Elite Ecology

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Peggs Close,

Earl Shilton

BS5837:2012 Tree Survey

June 2025

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0. Executive Summary

0.1 This report has been prepared at the request of, Hinckley and Bosworth Borough Council. Elite Ecology were commissioned to undertake a BS 5837 Tree Survey at Peggs Close, Earl Shilton, Leicester, Leicestershire, LE9 7BP (Central OS Grid Reference: SP 46890 97594). This survey effort involved both a desktop study and field survey being undertaken.

0.2 The Peggs Close redevelopment site is situated near the centre of the town of Earl Shilton.

The proposal is to construct a total of twenty-one properties consisting of ten No. 2B4P houses, five No.3B5P houses, and six No. 1B2P flats.

0.3 This project will provide a replacement for the existing three storey accommodation, spread over three blocks. These currently consist of a mixture of one and two bed flats along with a ground floor community centre. The development will modernise facilities, improve energy efficiency, and utilise the land more effectively.

0.4 The survey records all trees within the site and any that may be impacted by the development proposals within or outside of the site boundary. The survey records a number of parameters including, species, crown/canopy spread, and diameter at breast height (DBH).

0.5 Throughout this report “RPA” is used to refer to “root protection area”. The RPA of any given tree is the area of ground which should not be disturbed by excavation, compaction, changes in level and/or any other construction/demolition processes. The extent of the RPA is calculated in accordance with the BS5837 (2012) guidelines.

0.6 In total the survey recorded eleven individual trees, and two groups of trees. These were a range broadleaf, and coniferous specimens. The dominant age class was observed to be **semi-mature**, and the general overall condition was observed to be predominantly good for all trees at the site.

0.7 In total the survey recorded seven category **A** trees, five category **B** trees, and two category **B** groups of trees. No category **C** or **U** trees were recorded.

0.8 The site is located within a residential area and comprises approximately six blocks of flats, the majority of which are currently vacant or disused. Situated to the north of the site is a car parking area providing vehicular access and circulation space.

0.9 The site benefits from a diverse and well-established tree population, containing multiple significant specimens that offer considerable amenity value within the local streetscape and wider landscape. Tree species include ash (*Fraxinus excelsior*), birch (*Betula spp*.), field maple (*Acer campestre*), hawthorn (*Crataegus monogyna*), hornbeam *(Carpinus betulus*), lime (*Tilia spp*.), maple (*Acer spp*.), oak (*Quercus spp*.), and sycamore (*Acer pseudoplatanus*).

0.10 Trees across the site vary in size and maturity but are predominantly semi-mature to early-mature, presenting with well-structured forms, balanced crown architecture, and an overall good physiological and structural condition. The majority have been categorised as Category B1, with a number of notable specimens falling within Category A1, reflecting their individual quality and collective contribution to the site’s character and the local visual amenity.

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1. Introduction

1.1 Report Rationale

This report has been prepared at the request of, Hinckley and Bosworth Borough Council. Elite Ecology were commissioned to undertake a BS 5837 Tree Survey at Peggs Close, Earl Shilton, Leicester, Leicestershire, LE9 7BP (Central OS Grid Reference: SP 46890 97594). This survey effort involved both a desktop study and field survey being undertaken.

Elite Ecology is a multi-disciplinary ecological and arboricultural consultancy practice which operates nationwide for its clients on a multitude of ecological and arboricultural projects since 2015. The author of this document, **Mr. David Whitehead**, is a time served climbing arborist and arboriculturist with over twenty years of experience within the arboricultural industry, and is currently qualified to RQF Level 4, Foundation Certificate - Arboriculture and Tree Management, holds the LANTRA Professional Tree Inspectors qualification. David is also a QTRA trained and registered user. The overseer of this document, **Mr. Richard Millington**, ACIEEM, MRSB, MArborA, is a Company Director, and is currently qualified to RQF level 6 with a BSc (Hons) in Ecology and Conservation Management.

1.2 Purpose

This report was carried out in accordance with BS5837 (2012) "*Trees in relation to design, demolition and construction".* The purpose of this report is to provide an analysis and assessment of the subject trees at the site. The report identifies and evaluates the trees, assigning them a category value. The report presents the physical data of the trees and shows the constraints that the trees present within and outside of the site area.

The report provides professional advice and recommendations in order to ease any conflicts and to help devise a suitable proposal that considers the tree population at the site.

1.3 Site Description

The site is located within a residential area and comprises approximately six blocks of flats, the majority of which are currently vacant or disused. Situated to the north of the site is a car parking area providing vehicular access and circulation space.

The site benefits from a diverse and well-established tree population, containing multiple significant specimens that offer considerable amenity value within the local streetscape and wider landscape. Tree species include ash (*Fraxinus excelsior*), birch (*Betula spp*.), field maple (*Acer campestre*), hawthorn (*Crataegus monogyna*), hornbeam *(Carpinus betulus*), lime (*Tilia spp*.), maple (*Acer spp*.), oak (*Quercus spp*.), and sycamore (*Acer pseudoplatanus*).

Trees across the site vary in size and maturity but are predominantly semi-mature to early-mature, presenting with well-structured forms, balanced crown architecture, and an overall good physiological and structural condition. The majority have been categorised as Category B1, with a number of notable specimens falling within Category A1, reflecting their individual quality and collective contribution to the site's character and the local visual amenity.

1.3.1 **Root Barriers**

Root barriers with potential to restrict root growth have been identified at the site. These are in the form of the existing hard-surfaces, buildings and their foundations. Where an existing surface or structure is expected to have restricted root distribution then this will be shown/highlighted on the tree constraints and protection drawings as a dashed magenta coloured line. Any deviation from the standard calculated RPA will be discussed in the arboricultural impact assessment document and displayed in the associated drawings. Drawing Reference: **EEARB0135** and **EEARB0135.1**

1.3.2 **Soils**

A search of the Landis.org.uk national soils database describes the soil in this area as slightly acid loamy and clayey soils with impeded drainage. This information suggests that the soil here may have a lower potential to be of a shrinkable nature. The potential of root systems to exasperate seasonal climatic conditions via their water uptake, and the consequent effect that this can have on soil volume, (which can affect foundations and cause the movement of such) should be a primary consideration when designing foundations and expert advice regarding this should be sought from a qualified structural engineer.

This information and the condition of the existing trees and vegetation at the site suggests that the soil here is a good planting medium. A site-specific tree planting and establishment report should be produced to advise any tree planting proposals for the site.

No in-depth soil analysis was undertaken, and no samples were taken or studied.

1.3.3 **Topography and Levels**

The site is located within the town of Earl Shilton, Leicestershire (postcode LE9 7BP), falling under the jurisdiction of Hinckley and Bosworth Borough Council. The immediate context is predominantly residential, characterised by mid-density housing, associated infrastructure, and established green spaces that contribute to the overall suburban character of the area.

Topographically, the site and its surroundings form part of a gently undulating landscape, with elevations averaging approximately 103 metres above sea level. The terrain is relatively level across the surveyed area, with no significant slopes or gradients likely to influence tree form or root development.

The wider landscape character is defined by a transitional zone between urban settlement and remnant rural features. Pockets of mature vegetation, hedgerows, and scattered trees form a connective green network within the built environment, reflecting the site's location on the urban edge.

According to Cranfield Soilscapes data, the prevailing soil conditions in this area are typically classified as slightly acid but base-rich loamy and clayey soils. These soils generally support a wide range of broadleaved tree species and are capable of retaining moisture while remaining well-drained in most conditions — favourable for healthy tree establishment and sustained growth.

Figure 1: An aerial image showing the location and survey area at Peggs Close, Earl Shilton.

1.4 Current Proposals

The Peggs Close redevelopment site is situated near the centre of the town of Earl Shilton.

The proposal is to construct a total of twenty-one properties consisting of ten No. 2B4P houses, five No.3B5P houses, and six No. 1B2P flats.

This project will provide a replacement for the existing three storey accommodation, spread over three blocks. These currently consist of a mixture of one and two bed flats along with a ground floor community centre. The development will modernise facilities, improve energy efficiency, and utilise the land more effectively.

2. Survey Methodology

The pre-development survey and assessment of the trees on site was undertaken in accordance with the British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' (BS5837:2012).

These assessments were made from ground level only and is based on a visual inspection of the trees within the area. No invasive investigations, no tissue samples and no soil samples were gathered from this survey effort. This survey aimed to examine external features of the trees. Any growing conditions were noted down, with any obvious signs of physical and/or structure defects are recorded (this includes deadwood, die-back, or any signs of decay).

In accordance with the aforementioned recommendations, the tree survey included all specimens that are within the site boundary with a diameter at breast height (DBH) of 75mm or above.

This DBH is then used to calculate the Root Protection Area (RPA) of the specimens on site. The RPA represents the minimum area around each tree that must be left undisturbed to ensure their survival. The majority of the tree roots are found in the top 600mm of soil, with most of the nutrient absorbing fine roots found within the top 100mm. The morphology of the roots is influenced by the presence of other site factors (such as roads, structures), soil type, topography, and drainage. Where no RPA is identified in the table above, the canopy line should be treated as the RPA (this typically applies to small trees).

A topographical survey has been undertaken on the site prior to the field survey.

The field survey obtained numerous factors about the trees. The equipment used to gain measurements were a diameter tape, a laser measure, and a clinometer. The information collected on the trees is as follows:

- Tree Number/Group Reference.
- Species.
- Height.
- Branch Spread.
- Height and direction of First Significant Branch.
- Age Class.
- Physiological and Structural Condition.
- Estimated Remaining Contribution (Years).
- Management Recommendations.
- Notes.

2.1 Tree Categorisation

Trees are graded in accordance with the Cascade Chart for Tree Quality Assessment. The purpose of the categorisation is to identify the value of the existing trees, allowing for informed decisions to be made in order to comply with BS5837:2012. These categories are **A**, **B**, **C**, and **U**. Trees categorised as **U** have sound reasons for removal. Trees that fall within categories **A**, **B**, and **C** should be considered for retention. The categories are as follows:

- **Category A:**

  Trees that are of high quality, with an estimated remaining life span of at least forty years.

  Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features.

  Trees, groups, or woodlands of particular visual importance as arboriculture and/or landscape features.

  Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).

  Trees in this category will be shown **light green** on the Tree Survey Plan.

- **Category B:**

  Trees of moderate quality, with an estimated remaining life span of at least twenty years.

  Trees that might be included within **Category A**, but have been downgraded due to impaired condition, such that they are unlikely for retention beyond forty years.

  Trees that do not contain the special quality necessary to be classified as **Category A**.

  Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals.

  Trees occurring in collectives but situated to contribute little to the local visual amenity of the area.

  Trees with material consideration or other cultural value.

  Trees in this category will be shown **mid-blue** on the Tree Survey Plan.

- **Category C:**

  Trees that are of low quality with an estimated life span of at least ten years, or young trees with a stem diameter below 150mm.

  Trees of limited merit and impaired condition so as to not be classified at a higher category.

  Trees present in groups or woodlands that are significantly greater collectively within the landscape.

  Trees that offer minimal or temporary landscape benefits.

  Trees with no material conservation or other cultural value.

  Trees in this category will be shown **grey** on the Tree Survey Plan.

- **Category U:**

  Trees that are in a condition where they cannot be realistically retained as living trees for longer than ten years.

  Trees that have a serious, irremediable, structural defect that their loss would be due to collapse. This includes specimens that will not be viable following the removal of further **Category U** trees.

  Trees that are dead or are showing signs of significant, immediate, and irreversible decline.

  Trees infected with pathogens or diseases that are harming the specimen itself or is at risk of infecting nearby trees.

  Trees that are of very low quality that are suppressing other nearby trees of higher landscape or ecological value.

  Trees in this category will be shown **dark red** on the Tree Survey Plan.

2.2 Life Stages

All of the trees are separated into five life stages. These are as follows:

- **Young (Y)** – Newly planted or early established trees that are less than 150mm. These can easily be replaced.
- **Semi-mature (SM)** – Tree within the first quarter of its life span. Increasing in height and spread.
- **Early Mature (EM)** – Tree within the second quarter of its life span. Usually increasing in height and spread.
- **Mature (M)** – Tree within the third quarter of its life span. Usually at full height expectancy.
- **Over Mature (OM)** – Trees within the final quarter of its life span, or those that have exceeded their life expectancy. These can be in decline.

2.3 Physiological and Structural Condition

These conditions are categorised as either **good**, **fair**, **poor,** or **dead**.

An assessment of a tree's physiological condition is defined as:

- **Good** – A fully functioning biological system showing expectant vitality for the species (i.e. normal bud growth, leaf size, crown density and wound closure).

- **Fair** – A fully functioning biological system showing below average vitality for the species (i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure).

- **Poor** – A limited biological system showing physiological decline, disease or significantly below average vitality (i.e. limited bud growth, small and chloric leaves, low crown density and limited wound closure).

- **Dead** – Those trees marked **dead** have no visible foliage and brown cell structure under young bark.

An assessment of a tree's structural condition is defined as:

- **Good** – No significant structural defects.

- **Fair** – Structural defects that could be alleviated through remedial tree surgery or arboricultural management practices.

- **Poor** – Structural defects which cannot be alleviated through tree surgery or arboricultural management practices.

- **Dead** – Those trees marked **dead** have no visible foliage and brown cell structure under young bark.

3. Statutory Protection and Guidance

3.1 Statutory Protection and National Planning Policy Framework (NPPF)

Any area of ground that has been continuously wooded since 1600AD is defined as an ancient woodland. Any tree of significant size, age, ecological value, amenity value, cultural, and/or heritage value, is classed as a veteran tree. The NPPF assumes protection of all such trees and woodlands with exceptions made only in extreme circumstances where suitable mitigation strategies exist.

No ancient woodland has been identified at the site.

3.2 Tree Preservation Orders and Conservation Areas

Any advice given in this report is strictly advisory and does not overrule, bypass or otherwise in any way grant the client permission to carry out works on any of the trees included within the survey. Trees that are protected by TPO **require the express permission of the local district authority and/or their acting tree officer before any works may be carried out on them**.

Trees existing within a conservation area are protected by **Section 211 of the Town and Country Planning Act 1990**, in that anyone wishing to carry out work of any kind on such trees is required to submit a Section 211 application with the Local Authority, allowing six weeks' notice for any works. During such time, the Local Authority may assess such trees with a view to issuing further protection via TPO's if considered necessary.

A review of the local authority's interactive planning map confirms that at the time of survey, none of the trees on site were found to be subject to a Tree Preservation Order (TPO), and the site does not fall within a designated Conservation Area. As such, no statutory tree protection applies under the Town and Country Planning Act 1990 (as amended).

3.3 Felling Licences

Tree felling in the United Kingdom is controlled by the Forestry Commission under the Forestry Act 1967. In a calendar quarter (three months), up to $5m^3$ can be felled without requiring a felling licence providing that no more than $2m^3$ are to be sold. If any felling proposed does not meet the aforementioned criteria, then a felling licence will be required. It is worth noting that some types of felling are exempt, such as the removal of deceased trees, or ones that are dying, dangerous, or causing a nuisance.

3.4 Trees Outside of the Property

If works are recommended to be undertaken on trees that fall outside of the client/applicant's land, the full co-operation and liaison with these tree owners is necessary. Implications of not cooperating requires additional legal interpretation that are beyond the remit of this report. Under Common Law, branches from trees on adjacent properties that extend over boundaries can be pruned back to the boundary line without the permission of the owners.

3.5 Implementation of Tree Work

When appointing a tree contractor, only suitably qualified and experienced companies should be used. Always ensure that the contractor carries adequate insurance. The contractor should carry out all tree works to BS 3998:2010 *Recommendations for Tree Work*, as modified by more recent research findings.

3.6 Wildlife

All operations need to take into account the presence and/or potential presence of any wildlife at the site.

3.6.1 Bats

All trees with potential roosting features (PRF's) need to be assessed by a licenced bat surveyor. All bats and their roosts are protected by the legal framework within the United Kingdom. It is an offence to kill, injure, or disturb a bat and to destroy or damage any place that is used for shelter by a bat.

3.6.2 Birds

All breeding birds are protected by law within the United Kingdom. Therefore, any tree removal should take place outside of the breeding bird season (March to August inclusive). If this cannot be achieved, a suitably qualified and experienced ecologist is required to inspect for any nests. If an active nest is located, an exclusion zone will then be implemented around this feature until any chicks have fledged the nest.

4. Results

The field survey at the site assessed the individual condition and value of eleven individual trees, and two groups of trees.

Tree No.	Species	Tree Category (U/A/B/C)	Life Stage (Y/SM/EM/M/OM)	Condition (Good/Fair/Poor/Dead)	Number of Stems	Height (m)	Branch Spread (m)				Lowest Significant First Branch (m)	Stem at Breast Height (mm)	Remaining Contribution (years*)	Root Protection Area (m^2)	Root Protection Radius (m)	Observations
							N	E	S	W						
T1	Norway maple (*Acer platanoides*)	A1	SM	Good	1	14	7	7	7	7	2.5N	500	40+	113	6	
T2	English oak (*Quercus robur*)	A1	EM	Good	1	18	9	8	9	8	4E	1000	40+	452	12	

T3	Whitebeam (*Sorbus subg. Aria*)	B1	SM	Good	1	10	4.5	4.5	4.5	4.5	2S	425	20+	81	5.1	
T4	Whitebeam (*Sorbus subg. Aria*)	B1	SM	Good	1	10	4.5	4.5	4.5	4.5	2E	450	20+	92	5.4	
T5	Silva maple (*Acer saccharinum*)	A1	M	Good	1	20	10	10	10	10	5S	975	40+	430	11.7	
T6	Common lime (*Tilia × europaea*)	B1	SM	Good	1	14	5	5	5	5	3N	475	20+	102	5.7	
T7	Common hornbeam (*Carpinus betulus*)	B1	SM	Good	1	14	5	5	5	5	3N	425	20+	81	5.1	
T8	Common lime (*Tilia × europaea*)	B1	SM	Good	1	14	5	5	5	5	2E	500	20+	113	6	
T9	Common hornbeam (*Carpinus betulus*)	A1	SM	Good	1	14	7	7	7	7	2N	475	40+	102	5.7	
T10	Common ash (*Fraxinus excelsior*)	A1	EM	Good	2	20	8	8	8	8	2S	450 600	40+	255	9	

T11	Silva maple (*Acer saccharinum*)	A1	M	Good	1	20	10	10	10	10	3N	975	40+	430	11.7	
G1	Silver birch (*Betula pendula*)	A2	EM	Good	4	18	AVG 6	AVG 6	AVG 6	AVG 6	2N	400 375 375 250	40+	72 64 64 28	4.8 4.5 4.5 3	
G2	Common ash (*Fraxinus excelsior*) Common hawthorn (*Crataegus monogyna*) Field maple (*Acer campestre*)	B2	SM	Good	-	RANGE 4-18	AVG 5	AVG 5	AVG 5	AVG 5	3S	MIN 150 MAX 400	20+	-	MIN 1.8 MAX 4.8	

TOTALS	**Category Grading**		**Life Stages**		**Condition**		**NOTES:**
	A	**7**	**Y**	**0**	**GOOD**	**13**	
	B	**6**	**SM**	**8**	**FAIR**	**0**	
	C	**0**	**EM**	**3**	**POOR**	**0**	
	U	**0**	**M**	**2**	**DEAD**	**0**	
			OM	**0**			

5. Summary of Results

The field survey found the following information about the trees located on the survey site and within the sphere of influence:

5.1 Species Composition

In total, nine species were identified on and around the survey site. The trees identified were:

- **T1:** Norway maple (*Acer platanoides*).
- **T2:** English oak (*Quercus robur*).
- **T3** and **T4:** Whitebeam (*Sorbus subg. Aria*).
- **T5** and **T11:** Silva maple (*Acer saccharinum*).
- **T6** and **T8:** Common lime (*Tilia* × *europaea*).
- **T9:** Common hornbeam (*Carpinus betulus*).
- **T10** and **G2:** Common ash (*Fraxinus excelsior*).
- **G1:** Silver birch (*Betula pendula*).
- **G2:** Common sycamore (*Acer pseudoplatanus*).

5.2 Tree Survey Findings

All trees surveyed at the site were assessed, evaluated, and categorised in accordance with BS 5837 – *Trees in Relation to Design, Demolition and Construction* 2012. This information is summarised in the table below.

LIFE STAGES		CONDITION		BS 5837 CATEGORY		
Subject Tree/ Group	**Life Stage**	**Subject Tree/ Group**	**Condition**	**Subject Tree/ Group**	**Category**	**Sub cat**
None	Young	All Subject Trees	Good	Total 7	**A**	
				T1, T2, T5, T9, T10, T11.	**A**	**1**
				G1	**A**	**2**
					A	**3**
T1, T3, T4, T6. T7, T8, T9, G2.	Semi-mature	None	Fair	Total 6	**B**	
				T3, T4, T6, T7, T8.	**B**	**1**
				G2	**B**	**2**
					B	**3**
G1, T2, T10.	Early-mature	None	Poor	Total 0	**C**	
					C	**1**
					C	**2**
					C	**3**
T5, T11	Mature	None	Dead	None	**U**	
None	Over-mature					

Figure 2: An extract of the grading criteria.

BS5837:2012 Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of 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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] **4.5.7**.*			
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	
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	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	

5.3 General Condition and Observations

5.3.1 All surveyed trees were observed to be in a predominantly good physiological and structural condition, exhibiting sound form, appropriate stature, and typical growth characteristics for their respective species. No significant structural or pathological defects were identified at the time of inspection. The collective presence of the subject trees contributes notably to the landscape character of the area, providing substantial visual amenity. Furthermore, the trees are readily visible from public vantage points and are considered to hold a high level of amenity value within the local context.

5.4 Visual Tree Assessment (VTA)

A Visual Tree Assessment (VTA) was conducted from ground level to evaluate the condition of the subject tree. The inspection focused on identifying cavities, fractures, breaks, cracks, and signs of stress caused by tension or compression, from the base of the tree through the main trunk within the limits of reasonable visibility. Indicators of decay, fungal fruiting bodies, insect infestation, and overall vitality of the tree and its structural components were also examined.

The assessment took into account the tree's location, position, form, exposure to environmental elements, and proximity to nearby structures and public spaces. Additionally, the surrounding ground was inspected for cracks, signs of movement, or heave, which could indicate potential root plate instability.

5.5 Structural Condition

Trees are complex, multi-cellular living organisms that can undergo rapid changes over relatively short periods. The observations recorded during the survey were accurate at the time of assessment. The overall structural integrity of all other subject trees is currently considered to be good. No significant cracks, fractures, breaks, or cavities were identified in any of the assessed trees.

5.6 Physiological Condition

The detection of disease, infection, and infestation are subject to seasonal and climatic conditions. Some fungus, insect infestation, and diseases are only apparent when they are in season and may be easily undetected at certain other times of the year. At the time of survey, no significant physiological disorder was observed on any of the subject trees.

6. Preliminary Recommendations

6.1 Tree Work Recommendations

Currently, no tree works are required or recommended.

6.1.1 Tree Inspection

All trees within a close proximity to public areas and roads should be regularly inspected and assessed for potential risk and hazards.

It is recommended that the subject trees are inspected at regular intervals. The recommended interval for the subject trees at the site is, every three years.

6.1.2 Tree Retention

As a general standard, it is recommended that all trees that have been categorised as category **A** and **B** trees should be considered for retention. These trees are of a good quality, condition, and value, and will offer greater amenity, aesthetic, ecological and environmental benefits than that of replacement plantings.

6.1.3 Tree Removals

Trees categorised as category **C** may be considered for removal (where they are within the site boundary and ownership has been identified) as these trees are of a relatively low value and can be easily replaced with new plantings.

Where it is unavoidable to propose the removal of category **A** and/or **B** trees. Then a suitable mitigation strategy should be produced to compensate for any tree loss.

6.2 Arboricultural Impact Assessment

6.2.1 Assessment of Proposal

It is recommended that a full arboricultural impact assessment is conducted to assess the impacts of any proposal upon the subject trees at the site. The impact assessment should be carried out once a detailed site plan has been produced which includes details of any excavations, re-surfacing works and any new structures proposed for the site, along with routes for utilities and SuDS.

6.2.2 Consultation

Cross consultation should be conducted between all disciplines involved in the project to gain a thorough understanding of the project and any ramifications of the impacts identified.

6.2.3 Arboricultural Method Statement and Tree Protection

The arboricultural impact assessment should include a detailed site-specific method statement that details and lists the operations, methodologies, and protection measures that must be employed to minimise any impact of any works that are to take place within close proximity to or within the root protection area of any of the subject trees identified at the site. This should be accompanied by a detailed tree protection drawing.

7. References

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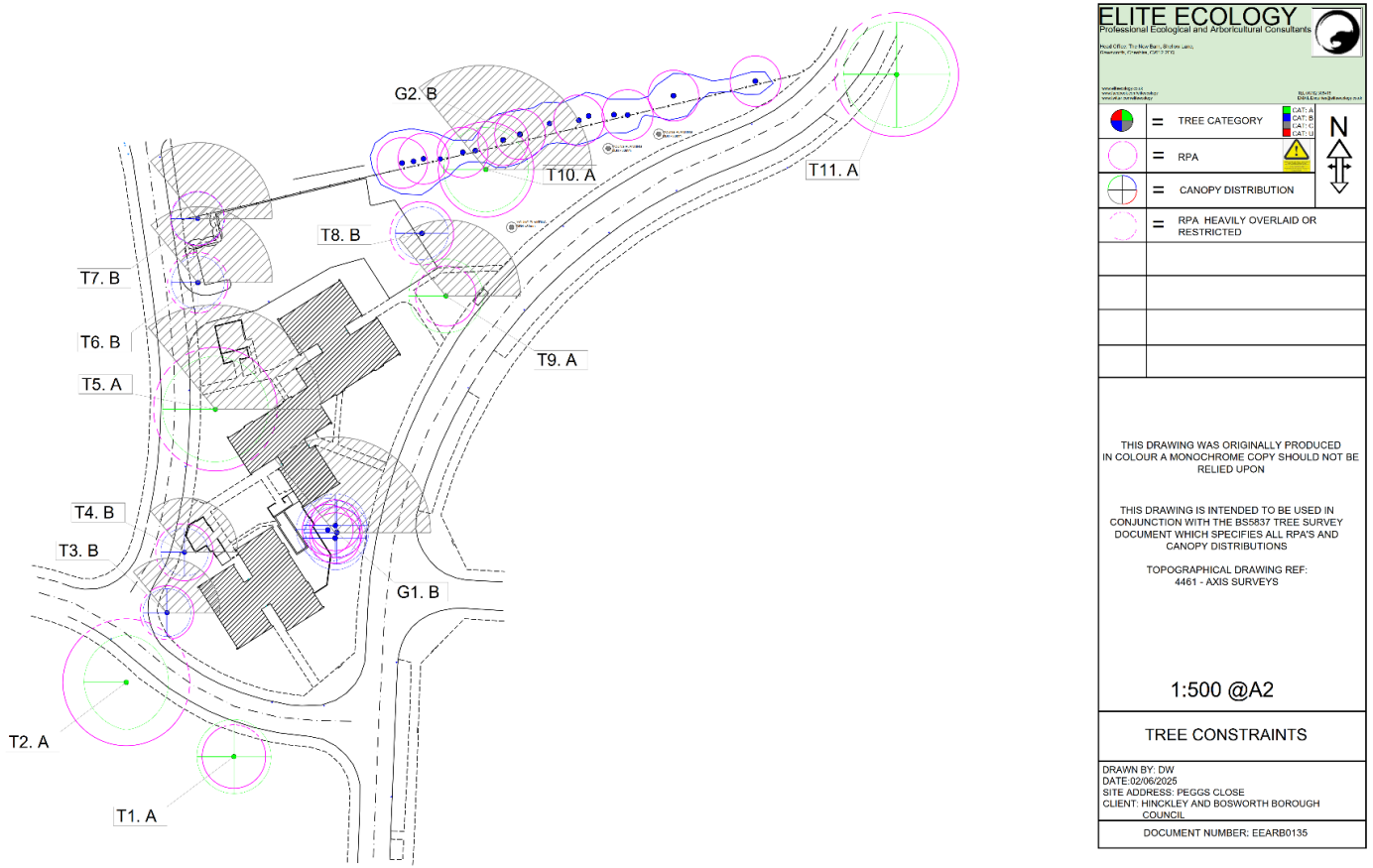
8. Appendices

Appendix A: Tree Constraints Drawing

Appendix B: Photographic Records

Appendix A: Tree Constraints Drawing

DO NOT PRINT FROM THIS DOCUMENT, USE SEPARATE PDF PROVIDED



Appendix B: Photographic Records

Plate 1: T1.

Plate 2: T2.

Plate 3: T3.

Plate 4: T4.

Plate 5: T5.

Plate 6: T6.

Plate 7: T7.

Plate 8: T8.

Plate 9: T9.

Plate 10: T10.

Plate 11: T11.

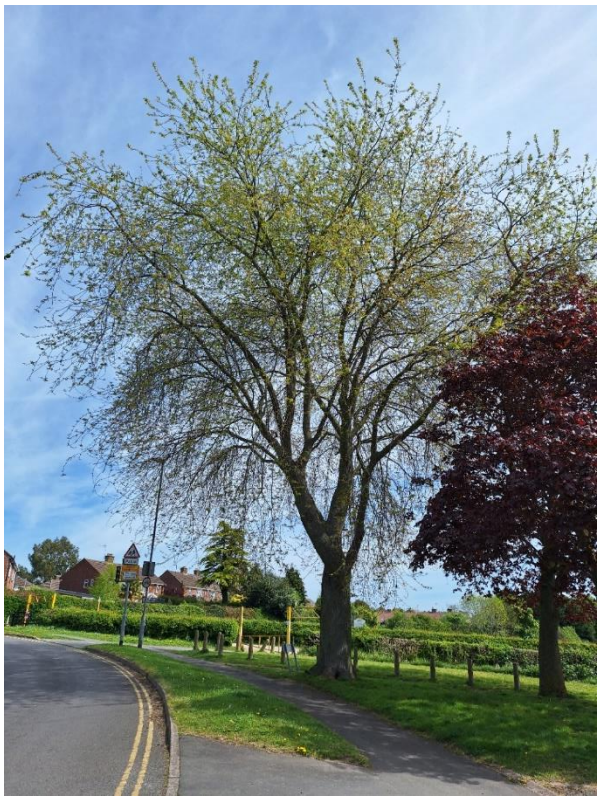


Plate 12: G1.

Plate 13: G2.

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Elite Ecology agrees to supply ecological and arboricultural consulting services and advice of a preliminary or thorough nature as advised or commissioned. Upon commissioning Elite Ecology to undertake the work, the client(s) grant access to the site upon the agreed date. If no site access is available upon this date, Elite Ecology holds the right to charge the client(s) for lost staffing time and additional travel costs.

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The latest good practice guidelines put in place by Natural England or the relevant statutory conservation bodies have been followed by the surveyors on site. If those methodologies fail to identify a protected species during the survey efforts, no responsibility can be attributed to Elite Ecology. If any of these guidelines are adapted between the date(s) of the surveys being undertaken and the submission of this report, then Elite Ecology takes no responsibility for this.

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The survey results purport the current status of the site and its potential for protected species utilisation at the time of surveying. It should not be viewed as a complete list of the possible flora and fauna species that could be using the site at different times of the year.

Elite Ecology has been provided with full payment for this report and thus the product has been released to the client(s) for the purpose of their planning application. If any part of the report is lost or altered without the written permission of Elite Ecology, then the entire report becomes invalid. Due to the potential for continual change within the natural world, this report is valid for **1 year only** from the date of the last survey visit. If this report is submitted after the 1 year deadline, then a further updated inspection will be required to ascertain whether the site remains in the same condition as it was when initially inspected.

No reliance should be made on any such comments in relation to the structural integrity of the features located on the surveyed site. All information within the report is based solely on evidence that has been found on site during the service provided. No individual opinion or inference will be made other than that of the suitably qualified Arboriculturist appointed to the project.