

Survey Methodology

General

Trees were inspected from ground level during a site visit. All data was recorded electronically within an ESRI ArcPad project and then upon return to the office it was imported into an MS Access database. Individual tree numbers and locations were plotted by eye on to a drawing at the time of the survey. Tree positions were then related to a Topographical survey of the site provided, where not shown on the topographical survey tree positions have been plotted by eye only and require confirmation. Colour coded versions of the drawings form part of this report (Figure 1).

The data recorded includes:

- Height - data gathered using a Suunto optical clinometer PM - 5/1520. Where access to the tree was not possible the Heights were estimated.
- Diameter - measurements taken at 1.5 metres above ground level (or where multiple stems exist complying with requirements for BS5837).
- Tree crown spread – estimated measurement of the four cardinal points to provide information to be used with the arboricultural constraints plan
- Tree Crown Clearance – crown height above ground level
- Tree Condition - judged visually using the guidelines produced in the report. The condition is indicated with the appropriate colour on the map found in the report. (Figures 01.01 & 01.02)
- Age class - estimated from an examination of the tree in question.

Age Classification

The following classification is employed:

Y - Young:	Saplings and young trees under 10 years of age
SM – Semi-Mature:	Trees older than 10 years but less than 40% of the life expectancy of their species.
EM – Early-Mature:	Trees between 40% and 70% of the life expectancy of their species.
M - Mature:	Trees between 70% and 100 of the life expectancy of their species.
OM - Overmature:	Trees considered to be beyond the normal life expectancy of their species.
V – Veteran:	Trees that show features of biological, cultural or aesthetic value that are characteristic of an individual surviving beyond the typical age range for the species.

Estimated Remaining Contribution in Years

The estimated remaining contribution in years is an estimate based on currently known factors of the possible remaining life of the tree as an asset. Clearly, it is impossible to predict changes in condition which may occur in the future and this reflects what is considered reasonable under existing circumstances. The following classification is employed:

Death or removal is likely within less than 10 years

Death or removal is likely within 10+ years.

Death or removal is likely within 20+ years.

Death or removal is likely beyond 40 years

The estimated remaining contribution in years will be dependent on the interaction of the typical longevity of the species, its current age and condition with prevailing environmental factors. The estimated remaining contribution in years also dependent on future tree management that can extend useful life in some instances.

Tree Condition.

The tree survey assessed the individual condition of all trees identified on the site. The assessment of condition is based on a visual and professional view.

The categories considered for Physiological Condition are good, fair, poor and dead.

Structural Condition is also commented on and this will include such items of presence of decay and physical defects.

Trees are living organisms and their condition can change rapidly in response to environmental variables. Condition remarks refer to the date of survey and cannot be assumed to remain unchanged. While there is no such thing as a safe tree, regular inspection of trees is recommended to reduce the foreseeable risks associated with trees. There is currently no published guidance from the UK insurance industry on the frequency of tree inspections. In the German courts a bi-annual routine inspection is normally expected for older street trees, giving an indication of the rapidity of change in condition that can occur.

Preliminary Management Recommendations

Recommendations are given where it is felt by the arborist that further investigations are required due to suspected defects and work recommendations for pre-construction tree work.

Tree Categorisation Using BS 5837 Methodology

The trees surveyed were categorised using the method explained in BS5837:2012. This method categorizes individual trees, groups and woodlands in a systematic way. Each tree, group or woodland is identified on an attached plan.

Groups are identified as those trees forming a single arboricultural feature with trees that provide companion shelter, are avenues or screens or cultural.

Initially the surveyor will determine if the tree should be regarded as a U category tree. U category trees are those that are low value trees that have little future due to physiological and structural condition.

Other trees are graded A, B or C. The initial category should reflex the trees value in making an important contribution to the amenity of the site over a period of time. The higher the category the longer the perceived time period.

A sub category is included 1, 2 or 3. This sub category reflects the type of value the surveyor feels the tree presents in regards its value to 1 – arboricultural, 2 – landscape, 3 – cultural or conservation.

The cascade chart used is included as Appendix 3 of this report.

Interpreting The Tree Constraints Plan

The Tree Constraints Plan (Figure 1) is designed to show the influence that the trees have upon the site by virtue of their size and position. The plan seeks to act as a design tool that shows both the above and below ground constraints presented by the trees.

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

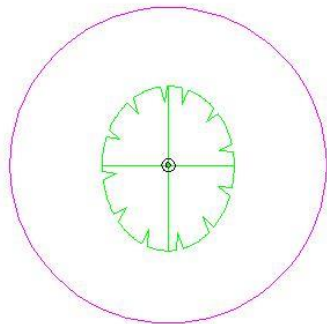
It should be noted that some of the tree positions shown on the plan have been plotted by eye to an Ordnance Survey base map and as such should be considered to be of a provisional nature.

Below Ground Constraints

Root Protection Areas

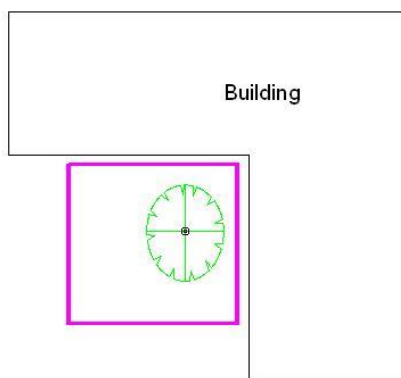
Root Protection Areas for each tree and group of trees surveyed have been determined in accordance with BS5837:2012 and a schedule of Root Protection Areas is attached to this report as Table 2.

As shown below Root Protection Areas (RPA's) for the trees, where no significant constraints to root development are considered to be present, have been plotted onto the Tree Constraints Plan as circles, with the tree located centrally, extending to encompass the area of ground, and thus the rootable soil volume, required for protection.



Where tree root spread is considered to have been influenced by site conditions the trees RPA's have been plotted to the Tree Constraints Plan as a polygon. The plotted polygon is of the same area as it would be as a circle and its shape reflects an arboricultural assessment of likely root distribution.

An example of a polygonal RPA, considered appropriate due to the presence of a building in close proximity to a tree, is shown below.

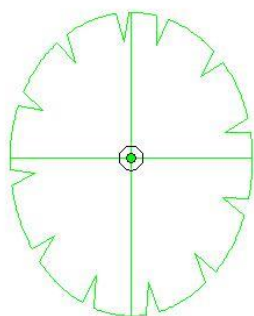


Where possible all development, including new hard landscaping, shall be situated outside of the retained trees designated Root Protection Areas.

Above Ground Constraints

Existing Canopy Spreads

The existing canopy spreads of the trees on site are shown on the Tree Constraints Plan as depicted below.



The current spread of the tree is a constraint due to its dominance, size and movement in strong winds.

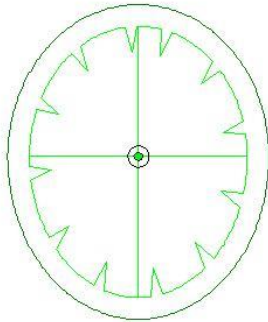
It will typically be unacceptable to design any built development within the current spread of a tree.

Where built development is proposed in close proximity to existing trees consideration should be given to the amount of working space required to allow its construction.

Future Tree Growth

Some of the trees surveyed are not yet mature and they have the potential for future growth. Where these are to be retained consideration to their ultimate crown spread should be given as future branch growth may result in interference with proposed development, damage to branches and the need for a tree pruning regime.

To facilitate assessment of future tree growth maximum expected canopy spreads have been marked on the Tree Constraints Plan (Figure 1) as shown below.



The area of mature tree spread is estimated by the arboriculturalist and is their best judgement of mature crown spread based on experience and with regard to the current tree growth observed on the site.

Within the area of maximum branch spread construction activities should be restricted for the long-term health and vigour of the trees.

In this respect it is considered that within the area of maximum branch the construction of utility buildings, such as single storey garages or sheds and the installation of hard surfaces would generally be an appropriate form of construction, however should car parking be proposed beneath the ultimate spread of trees the likelihood of fruit fall, leaf litter or sap exudate causing a nuisance must be considered.

In addition it is important to consider the likelihood of damage to trees or structures that may be caused by continuous whipping of branches in windy conditions. In such circumstances branches may have to be repeatedly cut back which will introduce wounds in the tree and may spoil its form or shape. In general terms trees should not be retained upon the basis that their ultimate branch spread can be significantly controlled by periodic pruning.

Canopy Height / Clearance

The height and growth direction of the lowest branch of each tree is recorded in the Tree Data Schedule contained within this report as Table 1. Additionally the vertical clearance of the trees canopy above ground level is recorded within the Tree Data Schedule.

The two figures can be used to inform the extent to which a trees crown may be at risk of damage during development as a result of vehicular or plant movements within the site and to assess the need for additional protective measures to be implemented to protect low branches.

In particular it should also be noted that where the Root Protection Areas for retained trees do not extend to the edge of existing canopy spreads it is possible that those parts of the trees extending beyond the RPA fencing may sustain damage during construction.

Where this occurs there are two primary options available to manage and minimise the potential for damage to tree canopies to occur during development and these may be used singularly or in combination.

The first option is to create a Construction Exclusion Zone (CEZ), by the erection of protective fencing, around the full extent of the trees. The second is to undertake pre-development pruning works to the trees to reduce the potential for branch damage to occur.

Shading

It should be appreciated during the design of the development that trees can cause shading and obstruction of daylight and sunlight. It should be recognised that the extent of shading likely will vary with tree species, canopy shape and size, foliage density, time of year and sun elevation and that such shading will often be seasonal and diffuse.

Shading has not been shown on the constraints plan, and due to the nature of the development is not relevant in this case.