Arboricultural Report and Tree Condition Survey for the Proposed Residential Development on the Land off Balmoral Avenue, Banbury, Oxfordshire, OX16

Prepared for: Lone Star Land Ltd

RUSKINS
TREE CONSULTANCY

A trading name of RG Consultancy Ltd

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Our Ref 1021-9078 Rev 2
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Executive Summary

This Arboricultural Report has been prepared to inform the outline planning application for a residential development of up to 49 homes, public open space, and other infrastructure, with all matters reserved except access for the site known as Land off Balmoral Avenue, Banbury, Oxfordshire, OX16.

The tree removals necessary to allow for the proposed illustrative layout are restricted to the removal of the ash T50, T102, and sycamores T49, T101 which are growing close to the western side of the derelict farm buildings and the removal of some small blackthorn G10 and G15 to the northern and western side of the development, and ash saplings and elm suckers G11 which are growing to the eastern side of the proposed development. The removal of these trees will not have any significant impact on the character and appearance of the tree resource within the site.

The significant trees are located close to the existing field boundaries. The benefits offered by these trees have informed the proposed illustrative layout. The proposed illustrative layout has been designed to ensure that the proposed development will not impact on the health, stability or longevity of these retained trees.

Providing the retained vegetation is subject to appropriate protection as outlined in BS5837 (2012) and section 6 of this report, it is my opinion that the proposed development can be constructed without detriment to the health, longevity or stability of the retained on-site trees and the woodland on or close to the site.

The indicative landscaping strategy for the proposed development has been prepared by Mood Landscapes and includes tree planting including trees within the open space to the southern end of the site. The trees planting and tree and woodland management will improve the age and species diversity and quality of the vegetation on site and mitigate the very limited impact of the proposed tree removals.

Contents

1.0 Introduction

2.0 Site Description and Description of Proposed Development

3.0 Statutory Protection

4.0 Arboricultural Background Information

5.0 Arboricultural Considerations

6.0 Summary of Tree Protection Measures

7.0 Conclusion

Appendix 1

Tree Condition Survey

Tree Survey Plan

Tree Removals Plan Illustrative Layout

Tree Protection Plan Illustrative Layout

Appendix 2

Tree Protection Fencing Information Sheet

Tree Protection Fencing Specification

Tree Protection Fencing Notice

1.0 Introduction

1.1 This Arboricultural Report has been prepared to inform the outline planning application for a residential development of up to 49 homes, public open space, and other infrastructure, with all matters reserved except access for the site known as Land off Balmoral Avenue, Banbury, Oxfordshire, OX16.

1.2 The residential development for 49 dwellings on land to the east of the site was granted outline planning permission at appeal on 1 June 2021. The appeal reference is APP/C3105/W/21/327109, Planning Reference is 20/01643/OUT

1.3 To help inform the proposed development of the adjoining site we undertook a Pre-Development Tree Condition Survey in February 2019. We have subsequently visited the site on a number of occasions most recently in May 2021. (See Appendix 1)

1.3 The issues to be addressed in this Arboricultural Report and Tree Condition Survey include the following.

- The species, size and position and amenity value of the trees growing within and close to the site.
- The impact of the proposed development on the trees resource including the vegetation removals.
- Provide outline guidance on the protection of the retained trees.

1.4 We have been provided with a copy of the Illustrative Masterplan Plan Drawing Number 21303_PA_01-D - that has been prepared by Intelligent Residential Design to inform this outline planning application.

2.0 Site Description and Description of Proposed Development

2.1 The site is located on the south-western side of the town within the residential area of Bretch Hill and extends to an area of 3.15 hectares. The site slopes uphill from south to north it is currently used for arable farming, with 4 fields divided by hedgerows and linear groups of ash trees. There are linear groups of trees and hedgerows to the rear, flank and front boundary of the site. There are some derelict farm buildings to the eastern boundary of the site.

2.2 Beyond the northern boundary is a small park and children's play area with residential properties beyond, to the eastern boundary is a bank that slopes down to the adjoining recently consented residential development. To the southern boundary of the proposed residential development site are three arable fields that slope down to Broughton Road.

2.3 The central part of the proposed development site is devoid of trees with all the significant trees located close to and beyond boundaries of the site. The tree resource is dominated by ash trees growing within the field boundary hedgerows. The ash trees are showing symptoms of Ash Dieback Disease which is considered very likely to impact on their remaining life-expectancies.

2.4 The field boundary hedgerows have been subject to variable levels of management with some unmanaged hedgerows encroaching from the field boundary into the fields by growth of elm and blackthorn suckers and self-set ash trees.

2.5 The proposed residential development is located centrally within the northernmost field currently used for arable farming with a drainage route running to a proposed attenuation pond close to the southern (Broughton Road) boundary of the site.

2.6 Within the northernmost field the boundary hedges and trees have not been subject to any management and as a result the blackthorn, ash and elm suckers have encroached from the boundary hedgerows into the field. These wide field margins are retained largely undisturbed within the illustrative layout with the dwellings located centrally within the field.

2.7 The proposed site is accessed from the adjoining site to the east, the proposed access road runs through the site of the derelict farm buildings. The site drain runs downhill towards a proposed attenuation basin located to the southern boundary of the site.

3.0 Statutory Protection

3.1 No on-site trees or trees directly adjacent to the site are subject to protection by a Tree Preservation Orders and the site does not fall within a Conservation Area.

3.2 No tree works should be undertaken prior to obtaining full planning consent or without checking the statutory protection in relation to trees requiring remedial works.

3.3 The Forestry Act and specifically Felling License legislation is relevant to this site, excluding specific exemptions there is a statutory restriction relating to tree felling that relates to quantities of timber that can be removed within set time periods. In basic terms, it is an offence to remove more than 5 cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. Once full planning consent is obtained the removal of trees as part of the approved development is exempt from the felling license legislation.

3.4 It should be noted that regardless of the presence of statutory protection, following planning permission being granted any damage to trees shown to be retained on approved drawings may result in enforcement action or prosecution. This includes damage to the root system of retained trees.

3.5 In addition to enforcement action or litigation it should be remembered that damage to trees may impact on the health and structural integrity of the tree and in the longer-term result in whole or partial tree failure, which has the potential to result personal injury and or damage to property.

3.6 Prior to any treeworks or vegetation clearance being undertaken the possible presence of nesting birds or protected species needs to be considered and if necessary specific ecological advice should be sought. Nesting birds and protected species (including bats and their roosts) are protected from disturbance under the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2017.

4.0 Arboricultural Background Information

4.1 For all trees but particularly those growing in urban areas, root growth is not predictable. Tree roots are opportunistic they grow most prolifically in areas where conditions are favourable and will be deflected by natural features and man-made structures, when hostile conditions are encountered root growth will be limited.

4.2 It is generally agreed that the majority of tree roots, even for a mature tree are found in the top 90cm of the soil and these roots are vulnerable to sudden changes in the rooting environment. These roots absorb the moisture and nutrients needed for growth and contrary to popular belief mature trees in the UK do not have a deep taproot that obtains moisture from great depth.

4.3 An ideal soil for tree root growth is about 50% pore space (in urban areas this is often significantly reduced), these pores, the spaces between soil particles, are filled with water and air. Construction activity can compact the soil and can dramatically reduce the amount of pore space. This not only inhibits root growth and penetration but also decreases oxygen levels within the soil and reduces the available soil moisture that is essential to the growth and function of the existing roots.

4.4 For retained trees it is essential that the structurally important roots will remain undisturbed, these important larger roots radiate outwards from the trunk, they are characterised by being relatively few in number and tapering rapidly from the base of the tree. Even for mature trees they are only 2-3m in length, at this length they are likely to be 2-5cm in diameter and they have lost their rigidity and physical strength. (See Tree Root Systems AAIS 1995).

4.5 The two main possibilities for injury to trees during and following the construction process are from direct and indirect damage.

- Direct Damage can be defined as injury resulting from physical contact including contact with machinery or fire, and excavation of the root area.
- Indirect Damage can be defined as injury resulting from activities that take place near the tree such as level changes, compaction of the soil, or contamination by chemical spillage in proximity to the root plate.

4.6 The British Standards Institute published BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' this document gives clear and current best practice recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees with structures. Where development is proposed, the standard provides guidance on how to assess the value and quality of trees and to decide which trees are appropriate for retention.

4.7 The BS5837 (2012) also provides information on the protection of trees during the development process. It includes a calculator for Root Protection Areas (RPA) which aims to ensure a sufficient volume of soil and proportion of the root system is protected to maintain the health and vigour and ensure the longevity of the trees.

4.8 The Root Protection Area is not related to the canopy spread of the tree; in simple terms it is an area calculated as a multiple of the trunk diameter. For trees with a trunk diameter in excess of 1250mm the Root Protection Area is capped at a total area of 707m^2. See Attached Tree Survey Plan in Appendix 1 for further details.

4.9 The RPA is in effect a theoretical area that if all the soil and roots around the periphery of the circle were removed there would be sufficient area around the tree to maintain the tree in a healthy condition. The RPA does not show the expected extent of root growth but indicates an area of ground considered necessary to support the tree at the time of surveying but into the future. Post development the tree will adapt to the changes in its rooting environment providing it has retained a sufficient proportion of its root system and a sufficient area/volume of soil area is available for the tree.

4.10 The relative sensitivity of different species of trees to development works is well known and acknowledged within BS5837 (2012) but the RPA formula in BS5837 does not give any weight to different tree species. The RPA is based on the trunk diameter and would be the same for trees of the same trunk size regardless of species.

4.11 This results in RPAs which for trees which are tolerant to disturbance is very conservative but would be an appropriate size for the more sensitive tree species.

4.12 Trees have a natural resilience to disturbance and root loss, so many fallen trees will continue to grow for many years, consider the recumbent mulberry tree, or fallen woodland and parkland trees (which if not removed) will continue to grow.

4.13 The BS Categories referred to in this report are described in detail in Appendix 1. In summary the quality of the trees resource is assessed, and the trees are divided into 4 categories based a number of factors including their condition, remaining life-expectancy, landscape, arboricultural and cultural/conservation value. These categories are shown below.

Category U:	Those in such a poor condition that they cannot realistically be retained
Category A:	Trees of high quality
Category B:	Trees of moderate quality
Category C	Trees of low quality

4.14 Damage to trees (including their root systems and damage to their rooting environment) may impact on their health, stability and or vitality. Damage may result in the partial or complete structural failure of the tree and increases the risk of personal injury. It is therefore essential that if development is permitted this report is read by all parties and the guidelines are followed by the main contractor, site agent and all contractors, particularly those undertaking groundworks on site.

4.15 Appropriate tree surgery works, the provision of tree protection measures and appropriately specified, supervised and implemented works can reduce the risk of damage to the retained trees on development sites.

5.0 Arboricultural Considerations

5.1 The proposed development is located within the northernmost field to the western side of the recently consented residential development. In addition to the residential development there is an attenuation basin proposed within the southernmost field, this is linked to the development by an underground pipe.

5.2 The trees to be removed are identified within the tree survey and shown on the tree removals plan, (See Appendices). The tree removals necessary to allow for the proposed illustrative layout are restricted to the removal of the ash T50, T102, and sycamores T49, T101 which are growing close to the western side of the derelict farm buildings and the removal of some small blackthorn G10 and G15 to the northern and western side of the proposed development, and ash saplings and elm suckers G11 which are growing to the eastern side of the proposed development.

5.3 The removal of these trees will not have any significant impact on the character and appearance of the tree resource within the site.

5.4 The principle of removing trees to allow for an appropriate layout is supported in all relevant planning policies, planning guidance and in BS5837 (2012) which states that:

> *5.1.1 The constraints imposed by trees, both above and below ground (see Note to 5.2.1) should inform the site layout design, although it is recognized that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification.*

5.5 I do not consider that any of the trees to be removed are of '*such importance or sensitivity*' to be major constraints on development or justify its substantial modification'.

5.6 The residential development is set centrally within an arable field, with open ground and existing boundary vegetation retained to all sides of the development. . The hedgerows and linear groups of field boundary trees being retained, these trees and hedgerows are retained in areas of open space rather than in private ownership which will assist with the future management of the tree resource.

5.7 The proposed illustrative layout has been designed to ensure that the construction works will not impact on the health, stability or longevity of the retained trees. The development is located beyond the Root Protection Area of all the retained trees.

5.8 The proposed drainage runs close to the western boundary of the site; the proposed route runs within the Root Protection Area of the hedgerow oak tree T79. The route of the trench excavation can be located to the very outside edge of the RPA and the attached tree protection plan will ensure that a sufficient area of undisturbed ground is retained near this tree.

5.9 The ash trees within this site are suffering from Ash Dieback Disease, these trees are retained within the proposed development in areas that are remote from the proposed development. At the current time there is no requirement to remove these trees, their condition and future management will be reassessed as part of any reserved matters application.

5.10 The indicative landscaping strategy for the proposed development has been prepared by Mood Landscapes Limited. The proposed tree planting will improve the age, species diversity, biodiversity value and long-term resilience and quality of the vegetation on site and will serve to mitigate the very limited impact of the tree removals. The proposed development offers the opportunity to undertake new planting and ongoing management to maintain and improve the field boundary vegetation

5.11 It is my opinion that the proposed development can be constructed without detriment to the health, longevity or stability of the retained trees. In the following section of this report we have provided a summary of the tree protection measures that should be followed to ensure retained trees are unaffected by the proposed development. These measures can be secured by use of standard planning conditions.

6.0 Summary of Tree Protection Measures

6.1 The main points of note regarding the tree protection measures during the proposed works are listed below:

- **Trees identified for removal as per the approved drawings will be clearly marked with spray paint. All trees works including clearance, removal or facilitation pruning will be undertaken by a suitably qualified and insured Arboricultural Contractor.**
- **An Arboricultural Clerk of Works (ACoW) will be appointed to help ensure that the retained trees are successfully protected during the proposed works.**
- **Subject to planning consent being obtained a detailed Arboricultural Method Statement will be prepared based on detailed working drawings and construction methodologies.**
- **The on-site and off-site trees and hedges will be protected by tree protection fencing. The Tree Protection Fencing will be installed prior to enabling or ground works or construction works commencing and will remain in situ during the construction programme.**
- **Prior to any Enabling / Construction works commencing the Tree Protection Fencing will be inspected by the ACoW.**
- **No Machinery will overhang or pass over the line of the Tree Protection Fencing. The initial site scrape will not be undertaken until the Tree Protection Fencing has been inspected by the ACoW.**
- **The Tree Protection Plan will be on display in the site agent's office.**
- **All works within the fenced-off Tree Protection / Construction Exclusion Zone and as identified on the Tree Protection Plan will be specified to avoid excavation, level changes and damage to the root system of the retained trees. These specifications and construction methodologies will be reviewed by the ACoW prior to works commencing.**
- **All works within the fenced-off Tree Protection / Construction Exclusion Zone will be undertaken following the guidance outlined in the Arboricultural Method Statement.**
- **All works within the fenced-off Tree Protection / Construction Exclusion Zone will be undertaken under direct Arboricultural Supervision by the ACoW.**

6.2 Arboricultural Site Inspection & Monitoring Schedule

6.3 In order to ensure that the principles of tree protection set out in this report are adhered to, it is important to set out communication details for key individuals and tasks that require supervision will be established. These details will be retained by all relevant parties and made available on site at all times with the Arboricultural Supervisors contact details on display in the site office. Relevant parties will be advised of any changes in personnel or contractor during the development process.

6.4 To ensure that the construction process is undertaken with minimal disturbance to the retained tree stock, an experienced Arboricultural consultant will be appointed to undertake regular inspections of the site.

6.5 A mix of scheduled and unannounced site visits will be undertaken, these inspections will serve to identify any damage to the Tree Protection Fencing, poor working practices, potential problems and points of conflict between the construction process and the health of the trees.

6.6 During these visits any changes to the proposed works will be discussed, their impact assessed and recommendations for best practice will be outlined. The remedial action undertaken will be recorded on the next visit.

6.7 The first site visit will a pre-commencement meeting with the site agent and will be undertaken prior to any tree surgery works, enabling, demolition or construction works commencing on site.

6.8 Arboricultural monitoring site visits will be undertaken at regular intervals during the construction process.

6.9 Subject to planning the Tree Protection Measures outlined in this report will be revisited in detail based on the working drawings, construction programme and method statement to be prepared. This matter can be addressed by use of a standard planning condition.

6.10 To prevent the proposals impacting on the health, stability or longevity of the retained trees the main requirement is the installation of suitable tree protection fencing, to protect the above ground part of the trees and to prevent compaction of the open ground within the Root Protection Area.

6.11 The Tree Protection Fencing will be installed as per the Tree Protection Plan which will be agreed with the Local Authority Tree Officer, we have provided a draft copy of this plan, which along with the proposed fencing specification can be found in Appendix 1 and 2 of this report.

6.12 Tree protection fencing must be erected prior to any enabling works or groundworks commencing and remain in place throughout construction. The fenced off area is a Construction Exclusion Zone (CEZ). The fencing should only be removed only after completion of the construction works.

6.13 Within the fenced off Tree Protection Area.

- No excavation by any means
- No level changes + or -
- No storage of plant or materials
- No storage or handling of any chemicals including cement washings
- No Pedestrian, Machinery or Vehicular Access
- Underground service routes will be located outside the Fenced off area

6.14 Clear notices are to be fixed to the outside of the fencing with words such as 'TREE PROTECTION AREA – NO ACCESS OR WORKING WITHIN THIS AREA'. See Appendix 2.

6.15 The site manager, all contractors and other relevant personnel are to be informed of the role of the Tree Protection Fencing. A copy of the Tree Protection Plan will be displayed on site at all times during construction.

6.16 Prior to any works commencing on site the Tree Protection Fencing will be erected. Any plant or vehicles engaged in the works will operate outside the fenced off Tree Protection Areas.

6.17 The location of the site office, welfare facilities, storage area needs to be confirmed but this will be located outside the fenced-off Tree Protection Areas.

6.18 The underground service routes will be located beyond the Root Protection Areas of the retained trees.

6.19 Dismantling the protection barriers around retained trees may be required to allow completion of landscaping works. The removal of the Tree Protection Fencing is not an opportunity for machinery to access the previously fenced off area.

6.20 The landscaping works will be subject to a detailed landscaping methodology which will be reviewed by the ACoW prior to any landscaping works commencing on-site.

7.0 Conclusion

7.1 The British Standard BS5837:2012 contains clear and current recommendations for a best practice approach to the assessment, retention and protection of trees on development sites. This application has and will continue to follow this guidance by:

- Seeking arboricultural advice to inform the layout and design of the proposed development.
- Assessing the quality of the trees and considering the benefits and constraints to development of the site in relation to the quality of the tree resource.
- Continuing to take advice on all aspects to the proposal that may impact upon trees.

7.2 The tree removals necessary to allow for the proposed illustrative layout are restricted to the removal of the ash T50, T102, and sycamores T49, T101 which are growing close to the western side of the derelict farm buildings and the removal of some small blackthorn G10 and G15 to the northern and western side of the development, and ash saplings and elm suckers G11 which are growing to the eastern side of the proposed development. The proposed tree removals will not have any significant impact on the amenity value of the tree resource within the area and will not impact on the amenity enjoyed by the adjoining residents

7.3 The retained vegetation is located a sufficient distance from the proposed development to be successfully protected during the construction works and to be successfully retained within the proposed development.

7.4 The protection of retained trees during the proposed development works can be achieved by continuing to follow the recommendations in BS5837:2012 and can be dealt with as a reserved matter.

7.5 The indicative landscaping strategy for the proposed development has been prepared by Mood Landscapes Limited. The proposed tree planting will improve the age, species diversity, biodiversity value and long-term resilience and quality of the vegetation on site and will serve to mitigate the very limited impact of the tree removals. The management of the retained trees and hedgerows offer the opportunity to improve the long-term future of the on-site tree resource.

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22 October 2021

Appendix 1

Tree Condition Survey

Tree Survey Plan

Tree Removals Plan Illustrative Layout

Tree Protection Plan Illustrative Layout

Appendix 2

Tree Protection Fencing Information Sheet

Tree Protection Fencing Specification

Tree Protection Fencing Notice

Tree Condition Survey for the Land at Balmoral Avenue, Banbury, Oxfordshire, OX16

Prepared for: Lone Star Land Ltd

RUSKINS
TREE CONSULTANCY

A trading name of RG Consultancy Limited

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Our Ref 1018-2660 Rev 2
May 2021 Revised September 2021

Tree Condition Survey for the Land at Balmoral Avenue, Banbury, Oxfordshire, OX16

1.0 Introduction

This survey has been undertaken on behalf of Lone Star Land Limited, we have been asked to assess the condition of trees located within and close to the boundary of the site. The 1st phase of site was visited in February 2019 and an assessment of the trees' condition was made in accordance with BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations'.

The site was visited on a number of subsequent occasions most recently in April 2021 when the 4 fields to the west of the derelict farm buildings were surveyed. This tree survey combines both parts of the site as the trees on the internal field boundary to the north of the derelict farm buildings are relevant for both phases of development.

Following submission of the tree condition survey to the design team we received a copy of the proposed layout plan and have updated this survey to reflect the tree works necessary to allow for the redevelopment of the site.

2.0 Survey Methodology

We have surveyed all the individual trees and groups of trees located within and close to the boundary of the site. The objective of the survey is to collect tree data relevant to the proposed redevelopment of the site and to categorise individual trees or tree groups in accordance with BS 5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations' based on their condition, quality and future potential.

The purpose of the categories within BS5837 2012, is not to determine whether retention of trees is desirable, '*The purpose of the tree categorization method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring*.' (BS5837 2012 Section 4.5.2). This survey should therefore be regarded as an initial appraisal and observations, assessments or recommendations relating to tree protection zones, remedial tree works, protective fencing, foundation design, material specification are beyond the scope of this report.

The location of the trees and tree groups are shown on the attached drawing. A detailed inspection with respect to decay, defects and hazard is not included.

TABLE 1

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Form	Condition	ER CY	Description	Proposed Works	BS Cat
T1-T23 and G1-G3 are located to the internal boundary between Phase 1 approved and Phase 2 of this development, T23-T48 are remote from Phase 2 of the development and have been removed from this table. T49 onwards are located within the Phase 2 site and within the fields to the south of the Phase 2 site.															
T1	Sycamore	16	360, 390	2	4	8	6	6	SM	A	A	40+	A semi-mature, twin-stemmed tree growing to the western boundary of the site. This tree has a weak lower union which is considered to be a potential point of future failure. See Note 1.	No works	C2
Note 1. When considered as a group the trees along the western boundary of Phase 1 to the north of the derelict farm buildings form a good landscape feature, however the form and condition of a number of trees indicates that some of these trees have a relatively short safe useful life-expectancies. The trees are located to the top of a bank which increases in height and steepness to the centre and northern part of the site. The linear group of trees are dominated by relatively poor-quality, multi-stemmed sycamores with some similar ash and limited other species hawthorn and elms. As these trees decline See Note 2 or are removed for safety reasons the integrity of the group will decline. Management and new planting would serve to improve the biodiversity, amenity value and long-term future of these trees.															
T2	Sycamore	16	300, 240	2	3	0	5	6	SM	A	A	40+	A semi-mature, twin-stemmed tree growing to the western boundary of the site. See Note 1.	No works	C2
T3	Sycamore	16	200, 300, 300	3	5	5	3	6	SM	A	A	40+	A semi-mature, twin-stemmed tree growing to the western boundary of the site. There is decay in the lower union. See Note 1	No works	C2
T4	Elm	4	150	1	1	2	1	1	SM	P	P	0-9	A semi-mature ivy-covered tree with a limited live canopy. The elm in this area is likely to succumb to Dutch Elm Disease. See Note 1	No works	C2
T5	Sycamore	16	450, 350, 300, 200, 100, 100	6	5	7	6	7	EM	A	A	40+	An early-mature, ivy-covered, multi-stemmed tree growing to the western boundary of the site. See Note 1	No works	C2
T6	Sycamore	12	100, 100, 100, 100	4	3	3	0	3	SM	A	A	40+	A semi-mature, ivy-covered, multi-stemmed tree growing to the western boundary of the site. See Note 1	No works	C2
T7	Ash	18	300, 300, 200, 100, 100, 100	6	8	8	5	8	EM	A	A	40+	An early-mature, ivy-covered, multi-stemmed tree growing to the western boundary of the site. See Note 1	No works	C2
T8	Ash	18	340	1	5	7	0	3	SM	A	A	40+	A semi-mature, ivy-covered tree growing to the western boundary of the site. See Note 1 and Note 2	No works	C2

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Form	Condition	ER CY	Description	Proposed Works	BS Cat
Note 2 Ash Dieback Disease First confirmed in the UK in 2012, ash dieback (also known as Chalara or Chalara ash dieback) is a disease of ash trees caused by a fungus called *Hymenoscyphus fraxineus (*formerly known as *Chalara fraxinea).* This disease has spread quickly and is now affecting ash trees and woodlands across the UK, leading to the death of thousands of trees. Ash dieback has already caused widespread damage in continental Europe. There is no cure for ash dieback, but some ash trees can tolerate or resist infection. Investigating this natural resistance could be the best way to secure the future of the UK's ash trees. Ash dieback is a disease that affects ash (*Fraxinus*) trees, caused by a fungus called *Hymenoscyphus fraxineus*. The fungus has two stages to its lifecycle - a sexual stage, which helps the fungus spread, and an asexual stage, which is what grows on the tree and causes damage. The fungus blocks water transport in the tree, leading to lesions in the bark, leaf loss and the dieback of the crown. The main symptoms of ash dieback are: • Dead branches • Blackening of leaves, which often hang on the tree. • Discoloured stems, often with a diamond-shaped lesion where a leaf was attached. • Trees may eventually drop limbs, collapse or fall. The symptoms are often easier to spot in mid-late summer, when a healthy ash should be in full leaf. It becomes much harder in autumn, when leaves are naturally changing colour and falling. Once a tree is infected the disease is usually fatal - but a limited number of trees may be tolerant or resistant to infection. Mature ash trees infected by ash dieback may survive for several years but often succumb to a secondary attack by other pests or pathogens, including honey fungus, which can cause butt or root rot and lead to the tree falling. As the disease progresses it makes the main branches and stem brittle and prone to partial or complete failure.														
T9	Ash	1	100	3	3	0	0	0	SM	P	P	0-9	A semi-mature failed ivy-covered tree growing to the western boundary of the site. See Note 1 and Note 2	No works	C2
T10	Sycamore	18	440, 440, 400, 350	4	6	8	8	8	EM	A	A	40+	An early-mature, ivy-covered, multi-stemmed tree growing to the western boundary of the site. See Note 1	No works	C2
T11	Ash	18	300, 300, 300, 300, 300, 300, 200, 100, 100	9	9	8	9	9	EM	P	P	10-19	An early-mature, multi-stemmed, ivy-covered tree growing to the western boundary of the site. This tree has deadwood and dieback in the canopy which is probably indicative of Ash Dieback Disease. This tree has a weak lower union and basal decay which compromises the long-term future of this tree. See Note 1 and Note 2	No works	C2
T12	Ash	18	300, 300, 300, 300, 300, 300, 300, 300, 300,	9	8	8	8	8	EM	A	A	10-19	An early-mature, multi-stemmed, tree growing to the western boundary of the site. This tree has a basal cavity which compromises the long-term future of this tree. See Note 1 and Note 2	No works	C2
T13	Ash	18	200, 200, 200, 200	4	5	7	3	7	EM	A	A	40+	An early-mature, multi-stemmed tree growing to the western boundary of the site. See Note 1 and Note 2	No works	C2

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Form	Condition	ER CY	Description	Proposed Works	BS Cat
T14	Sycamore	16	280	1	2	8	5	3	SM	A	A	40+	A semi-mature, ivy-covered tree growing to the western boundary of the site. See Note 1	No works	C2
T15	Ash	18	250, 200, 200, 200	4	5	7	5	8	SM	A	A	40+	A semi-mature, ivy-covered, multi-stemmed tree growing to the western boundary of the site. See Note 1 and Note 2	No works	C2
T16	Ash	17	300	1	3	5	4	0	SM	A	A	40+	A semi-mature, ivy-covered, tree growing to the western boundary of the site. This tree has had other stems crudely removed. See Note 1 and Note 2	No works	C2
T17	Ash	18	200, 200, 200, 200, 300, 300, 250	7	7	8	5	8	EM	A	A	40+	An early-mature, ivy-covered, multi-stemmed tree growing to the western boundary of the site. See Note 1 and Note 2	No works	C2
T18	Sycamore	18	300, 300, 300, 300, 180	5	6	6	6	6	EM	A	A	40+	An early-mature, ivy-covered, multi-stemmed tree growing to the western boundary of the site. See Note 1	No works	C2
T19	Ash	18	300, 300, 200, 200	4	0	9	8	8	EM	A	A	40+	An early-mature, ivy-covered, multi-stemmed tree growing to the western boundary of the site. This tree has a decay fungi (Inonotus) fruiting body on the lower stem which compromises the long-term future of this tree. See Note 1 and Note 2	No works	C2
T20	Sycamore	18	400, 280	2	6	8	6	3	EM	A	A	40+	An early-mature, ivy-covered, twin-stemmed tree growing to the western boundary of the site. See Note 1	No works	C2
T21	Sycamore	20	400, 400, 400	3	6	9	6	8	EM	P	P	0-9	An early-mature, multi-stemmed tree growing to the western boundary of the site. This tree has fire damage to the lower stems and has severely compromised stems. This tree should be felled at the earliest opportunity. See Note 1.	Remove due to poor condition	U
T22	Ash	18	500	1	7	7	8	8	EM	A	A	40+	An early-mature tree growing to the western boundary of the site. See Note 1 and Note 2	No works	C2
T23	Ash	18	390, 350	2	8	6	6	9	EM	A	A	40+	An early-mature twin-stemmed tree growing to the western boundary of the site. See Note 1 and Note 2	No works	C2
G1	Hawthorns	6	250	m/s	2	2	3	2	M	A	A	40+	A scattered linear group of mature, multi-stemmed, ivy-covered hawthorn trees growing to the western boundary of the site. See Note 1.	No works	C2

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Form	Condition	ER CY	Description	Proposed Works	BS Cat
G2	Sycamores	18	200	1	3	3	3	3	SM	A	A	40+	A scattered linear group of semi-mature attenuated trees growing to the western boundary of the site. See Note 1.	No works	C2
G3	Sycamores and field maple	15	250	1	5	5	5	5	SM	A	A	40+	A group of semi-mature attenuated trees growing to the northern end of the western boundary of the site. See Note 1.	No works	C2
T1-T23 and G1-G3 are located to the internal boundary between Phase 1 approved and Phase 2 of this development, T23-T48 are remote from Phase 2 of the development and have been removed from this table. T49 onwards are located within the Phase 2 site and within the fields to the south of the Phase 2 site.															
T49	Sycamore	18	250, 450, 400, 450, 400, 400, 200, 150, 300	9	8	9	9	11	M	A	A	40+	A mature, multi-stemmed tree growing to the western side of the derelict farm buildings. This tree has a broad spreading canopy with some long lateral branches. It is ivy covered and has a weak lower union which is considered to be a potential point of future failure. if retained this tree would benefit from some management to reduce the overall canopy spread and remove ivy.	No works	B3
T50	Ash	15	300, 250, 100	3	5	5	2	6	SM	A	A	40+	A semi-mature, multi-stemmed tree growing to the western side of the derelict farm buildings. Note 2. Ash Dieback Disease	No works	C2
T51	Sycamore	17	300, 350, 350	3	8	7	8	5	M	A	A	40+	A mature, multi-stemmed tree growing to the northern boundary of the site. Remove ivy to allow full inspection of tree. See Note 3.	No works	B3
Note 3. T3-T18, G3-G5 form an informal linear group that extends along this boundary, there is a footpath to the southern side of the majority of these trees and a playing field and children's play area beyond the steel palisade fencing that forms the northern boundary. With regard to the potential targets, these trees need to be subject to a full hazard survey with remedial works undertaken to ensure that the landowner has discharged their duty of care in terms of maintaining the trees in a reasonable condition.															
T52	Prunus	7	365	1	4	2	6	5	M	P	P	10-19	A mature ivy-covered tree with a limited live canopy. See Note 3.	No works	C3
T53	Sycamore	12	200	1	2	5	4	3	SM	A	A	40+	A semi-mature tree growing to the southern side of the footpath that runs to the northern boundary of the site. See Note 3.	No works	B3
T54	Sycamore	14	280	1	5	4	6	3	SM	A	A	40+	A semi-mature tree growing to the southern side of the footpath that runs to the northern boundary of the site. See Note 3.	No works	B3
T55	Ash	15	330	1	0	5	8	5	SM	A	A	0-9	A semi-mature tree growing to the southern side of the footpath that runs to the northern boundary of the site. This tree is leaning south with and unbalanced canopy and dead failing limbs. See Notes 2 and 3.	No works	C2

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Form	Condition	ER CY	Description	Proposed Works	BS Cat
T56	Prunus	10	300, 350	2	8	4	5	3	M	P	P	10-19	A mature ivy-covered twin-stemmed tree with a limited live canopy. See Note 3.	No works	C3
T57	Sycamore	18	500	1	6	6	7	7	EM	A	A	40+	An early-mature tree growing to the northern boundary of the site. See Note 3.	No works	B3
T58	Ash	20	500	1	9	5	7	7	EM	P	P	10-19	An early-mature tree growing to the northern boundary of the site. See Note 2 and Note 3. The trunk divides at 2.2m with a weak union which is a potential point of future failure. The children's play area is to the northern side of this tree.	Remove due to poor form and proximity to children's play area	C3
T59	Field Maple	9	250	1	0	3	5	3	EM	A	A	10-19	An early-mature tree growing to the northern boundary of the site. See Note 3.	No works	B3
T60	Ash	20	500	1	6	5	5	5	EM	A	A	10-19	An early-mature tree growing to the northern boundary of the site. See Note 2 and Note 3.	No works	C3
T61	Sycamore	22	475	1	7	9	9	0	EM	A	A	40+	An early-mature tree growing to the northern boundary of the site. See Note 3.	No works	C2
T62	Sycamore	24	700, 710, 600, 600	4	12	10	13	12	M	A	A	40+	A large mature, multi-stemmed tree growing to the northern boundary of the site. See Note 3.	No works	B3
T63	Ash	12	270	1	0	3	8	2	SM	A	A	10-19	A semi-mature tree growing to the northern boundary of the site. See Note 2 and Note 3.	No works	C3
T64	Sycamore	14	300	1	3	3	5	3	SM	A	A	40+	A semi-mature tree growing to the northern boundary of the site. See Note 34.	No works	C3
T65	Field Maple	10	200	1	0	3	4	3	EM	A	A	10-19	An early-mature tree growing to the northern boundary of the site. See Note 3.	No works	B3
T66	Ash	14	300, 150, 100	3	1	5	5	5	EM	A	A	10-19	An early-mature multi-stemmed tree growing to the northern boundary of the site. See Note 2 and Note 3.	No works	C3

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Form	Condition	ER CY	Description	Proposed Works	BS Cat
T67	Ash	15	500, 350	2	9	9	3	7	M	A	A	0-9	A mature, ivy-covered, twin-stemmed tree growing to the western boundary of the site. This tree has symptoms of Ash Dieback Disease and also a decay fungi (Inonotus) fruiting body on the trunk of this tree which compromises the safe remaining life-expectancy of this tree. See Note 2. With regard to its location this tree can be allowed to decline naturally subject to ongoing inspection and management.	Manage for ecological / deadwood habitat	U
T68	Ash	15	600	m/s	5	5	3	7	M	A	A	0-9	A mature, ivy-covered, multi-stemmed tree growing to the western boundary of the site. This tree has symptoms of Ash Dieback Disease which will compromise its safe remaining life-expectancy. See Note 2. With regard to its location this tree can be allowed to decline naturally subject to ongoing inspection and management.	Manage for ecological / deadwood habitat	U
T69	Sycamore	18	580	1	5	8	6	5	M	P	P	0-9	A mature tree growing within the hedgerow to the western boundary of the site.	No works	B3
T70	Sycamore	4	300, 600	m/s	2	2	2	2	EM	A	A	40+	The regrowing stump of a sycamore tree this tree is growing beneath overhead cables	No works	C3
T71	Prunus	9	300, 300	2	4	4	4	6	M	P	P	10-19	A mature twin-stemmed hedgerow tree growing to the western boundary of the site.	No works	C3
T72	Ash	20	600	2	10	8	3	8	M	A	A	0-9	A mature, ivy-covered tree growing to the western boundary of the site. This tree has symptoms of Ash Dieback Disease which will compromise safe remaining life-expectancy of this tree. See Note 2. With regard to its location this tree can be allowed to decline naturally subject to ongoing inspection and management.	Manage for ecological / deadwood habitat	U
T73	Sycamore	20	300, 300, 300, 400	4	6	8	5	6	SM	A	A	40+	A semi-mature multi-stemmed tree growing within the hedgerow to the western boundary of the site.	No works	C3
T74	Sycamore	11	350	m/s	3	5	4	4	SM	A	A	40+	A semi-mature multi-stemmed tree growing within the hedgerow to the western boundary of the site.	No works	C3
T75	Sycamore	9	450, 200, 300	m/s	4	5	5	4	EM	A	A	40+	An early mature multi-stemmed tree growing within the hedgerow to the western boundary of the site. This tree has suffered stem failure has a woodpecker hole in the declining stem.	No works	C3

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Form	Condition	ER CY	Description	Proposed Works	BS Cat
T76	Sycamore	20	300, 350, 350, 400	4	8	6	7	7	EM	A	A	40+	An early mature multi-stemmed tree growing within the hedgerow to the western boundary of the site.	No works	C3
T77	Ash	10	250	1	5	5	5	5	SM	A	A	0-9	A semi-mature ash tree growing within the hedgerow to the western boundary of the site. See Note 2	No works	C3
T78	Ash	18	300, 300, 300, 300, 300, 300, 350	7	8	7	7	7	EM	A	A	40+	An early mature multi-stemmed ash tree growing within the hedgerow to the western boundary of the site. See Note 2	No works	C3
T79	Oak	22	950	1	9	10	10	11	M	A	A	40+	A mature hedgerow tree growing to the western boundary of the site. With regard to the dominance of the ash trees on this site and their limited remaining safe life-expectancies due to Ash Dieback Disease the landscape and bio-diversity importance of this oak tree is increased. This tree has a limited potential for further growth and may have long remaining life expectancy of many decades.	No Works	A2
T80	Ash	14	530	1	8	8	6	6	EM	A	A	0-9	An early-mature tree growing within the hedgerow which runs north south centrally through the southernmost field. This tree has symptoms of Ash Dieback Disease which will compromise its safe remaining life-expectancy. See Note 2. With regard to its location this tree can be allowed to decline naturally but will need to be subject to regular inspection.	No Works	C3
T81	Ash	17	490	1	6	7	8	8	EM	A	A	0-9	As per T32	No Works	C3
T82	Ash	15	400	1	9	6	7	7	EM	A	A	0-9	As per T32. Cavity woodpecker hole significant deadwood and dieback	No Works	C3
T83	Ash	16	430	1	7	6	7	7	EM	A	A	0-9	As per T32	No Works	C3

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Form	Condition	ER CY	Description	Proposed Works	BS Cat
T84	Ash	16	360	1	6	6	6	6	SM	A	A	0-9	A semi-mature tree growing close to the eastern boundary of the site. Beyond the eastern boundary of this part of the site are rear gardens of residential properties. The ash trees along this boundary which are growing in close proximity to the boundary fence have canopies which overhang these gardens. With regard to the potential targets, these ash trees need to be subject to a full hazard survey with remedial works undertaken to ensure that the landowner has discharged their duty of care in terms of maintaining the trees in a reasonable condition. We recommend consideration be given to the removal of all the ash trees along this fence line. See Note 2	No Works	C3
T85	Ash	17	300, 300	2	6	8	6	6	SM	A	A	0-9	A semi-mature tree growing to the eastern boundary of the site. See T36 and Note 2	No Works	C3
T86	Ash	16	200	1	6	6	8	3	SM	A	A	0-9	A semi-mature tree growing to the eastern boundary of the site. See T36 and Note 2	No Works	C3
T87	Ash	17	450	1	7	7	8	7	SM	A	A	0-9	Along the southern part of the eastern boundary there are two rows of vegetation one growing on the boundary fence line and one row growing some 4m inside the boundary. It appears that the western most vegetation formed an old field boundary. The hedgerow along this boundary is some 4m inside the boundary and intermittent with some self-set ash. T87 is a semi-mature ash tree growing on the old field boundary approximately 4m inside the eastern boundary of the site. See Note 2	No Works	C3
T88	Ash	16	410	1	7	7	7	3	SM	A	A	0-9	A semi-mature tree growing to the eastern boundary of the site. See T87 and Note 2	No Works	C3
T89	Ash	16	300, 250	2	4	5	5	5	SM	A	A	0-9	A semi-mature twin-stemmed tree growing to the eastern boundary of the site. See T84 and Note 2	No Works	C3
T90	Ash	17	300	1	7	4	5	5	SM	A	A	0-9	A semi-mature tree growing to the eastern boundary of the site. See T84 and Note 2	No Works	C3
T91	Ash	16	300	3	7	7	3	7	SM	A	A	0-9	A semi-mature tree growing to the eastern boundary of the site . See T84 and Note 2	No Works	C3
T92	Sycamore	13	300, 200	2	4	4	4	4	SM	A	A	40+	A semi-mature twin-stemmed tree growing within the hedgerow to the southern highway boundary of the site.	No Works	C3

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Form	Condition	ER CY	Description	Proposed Works	BS Cat
T93	Sycamore	16	250	7	9	9	4	4	SM	A	A	40+	A semi-mature tree growing within the hedgerow to the southern highway boundary of the site.	No Works	C3
T94	Ash	13	310	1	6	4	6	6	SM	A	A	0-9	A semi-mature tree growing to the eastern boundary of the site. See T84 and Note 2	No Works	C3
T95	Apple	8	350	m/s	5	5	5	5	M	P	P	0-9	A mature declining fruit tree growing to the southern side of the derelict farmyard.	No works	C2
T96	Apple	3	250	1	0	0	1	3	M	P	P	0-9	A fallen fruit tree growing to the southern side of the derelict farmyard.	No works	C2
T97	Apple	5	280	1	4	2	3	4	M	P	P	0-9	A fallen ivy-covered fruit tree growing to the southern side of the derelict farmyard.	No Works	U
T98	Ash	18	480	1	8	8	10	8	SM	A	A	0-9	A semi-mature tree growing to the eastern boundary of the site. See T846 and Note 2	No Works	C3
T99	Hawthorn	6	350	m/s	3	3	3	3	M	A	A	20-29	A small mature tree growing to the eastern boundary of the site.	No Works	C3
T100	Prunus	5	400	m/s	3	3	7	5	M	A	A	20-29	A small mature tree growing to the eastern boundary of the site.	No Works	C3
T101	Sycamore	10	300	1	5	5	5	5	SM	A	A	40+	A semi-mature tree growing to the western side of the derelict farm buildings.	No works	C3
T102	Ash	10	320	1	5	5	5	5	SM	P	P	0-9	A semi-mature tree growing within the field boundary that runs east-west across the site. This tree has lost main limbs and is showing symptoms of Ash Dieback Disease Note 2	No Works	C3
T103	Sycamore	10	340	1	0	4	5	4	SM	P	P	0-9	A semi-mature tree growing within the field boundary that runs east-west across the site. This tree has lost as main limb at 2m leaving a large wound and an unbalanced tree.	No Works	C3
T104	Sycamore	16	350, 300	2	6	6	6	6	SM	A	A	40+	A semi-mature tree growing within the field boundary that runs east-west across the site.	No Works	C3
T105	Sycamore	12	280	1	4	4	3	4	SM	A	A	40+	A semi-mature tree growing within the field boundary that runs east-west across the site.	No Works	C3
T106	Sycamore	12	250	1	5	3	3	5	SM	A	A	40+	A semi-mature tree growing within the field boundary that runs east-west across the site.	No Works	C3

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Form	Condition	ER CY	Description	Proposed Works	BS Cat
T107	Prunus	6	500	m/s	4	4	4	5	M	A	A	40+	A mature tree growing to the western boundary close to the end of the field boundary that runs east-west across the site.	No Works	C3
T108	Hawthorn	5	250	m/s	3	2	3	2	M	A	A	40+	A mature tree growing to the western boundary close to the end of the field boundary that runs east-west across the site.	No Works	C3
T109	Ash	7	150	m/s	3	3	3	0	SM	A	A	0-9	3 semi-mature ash stems tree growing to the western boundary close to the end of the field boundary that runs east-west across the site. See Note 2	No Works	C3
T110	Sycamore	8	150	1	3	3	3	3	SM	A	A	0-9	A semi-mature tree growing to the western boundary close to the end of the field boundary that runs east-west across the site. See Note 2	No Works	C3
G10	Blackthorn	4	50	m/s	2	2	2	2	SM	A	A	40+	A dense, scrubby thicket encroaching into the field from the boundary to the eastern side of the northern field.	Cut back to allow for proposed landscaping works	C3
G11	Ash, Elm	7	100	m/s	2	2	2	2	SM	A	A	40+	Two small group of semi-mature, multi-stemmed trees growing to the eastern and northern side of the northern field. See Note 2 Ash Dieback Disease	Cut back to allow for proposed landscaping works	C3
G12	Sycamore	20	630, 500, 540, 540	4	10	11	11	12	M	A	A	40+	A pair of mature trees growing to the northern boundary of the site. See Note 3.	No works	B3
G13	Ash	16	275	1	7	5	3	5	SM	A	A	40+	A small group of semi-mature trees growing to the northern boundary of the site. See Note 2	No works	C3
G14	Mixed group	18	450	1	5	5	5	5	EM	A	A	40+	A linear group of early-mature trees including Ash, Sycamore, Field Maple, Blackthorn, Hawthorn and Field maple growing to the northern boundary of the site.	No works	B3
G15	Mixed group	12	300	m/s	4	4	4	4	SM	A	A	40+	A group of unmanaged trees including Ash, Sycamore, Field Maple, Blackthorn, Hawthorn and Field maple growing to the northern part of the western boundary of the site.	Cut back to allow for proposed landscaping works	C3

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Form	Condition	ER CY	Description	Proposed Works	BS Cat
G16	Ash	9	450	m/s	3	3	3	3	M	P	P	10-19	A linear group of mature ash trees growing within the field boundary that runs east-west across the site. These trees are showing symptoms of Ash Dieback Disease significant quantities of fallen deadwood has been stacked around the base of a number of trees showing the decline in these trees has been progressing for several years. With regard to their location other than the potential to fail and impact on agricultural activities, these trees can be allowed to decline naturally but they are suitable trees to be retained within a residential development. See Note 2. There are some limited hawthorns growing within this field boundary (see H6) but due to lack of management and establishment of the ash trees this hawthorn is intermittent and would not form a hedgerow	No Works	C3
G17	Ash	9	150	m/s	3	3	3	3	M	P	P	10-19	A linear group of mature ash trees growing within the field boundary that runs east-west across the site. See G16 and H7.	No Works	C3
H1	Hawthorn hedge	4	150	m/s	2	1	2	2	M	A	A	40+	A predominately hawthorn hedge running along the southern part of the western boundary. This hedge has been subject to some management and is in relatively good condition, it would benefit from some management works and new planting to improve the long-term future of this hedgerow.	No Works	B3
H2	Mixed hedge	9	150		3	3	3	3	SM	A	A	10-19	A predominately hawthorn hedge running along the southern highway boundary of the site. This hedge has been subject to limited management and includes some unmanaged mature hawthorn with some limited field maples and ash. This hedge would benefit from some management works to improve the long-term future of this hedgerow.	No Works	B3
H3	Hawthorn hedge	4	150	m/s	2	1	2	2	M	A	A	40+	A hawthorn hedge running north-south through the centre of the southern field. This hedge has been subject to some management and although intermittent is in relatively good condition, it would benefit from some management works and new planting to improve the long-term future of this hedgerow.	No Works	B3

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Form	Condition	ER CY	Description	Proposed Works	BS Cat
H4	Hawthorn hedge	4	200	m/s	2	2	2	2	M	A	A	40+	A hawthorn hedge running north-south to the eastern edge of the southernmost field. This hedge is some 4m from the site boundary and there may have been a track running along this field edge up to the derelict farm buildings. This intermittent hedge has a number of ash trees becoming established within the hedge. See Note 2	No Works	B3
H5	Mixed hedge	5	250	m/s	3	3	3	3	M	A	P	40+	An intermittent, gappy hawthorn hedge running east-west across the site. This hedge is located beneath below the ash trees G16 and as a result is in poor condition. Once the ash trees have failed this hedge without management and new planting will lose its landscape and bio-diversity value.	No Works	C3
H6	Mixed hedge	5	250	m/s	3	3	3	3	M	A	P	40+	An intermittent, gappy hawthorn hedge running east-west across the site. This hedge is located beneath below the ash trees G17 and as a result is in poor condition. Once the ash trees have failed this hedge without management and new planting will lose its landscape and bio-diversity value.	No Works	C3

Table 2 Cascade chart for tree quality assessment

Trees unsuitable for retention (See Note)				
Category and definition	**Criteria (including subcategories where appropriate**			**Identification on plan**
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of 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 4.5.7.			**Red**
Trees to be considered for retention				
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands See Table 2 of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	**Green**
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though 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	**Blue**
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 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	**Grey**

From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations

KEY

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Form	Condition	ER CY	Description	Proposed Works	BS Cat

Tree No. Tree number identified on copy of Tree Survey Drawing

Species: Common/English name

Hgt (m) Height of tree (measured to nearest whole metre)

Dia (m) Diameter of stem/trunk measured at 1.5 metres above ground level (or immediately above the root flare for multi-stemmed trees).

No. of stems Number of stems

Crown Spread Maximum branch extent measured at the four compass points

Age Class:

Y	Young
SM	Semi-mature
EM	Early mature
M	Mature
OM	Over Mature
V	Veteran

Form:

Good
Average
Poor
Dead

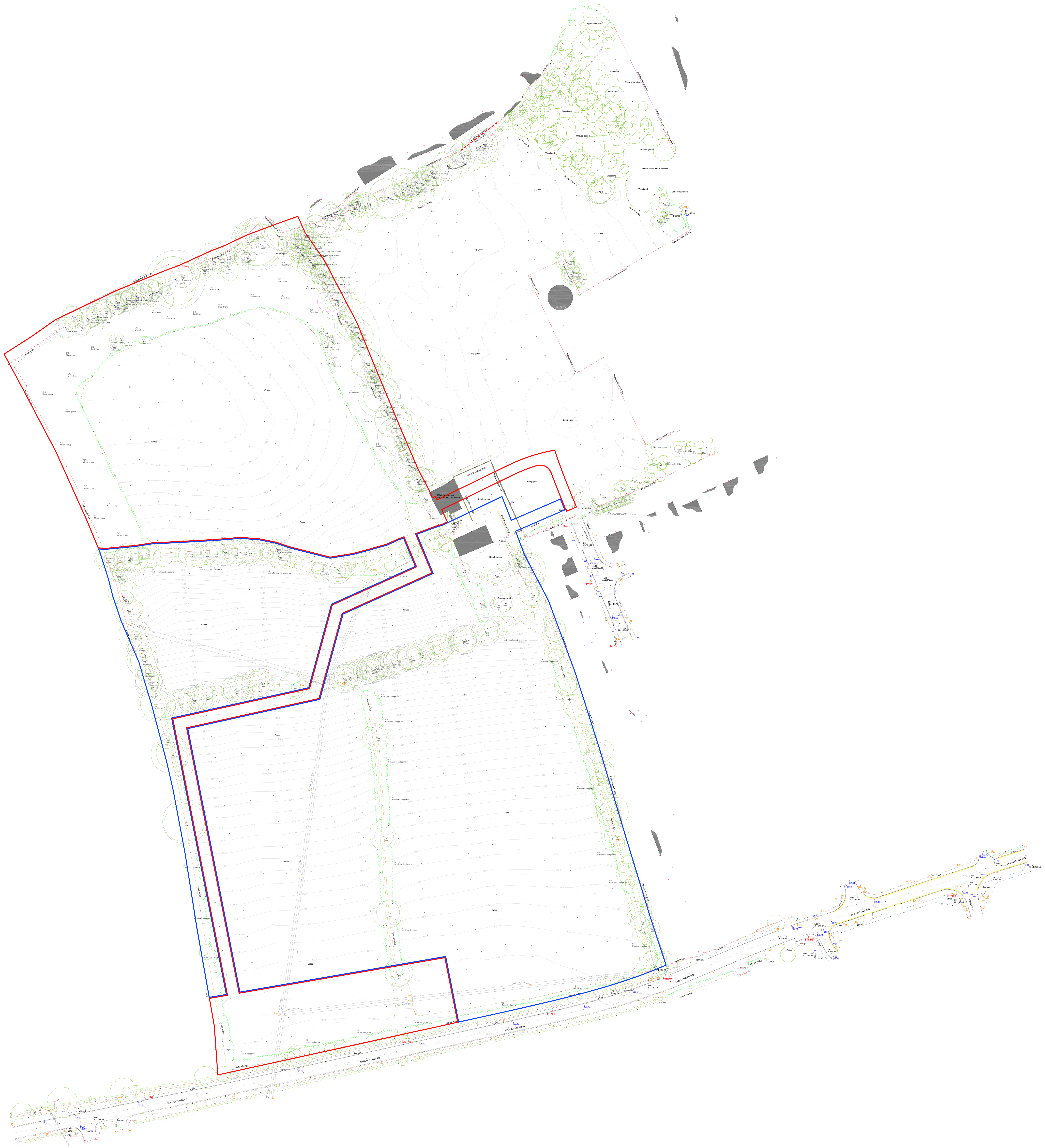
Condition:

Good
Average
Poor
Dead

ERCY: Estimated Remaining Contribution in Years

BS Category: See Table 1 Cascade chart for tree quality assessment
From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations

Tree Survey Plan



Tree Survey Plan

Extent of Tree Canopy
Theoretical Root Protection Area BS5837
BS 5837 Category (See Below)
Tree Survey Number-BS 5837 Category

BS 5837 Category

(See Tree Survey for further details)

Category U Red Stem Disc
Those in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound arboricultural management.

Category A Green Stem Disc
Those of high quality and value: -
in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category B Blue Stem Disc
Those of moderate quality and value: -
those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)

Category C Grey Stem Disc
Those of low quality and value: - currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.

Trees not surveyed as individual trees but included within hedgerows or other groups

Phase 2
Land West of Bretch Hill,
Banbury,
Oxfordshire, OX16

Tree Survey Plan
For
Lone Star Land Ltd

Ruskins Tree Consultancy

01277 849990 info@ruskins-tree-consultancy.co.uk
www.ruskins-tree-consultancy.co.uk

Scale	1 : 750 @ A0	Drawn by	PW
Date	29/04/2021		
Project No.	0421-9029	Checked by	JG
Dwg. No.	TRP-01 Rev 2		

Tree Removals Plan Illustrative Layout

Submitted separately due to file size