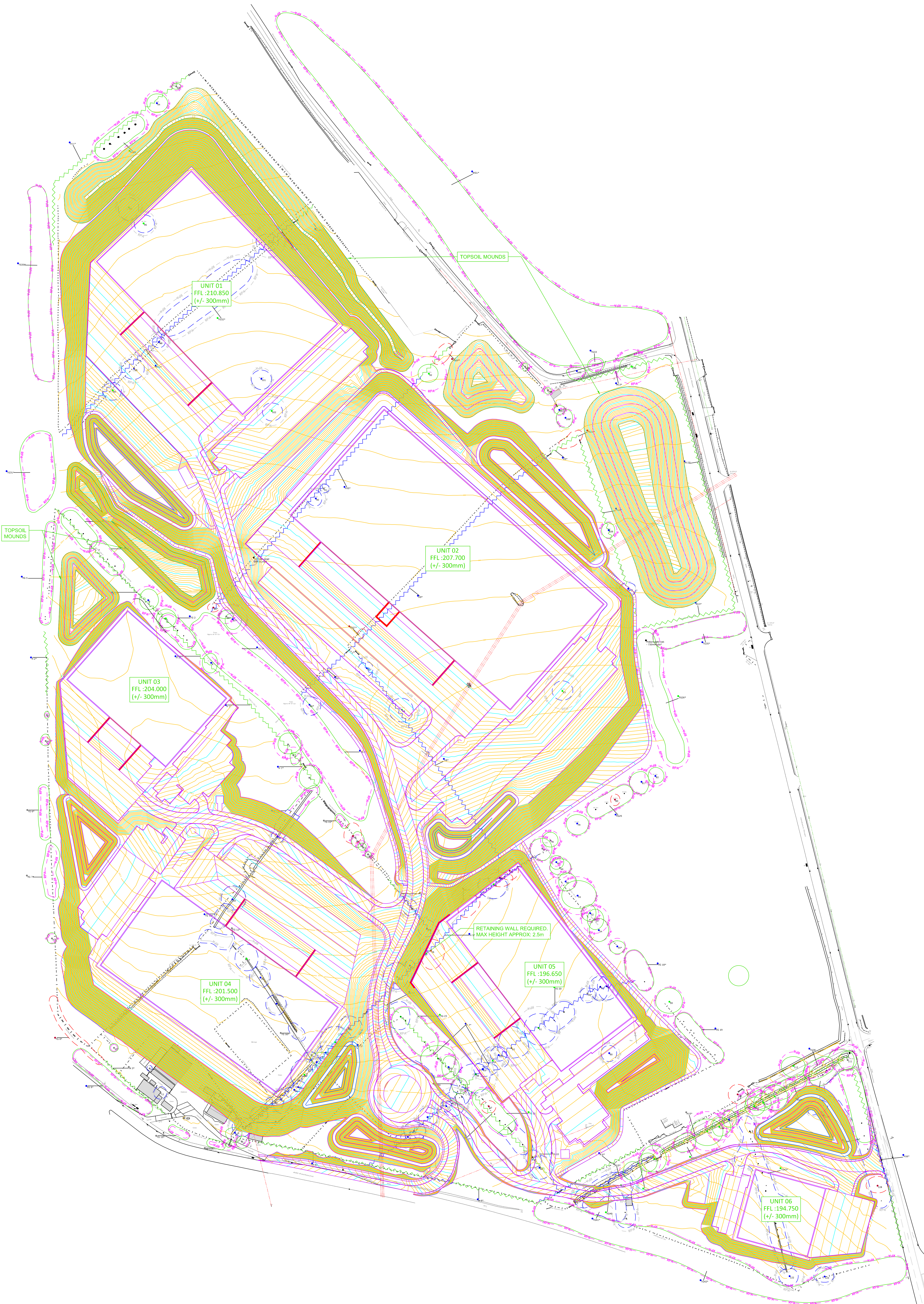
Root protection area (RPA)
calculated in accordance with BS5837 Table 2

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APPENDIX 2

TREE RETENTION & REMOVAL PLAN.

Note this plan consists of a single sheet and is scaled for printing at A0. It is intended to be read in colour.



LIGHTWOODS Green Ltd

Client: Caddick Developments Limited
Instruction: Land at Junction 22 of the M1, Cliffe Hill Farm
Ref: 34-1007
Drawing Title: Tree Retention & Removal Plan
DWG No.: LG34-1007.02F
Revision date: 06.03.26
Scale: 1:1000@A0

Key Quality and Value Categories
(Shown adjacent to ID number)

Category U	Unsuitable	●
Category A	High	●
Category B	Moderate	●
Category C	Low	●

NOTE: Tree/group numbers marked with an * have approximate locations.

Crown outlines
Retention trees

To be removed for sound arboricultural management

To be removed to facilitate development

Root protection area (RPA)
calculated in accordance with BS5837 Table 2

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