

ARBORICULTURAL REPORT

Sibford Park, Sibford Gower, OX15 5RY



Arboricultural Impact Assessment
Date: October 2022

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ARBORICULTURAL CONSULTANTS

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TREE SURVEY

1. INSTRUCTION AND TERMS OF REFERENCE

Consulting with Trees Ltd (CwT) received instruction from Jonathan Lees Architects LLP on behalf of Mr Petri Oksanen to produce an arboricultural impact assessment (AIA) to support a retrospective householder planning consent for the construction of an external swimming pool, two associated plant outbuildings and associated landscaping improvements at Sibford Park, Sibford Gower, OX15 5RY. The AIA has been produced in accordance with the following brief:

Arboricultural Impact Assessment (AIA): The AIA survey is restricted to trees and hedges located on and immediately adjacent to the development area of the site as indicated on the drawings provided with our brief;

- visit the site and undertake a detailed inspection of the subject tree's health, vigour and structural integrity so as to determine their safe useful life expectancy (SULE) and to categorise the trees in accordance with BS 5837/2012 'Trees in relation to design, demolition and construction - Recommendations'
- assess the impact of the trees on the site, surrounding structures and consider future compatibility between the trees and any existing and/or proposed structures where such details have been provided with the brief.
- collate tree survey data as part of the initial site visit detailed above, as necessary to inform the AIA
- produce AIA report comprising tree schedule (including tree condition findings), tree constraints plan (TCP), impact assessment and any potential, envisaged mitigation measures relative to the development proposals where such details have been provided with the brief
- the proposal assumes that all trees and hedges have been accurately plotted on the drawings provided with our brief and that these can be provided in dwg format. These drawings will be used as the source of baseline data to inform the TCP
- our desktop appraisal suggests the survey will include <120 no. trees and/or groups of trees and/or hedges.

NB. Whilst the development proposals are restricted to the northerly rear garden area of the site, a holistic survey of the treescape has been collated to enable a comprehensive appraisal of the overall potential impact the proposals may have on the treescape and the wider landscape and the mitigation and enhancement measures that have already been implemented and/or can be achieved on the site.

2. SCOPE AND METHOD OF SURVEY

The report is concerned with the arboricultural aspects of the site only and restricted to trees and hedges on or immediately adjacent to the development area of the site where such trees and hedges are considered to be within the zone of influence of the development proposals. Having assessed the site and extent of proposed development, a total of 82 individual trees, 7 groups of trees and 4 hedges have been included in the report.

The survey has been carried out in accordance with BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

All survey data has been collated in the tree schedule which is attached at appendix 1.

The trees are categorised into individual trees, groups and woodlands and additional data was recorded for hedges, shrubs and woody scrub where applicable.

The reference numbers of surveyed trees and groups of trees are shown on the Tree Constraints Plan (TCP) which is attached at appendix 2, and the annotated tree detail is based on data collated during our site survey. The On Centre Surveys Ltd 'Land Survey' drawings ref. 28337A-1-1 to 4 have been used as a source of baseline data for the TCP.

The tree survey was carried out from ground level only with the aid of binoculars where appropriate.

No tissue samples were taken nor was any internal investigation of the subject trees undertaken.

Tree heights were measured using a Haga altimeter or, where inaccessible or where this level of accuracy was unnecessary, tree heights were estimated to the nearest 1m.

Trunk diameters are measured or, where inaccessible, estimated to the nearest 50mm. Diameters have been measured at 1.5m from ground level or as otherwise stated and in accordance with BS5837 recommendations.

Tree canopies have been measured or estimated where access has not been possible or where this level of accuracy was unnecessary.

This report in no way constitutes a health and safety survey. Where concerns for tree health and safety exist the necessary and appropriate tree inspections should be carried out.

Any estimated figures are followed by 'e' in the schedule.

SUMMARY OF GRADING CATEGORIES BS5837:2012**Trees for removal**

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 and should be **removed** for reasons of sound arboricultural management. (Identified by **dark red** colouration on the TCP.)

These trees should not be considered a constraint in terms of the development and planning process.

Trees to be considered for retention

A Those of **high** quality in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested) (Identified by **light green** colouration on the TCP).

B Those of **moderate** quality and in such a condition as to make a significant contribution (a minimum of 20 years is suggested) (Identified by **mid blue** colouration on the TCP).

C 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 150mm. (Identified by **grey** colouration on the TCP).

Category C trees will usually not be retained where they would impose a significant constraint on development. Category A and B trees will normally be retained.

The following **subcategories** are applied. Trees may be allocated more than one subcategory, but this will not increase their overall value.

1: Mainly arboricultural values.

A1 Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).

B1 Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage).

C1 Unremarkable trees of very limited merit or such impaired condition that they do not qualify for higher categories.

2: Mainly landscape values

A2 Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

B2 Trees present in numbers, usually 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.

C2 Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary transient landscape benefit.

3: Mainly cultural values, including conservation.

A3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).

B3 Trees with material conservation or other cultural value.

C3 Trees with no material conservation or other cultural value.

ARBORICULTURAL IMPACT ASSESSMENT

3. INTRODUCTION

The Arboricultural Impact Assessment (AIA) considers both the potential for development to impact on the treescape and the extent to which the value of the treescape, including the environmental and amenity benefits it provides in the wider landscape, may be considered a constraint to development proposals.

In this instance CwT have been instructed post design stage and have been asked to produce an AIA to support a retrospective planning application for the development outlined in section 4 below. The AIA will therefore comprise one of the supporting documents for the planning application. The Tree Constraints Plan (TCP) at appendix 2 indicates the protection zones (as specified in BS5837/2012) that the trees will normally require if they are to be successfully retained as part of the development proposals. All development related activity should therefore avoid encroachment of the protection areas where feasible to do so.

Where encroachment is found to be unavoidable the feasibility for adequate impact mitigation through the adoption of appropriate protection measures, construction specifications and methodology are considered in sections 5 to 7 below. Where considered feasible, the details of these protection measures should be used to inform production of an Arboricultural Method Statement (AMS). It is suggested that production of and adherence to the AMS could be secured by appropriate conditions attached to any planning permission.

As an element of the development has already been implemented by others prior to our appointment, the AIA has taken account of the impact the treescape has already sustained and this is reflected in our recommendations and prescriptions for mitigation.

The appraisal will also take account of the categorisation of the subject trees (as prescribed in BS 5837/2012 and detailed in section 2 above) and the feasibility and expedience of their long term retention so as to determine the merits of retaining them as opposed to their removal and replacement with better quality trees in a more suitable location. Categorisation of surveyed trees is recorded in the tree schedule at appendix 1 and annotated on the TCP at appendix 2.

Where an AMS is conditioned and/or produced as part of the project delivery plan, it must be strictly complied with throughout the development process to ensure that where considered desirable to retain trees and where trees have been specified for retention, adequate provision will be made for their protection and successful retention.

4. THE PROPOSAL

This report deals solely with development as detailed in the Jonathan Lees Architects 'Design and Access Statement' dated October 2022 and associated drawings, to be submitted as supporting documents for a retrospective householder planning application for the construction of an external swimming pool, two associated plant outbuildings and associated landscaping improvements at Sibford Park, Sibford Gower, OX15 5RY. The AIA has been requested to form part of the supporting documents for this application to Cherwell District Council.

5. APPRAISAL

Information obtained from Cherwell Council as part of our desktop assessment advises that the site is not within a conservation area. However, four oak trees standing on the adjacent site to the north and overhanging the site boundary, are the subject of Cherwell District Council tree preservation orders (TPO) ref. 20/2021 and as such, are afforded protection under Section 210 of the Town and Country Planning Act. Further details of the TPO trees are provided in the tree schedule at appendix 1 and annotated on the TCP at appendix 2. Whilst the western site boundary borders the Cotswold AONB, no other tree related legislative constraints were identified for this site.

The Sibford Park site comprises approximately 12 hectares of predominantly open grassland and is surrounded by the rural countryside landscape of the Cotswold hills. The recently built manor house is located on the higher ground to the north of the site and adjacent to the neighbouring dwelling of New Barn Farm. An assortment of outbuildings create a courtyard area and serve to separate the two residential properties.

The limited mature treescape primarily comprises native hedgerow boundary trees around the perimeter of the site, which we are advised are in the ownership of the neighbouring land owners and include the four oak trees that are the subject of the recently served TPO referenced above. A single mature birch tree (T34) and small group of mixed broadleaf trees (G1), stand to north of the manor house in the rear garden area which is the focus of the current development proposals. These are generally low grade trees (when assessed in accordance with BS5837/2012 'Trees in relation to design, demolition and construction – Recommendations') and being screened from public view points by existing structures and/or boundary trees and hedging, are considered to be of limited public amenity value. These trees have recently been subject to assorted and significant negative impact associated with construction activity. Such activity appears to have been implemented with little regard for the best practice tree protection measures prescribed in BS5837/2012 and would appear therefore to have significantly reduced the safe useful life expectancy (SULE) of these trees. The damage includes; fire damage, root severance and damage from trenching, ground level changes and compaction in and around the root protection areas (RPA) of these trees. See photos P1 to P6 at appendix 3. The findings of the AIA suggest that the proposed relandscaping of this area could include the removal of T34 and G1 in preparation for extensive mitigation planting with trees and hedging of more appropriate species, size and quality. It is proposed that the planting will include creation of a small arboretum to the west of the swimming pool garden, providing a natural transition from the formal garden space around the pool to the more informal, wider rural landscape. Such planting would also serve to screen and soften recent development and assimilate it in the landscape.

Other significant vegetative landscape features within the site include two lengths of overgrown, unmanaged Leyland Cypress hedging. Topographical surveys associated with the recent planning history suggest that there were several additional belts of such hedging used across the site to screen and shelter agricultural and/or equestrian activity and that these have been removed as part of the site's redevelopment when the manor house was built. Their planting appears to have been purely functional and provides little value to the landscape of the site and has no particular relevance to the wider landscape. The two remaining sections (H2 and H3) appear equally inappropriate to the rural context. However, H2 has potential to be restored as a semi-formal hedge and to provide an effective screen and shelter to the tennis court area that now exists immediately to the east. Conversely, the form and condition of H3, the damage it is causing to adjacent structures and the detrimental impact the hedge has sustained from recent construction activity, mean that its retention is not

viable, or desirable and it is recommended for removal. See photos P7 and P8. Current landscape proposals include the planting of semi-mature, 4.5m high, formally pruned native yew hedging to create the formal setting and appropriate screening for the swimming pool that is the subject of this retrospective application. It is suggested that such planting is significantly more appropriate and beneficial than the current planting and will provide a positive contribution to the immediate landscape of the manor house and the wider landscape.

In addition to the mature tree and hedge features detailed above, the tree survey collated data for the extensive tree planting that has been recently implemented across the site as part of the manor house development project and recorded in excess of seventy 'heavy standard' to 'semi-mature' size trees. When assessed in accordance with BS5837/2012 these trees are categorised as low grade, 'C' category trees, purely because their age and size mean that they can be transplanted and/or replaced relatively easily and should not therefore be seen as a constraint to development. However, their potential contribution to the landscape of the site must not be underestimated and should be taken into account when assessing the impact of the site's recent redevelopment. Given that the site was previously devoid of any significant treescape, it is suggested that the recent planting represents positive impact, providing landscape and environmental net gain on the back of development. That said, there appears to be significant potential for further enhancement. There is need for a more strategic and holistic approach, to not only address appropriate management of the planting that has been undertaken, but to secure a resilient and sustainable treescape that is in keeping with the setting of the manor house in a rural landscape and which has the ability to deliver against multiple objectives including biodiversity net gain. This may include the redistribution of some of the recent planting within the site as well as additional planting of more appropriate species and form/type.

Details and extent of generic and site specific tree constraints, potential impact associated with the current development proposals and appropriate mitigation measures, are considered in sections 6 and 7 below. As stated above, it is suggested that details of these mitigation measures should be the subject of an arboricultural method statement (AMS) and that this be secured by appropriate condition attached to any planning permission.

6. MAIN GENERIC TREE CONSTRAINTS TO BE ADDRESSED BY THE ARBORICULTURAL METHOD STATEMENT (AMS)

Tree(s)	Issue(s)	Detail and relevance to project
Higher category trees: T18, T34, T37, T82 and G5	BS5837/ 2012	<p>Whilst the British Standard advises restraint in attempts to retain too many trees or unsuitable trees on a development site, the premise would normally be to avoid removal of any A and B category trees i.e. healthy trees of good form and significant safe useful life expectancy (SULE) that are likely to continue to contribute to the aesthetics and amenity value of the site for >20years. Two individual category ‘A’ trees and one category ‘A’ group were identified in the survey, although these all appear to stand on the neighbouring property. Two individual category ‘B’ trees were also recorded.</p> <p>NB. Recent damage sustained by T34 is likely to significantly reduce its SULE which would suggest downgrading to a ‘C’ category would be appropriate. T34 is proposed for removal to facilitate new planting. See tree schedule at appendix 1 for further information. With the exception of T34, the higher category trees can be retained and appropriately protected in accordance with BS 5837/2012.</p>
G5	Legislative constraints	<p>The four mature oak trees within the group G5, are the subject of Cherwell District Council Tree Preservation Order (TPO) ref. 20/2021. These trees stand on the neighbouring property and overhang into the site. Findings of our desktop assessment suggest that there are no other tree related legislative constraints applicable to this site.</p>
T1, G3 and G4	Ownership	<p>Whilst the majority of the surveyed trees are located within the site of Sibford Park, these comprise primarily young recently planted trees. Our brief has advised that the majority of the mature boundary hedgerow trees comprise part of the neighbouring properties. Whilst ingress of branches and roots to the site may be considered a legal nuisance and can be removed under Common Law, any resulting damage or death of the trees may be considered criminal damage. As such, dialogue with the tree owners is recommended prior to implementation of any management proposals for these trees as prescribed in the tree schedule at appendix 1 and/or section 7 below.</p> <p>NB. Any works to TPO trees, including pruning of overhanging canopies, will require LPA consent.</p>
All surveyed trees	Development operations	<p>All construction activity including demolition, site clearance, foundation construction, surface treatments landscaping and any drainage or service runs will be subject to the arboricultural method statement (AMS) which will ensure compliance with appropriate site management and tree protection measures. It is recommended that the AMS be conditioned as part of any planning permission for the site.</p>

7. SITE SPECIFIC CONSTRAINTS AND POTENTIAL DEVELOPMENT IMPACT TO BE ADDRESSED BY THE ARBORICULTURAL METHOD STATEMENT (AMS)

Tree (s)	Issue(s)	Constraint and recommended mitigation
T34, G1 and H3	Pre commencement facilitation tree works	<p>H3 is recommended for removal for arboricultural reasons. The removal of T34 and a single cherry plum tree within G1 is required to facilitate the planting of a semi-mature 4.5m high yew hedge that is intended to border and screen the swimming pool garden area. It is recommended that all trees in G1 are removed to facilitate the creation of an arboretum between swimming pool garden and the tennis court. A detailed tree work schedule will be provided by the retained arboriculturist in advance of procurement of the tree work contract.</p> <p>Recommendations:</p> <ul style="list-style-type: none"> • The retained arboriculturist will oversee the procurement and implementation of the tree work contract • A schedule of works will be provided by the retained arboriculturist and implemented by suitably qualified arborists in accordance with BS3998/2010 ‘Tree works – Recommendations’ • Further generic guidance for tree works will be provided in the AMS.
T33, T38, G2 to G4 and H1	Construction activity in close proximity to retained trees	<p>Previous construction activity in this area has negatively impacted on existing trees resulting in the removals prescribed above. All trees identified for retention can be protected in accordance with best practice guidance.</p> <p>Potential impact:</p> <ul style="list-style-type: none"> • Encroachment of RPA • Excavation for and ground level changes within the RPA • Ground compaction associated with mechanical and pedestrian movement and general construction activity • Ground pollution such as cement contamination • Wounding or physical damage to the tree above or below ground as a result of construction activity • Permanent changes to the below ground growing environment. <p>Recommendations:</p> <ul style="list-style-type: none"> • Mitigate potential impact from development by adopting generic protection measures prescribed in BS 5837/2012 and additional site specific protection measures within a bespoke AMS • The AMS will restrict the extent and scale of plant that will be used for construction activity within the vicinity of retained trees • The AMS will precibe areas for other activities such as cement mixing, machinery operation and material storage • All development related activity will strictly adhere to the methodology prescribed in the AMS which will include appropriate and timely arboricultural supervision and monitoring

Tree (s)	Issue(s)	Constraint and recommended mitigation
All surveyed trees	Access and site logistics	<p>The site appears to have sufficient open space and existing hard standing to facilitate site access, parking and material storage requirements associated with the proposed development whilst avoiding any encroachment of the RPA of retained trees.</p> <p>Potential impact:</p> <ul style="list-style-type: none"> • Encroachment of RPA • Excavation and/or significant level changes within RPA to facilitate construction temporary access and/or parking/storage areas • Ground compaction associated with mechanical and pedestrian movement and general construction activity • Wounding or physical damage to trees above or below ground as a result of construction activity • Permanent changes to the below ground growing environment. <p>Recommendations:</p> <ul style="list-style-type: none"> • Mitigate potential impact from development by adopting generic protection measures prescribed in BS 5837/2012 and additional site specific protection measures within a bespoke AMS • The site manager and retained arboriculturist will agree a plan of site logistics including approved vehicular and pedestrian access routes and specified areas for specific activities such as cement mixing, parking and material storage • Temporary ground protection will be installed as necessary to facilitate access to and activity within the construction area where such activity is in close proximity to retained trees • All works in close proximity of retained trees will be subject to appropriate supervision and monitoring by the retained arboriculturist
All surveyed trees	Drainage and service runs	<p>No details of additional drainage and/or services requirements had been confirmed at time of writing. As existing services are available within the site and the majority of service requirements for the swimming pool project have already been installed, it is envisaged that where practical to do so, any additional services will be linked to existing, limiting the need for additional excavation and trenching works</p> <p>Potential impact:</p> <ul style="list-style-type: none"> • Excavation associated with service trenches, soakaways, harvesting tanks and/or heat source pumps within the RPA of retained trees may result in the severing or wounding of live roots • Ground compaction and/or disturbance associated with mechanical and pedestrian movement and general activity required to install services and/or drainage facilities. <p>Recommendations:</p> <ul style="list-style-type: none"> • Any new and/or amendments, upgrading or maintenance of existing, drainage and services runs should seek to avoid the RPA of retained trees.

		<ul style="list-style-type: none"> • Location of any new service runs must avoid excavation within the RPA of retained trees and the site assessment suggests there is no need for any such encroachment • Should any need for excavation within the RPA be identified, the retained arboriculturist will be consulted and a bespoke AMS will be produced • Should encroachment of the RPA be proven to be unavoidable, service run installation will adopt trenchless techniques i.e. directional drilling and will ensure compliance with National Joint Utilities Group guidelines NJUG 4
<p>All surveyed trees</p>	<p>Hard and soft landscaping</p>	<p>The extensive proposals for relandscaping of the swimming pool area create a potential risk for negative impact to retained trees and robust tree protection measures will be required. The extent of new tree and hedge planting included within the landscaping proposals will provide appropriate mitigation for the loss of existing trees (as prescribed above) and will result in an overall net gain, not only in tree cover but also in species diversity and the quality of the tree stock.</p> <p>Potential impact:</p> <ul style="list-style-type: none"> • Encroachment of RPA • Ground excavation, compaction and/or disturbance associated with mechanical and pedestrian movement and general activity required to implement the proposed landscaping • Loss of, or permanent detrimental changes, to the growing environment of trees identified for retention • Wounding or physical damage to trees above or below ground as a result of development activity. <p>Recommendations:</p> <ul style="list-style-type: none"> • Mitigate potential impact from development by adopting generic protection measures prescribed in BS 5837/2012 and additional site specific protection measures within a bespoke AMS • All retained trees will be protected for the duration of the project using a combination of standard protection in accordance with BS 5837/2012 and bespoke specifications and methodology prescribed the AMS • Where landscape works are required within the RPA of retained trees, the retained arboriculturist will be consulted and the scheduling, construction specifications and methodology for such works will be prescribed in a bespoke AMS • Any cultivation, top dressing or changes to existing ground levels required to facilitate landscaping within the RPA of retained trees will be kept to a minimum and will avoid any mechanical excavation • All hard landscaping such as paving will be excluded from the RPA of retained trees wherever feasible to do so • Should surface changes be proposed within the RPA an appropriate ‘no dig’ specification and permeable surfacing will be adopted • All All works within the RPA of retained trees will be subject to appropriate supervision and monitoring by the retained arboriculturist.

8. CONCLUSIONS

- The limited mature treescape primarily comprises native hedgerow boundary trees around the perimeter of the site, which we are advised, are in the ownership of the neighbouring land owners
- With the exception of T34, all higher category trees can be retained and appropriately protected in accordance with BS 5837/2012
- Whilst T34 currently appears healthy, it has recently been subject to significant negative impact associated with construction activity to the extent that its safe useful life expectancy (SULE) has been compromised and its removal and replacement is therefore considered appropriate to sustain and enhance the health, quality and longevity of the treescape
- Extensive tree planting has been recently implemented across the site as part of the manor house development project, significantly increasing the potential canopy cover and species diversity of the site
- Further landscaping of the site is ongoing and additional planting proposals include a semi-mature yew hedge around the swimming pool area and the creation of an arboretum in the area between the swimming pool garden and the tennis court
- The planting proposals will more than mitigate for the limited number of tree removals, providing an overall net gain in canopy cover and tree species diversity that will further enhance the landscape setting of the manor house and help to assimilate it in the wider landscape
- All retained trees will require appropriate protection for the duration of the development project, adopting a combination of generic tree protection measures as prescribed in BS 5837/2012 and bespoke specifications and methodology which should be provided in an AMS
- It is recommended that adoption of and compliance with the AMS be secured by appropriate conditions attached to any planning permission associated with this development.

Appendix 1

Tree Schedule

TREE SURVEY SCHEDULE KEY

1. **TREE No:** Allocated individual tree or group number, this may or may not be tagged on site.
 2. **TREE SPECIES:** Common name followed by botanical name in brackets.
 3. **AGE CLASS:**
 - Y** : Young
 - SM** : Semi-mature
 - EM** : Early Mature
 - M** : Mature
 - LM** : Late Mature
 - OM** : Over mature
 - V** : Veteran (of biological, cultural or aesthetic value, usually beyond typical age range)
 4. **DBH:** Diameter of the tree stem in millimetres measured at 1.5m from ground level.
 5. **CROWN SPREAD (CS):** Shown as cardinal points N, S, E, W. Dimensions in metres taken from centre of stem.
 6. **HEIGHT (H, CH, FB)** Height of tree in metres to the highest point (H). Height of canopy/foilage at lowest point (CH). May also record height and orientation of first branch (FB) union on tree stem. Measured in metres from ground level.
 7. **PHYSIOLOGY + STRUCTURE:** General categorisation i.e. Good, Fair, Poor
 8. **CONDITION + SITE DETAIL:** Description of general form, including presence of physical defects, disease or decay and other appropriate details based on health, vitality and overall structural integrity that may influence SULE and BS categorisation (see 10 and 12 below). May include reference to other site structures and features.
 9. **PRESCRIPTION:** May prescribe appropriate remedial works and/or works required to facilitate development proposals. **NB. ** in col. 9 = Works that are not essential to implementation of approved development and may require a separate application/notice where trees are the subject of a TPO and/or within a conservation area.**
 10. **ROOT PROTECTION AREA (RPA):** Area of rooting volume that must be retained and protected from all development activity as prescribed in BS 5837/2012. The top figure = the radial distance of a standard circular RPA from the tree stem. The lower figure = the total area of the RPA and can be used where it is necessary to calculate an irregular polygon RPA. NB. All young trees with dbh <100mm have been allocated a minimum RPA of 1.0m radius
 11. **SAFE USEFUL LIFE EXPECTANCY (SULE):** Estimated number of years the tree will continue to make a safe and useful contribution to its surroundings, taking into account its current age and physiological and structural condition i.e. <10, >10, <20, >20, >40. (NB. This assumes that there will be no physical changes to its immediate environment.)
 12. **BS CATEGORY:** (please refer to section 2 of this report or BS5837:2012 section 4.5 and Table 1 for detailed descriptions)
 - U: trees for removal – in such a condition that they cannot be realistically retained for longer than 10 years.
 - A: trees of high quality – with estimated remaining life expectancy of at least 40 years.
 - B: trees of moderate quality – with estimated remaining life expectancy of at least 20 years.
 - C: trees of low quality – with estimated remaining life expectancy of at least 10 years or young trees with a stem diameter < 150mm.
- NB. 'C' category is applied to young trees <150 dbh as their age/size means they can be easily transplanted or replaced. Shown as 'C1a' in column 12 of the schedule

Abbreviations: **AGL** = above ground level. **N/A** = not applicable or not available. **'e'** = estimated measurement. **dw** = deadwood. **Av** = average. **Max** = maximum. **o/s** = outside. **adj.** = adjacent. **DDT** = Decay detection test. **AD** = Ash Dieback disease. **SD** = Stem damage. **PP** = poor planting and/or aftercare. **W+M** = create weed free area and mulch.

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struc	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
H1	Hawthorn (<i>Crataegus monogyna</i>), Ash (<i>Fraxinus excelsior</i>), Holly (<i>Ilex aquifolium</i>), Field Maple (<i>Acer campestre</i>), Plum (<i>Prunus domestica</i>), Elder (<i>Sambucus nigra</i>), Dogrose (<i>Rosa canina</i>)	M	Av. 150	Av. 1.5	Av. 2.5 GL	F P	Boundary hedge, owned by neighbours. Generally unkempt due to lack of any recent appropriate management. Evidence of recent restocking with native evergreen species (holly).	**Cut back to boundary to facilitate reinstatement of fence line and additional planting.	0.5m o/s current canopy spread	>40	C2
T1	Cherry (<i>Prunus avium</i>)	Y	90	Av. 0.5	4.0 2.0	F F	SD. PP	**W+M	1.0	>20	C1a
T2	Field Maple (<i>Acer campestre</i>)	Y	90	Av. 1.0	4.0 1.8	F F	SD.	**W+M	1.0	>20	C1a
T3	Hawthorn (<i>Crataegus monogyna</i>)	Y	50	Av. 0.5	3.0 1.8	F F	SD. PP. Root rock	**W+M	1.0	>40	C1a
T4	Whitebeam (<i>Sorbus aria</i>)	Y	50	Av. 0.5	4.5 2.0	P P	SD. PP. Dying	**Replace. W+M..	N/A	<10	U
T5	Hornbeam (<i>Carpinus betulus</i>)	Y	60	Av. 1.0	4.0 2.0	G F	SD.	**W+M. Remove stake and tie.	1.0	>40	C1a
T6	Hornbeam (<i>Carpinus betulus</i>)	Y	60	Av. 1.0	4.0 2.0	G G	SD.	**W+M	1.0	>40	C1a
T7	Small Leaf Lime (<i>Tilia cordata</i>)	Y	50	Av. 1.0	4.0 2.0	G G	SD.	**W+M. Remove stake and tie.	1.0	>40	C1a

No	Species	Age Y EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struc	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T8	Birch (<i>Betula pendula</i>)	Y	50	Av. 1.0	5.5 2.0	P P	SD. PP. Necrotic bark on stem. Crown dieback	**Consider replacement. **W+M.	N/A	<10	U
T9	Crab Apple (<i>Malus spp.</i>)	Y	40	Av. 1.0	4.0 1.8	G G	SD. Minor strimmer damage.	**W+M. Remove stake.	1.0	>40	C1a
T10	Hornbeam (<i>Carpinus betulus</i>)	Y	50	Av. 1.0	4.0 2.0	G F		**W+M. Remove stake	1.0	>40	C1a
T11	Pedunculate Oak (<i>Q. robur</i>)	Y	50	Av. 1.0	4.5 2.0	N/A	Dead.	**Replace. W+M	N/A	N/A	U
H2	Leyland Cypress (<i>Cupressocyparis x leylandii</i>)	M	Av. 250	Av. 4.0	Av. 9.0 GL	G F	Historically topped @ 4.0m AGL. No recent appropriate management. Potential to restore as formal hedge/screen	**Reduce height by approx. 3.0m and sides by approx. 1.5m i.e. as much as possible whilst maintaining green 'face'. Adopt cyclical annual pruning regime.	3.0	>40	C2
T12	Beech (<i>Fagus sylvatica</i>)	Y	50	Av. 0.5	4.0 1.8	F G		**W+M	1.0	>40	C1a
T13	Cherry (<i>Prunus avium</i>)	Y	60	Av. 1.0	4.5 2.0	G F	SD. PP Large wound on stem.	**W+M	1.0	<20	C1a
T14	Hazel (<i>Corylus avellana</i>)	Y	40	Av. 0.5	3.5 1.5	F F	SD. Strimmer damage.	**W+M	1.0	>40	C1a
T15	Field Maple (<i>Acer campestre</i>)	Y	50	Av. 1.0	3.5 1.8	G F	SD. PP	**W+M	1.0	>40	C1a

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struc	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T16	Crab Apple (<i>Malus spp.</i>)	Y	40	Av. 0.5	3.5 1.8	G G	SD. Strimmer damage	**W+M	1.0	>40	C1a
T17	Birch (<i>Betula pubescens</i>)	Y	60	Av. 1.0	5.0 2.0	F F	SD. PP	**Fit spacer to tie. W+M	1.0	>40	C1a
T18	Ash (<i>Fraxinus excelsior</i>)	M	1200	8.0 8.0 11.0 9.0	19.0 2.0 2.0 SW	G G	Boundary tree. Ownership questionable. Ivy clad restricting inspection. Full, healthy canopy. Bifurcates @ 4.0m AGL. Open cavity just below main union. Habitat boxes fitted to main stem.	**Sever ivy. Crown clean inc. climbing inspection. Monitor for AD.	14.4 652	>40	A1
T19	Field Maple (<i>Acer campestre</i>)	Y	50	Av. 1.0	3.5 1.5	G G		**W+M	1.0	>40	C1a
T20	Birch (<i>Betula pubescens</i>)	Y	70	Av. 1.0	5.0 2.0	G G		**W+M	1.0	>40	C1a
T21	Pedunculate Oak (<i>Q. robur</i>)	Y	50	Av. 1.0	3.0 1.5	F F		**W+M	1.0	>40	C1a
T22	Small Leaf Lime (<i>Tilia cordata</i>)	Y	60	Av. 1.0	4.0 2.0	F F		**Fit spacer to tie. W+M	1.0	>40	C1a
T23	Crab Apple (<i>Malus spp.</i>)	Y	40	Av. 1.0	4.0 1.5	G G		**W+M	1.0	>40	C1a
T24	Birch (<i>Betula pubescens</i>)	Y	60	Av. 1.0	5.0 2.0	G G		**W+M	1.0	>40	C1a

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struc	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T25	Hawthorn (<i>Crataegus monogyna</i>)	Y	50	Av. 1.0	3.0 2.0	G G		**W+M	1.0	>40	C1a
T26	Small Leaf Lime (<i>Tilia cordata</i>)	Y	50	Av. 1.0	4.0 2.0	G G		**W+M	1.0	>40	C1a
T27	Pedunculate Oak (<i>Q. robur</i>)	Y	50	Av. 1.0	4.0 2.0	G G	SD. Decay and associated woodpecker damage. Crown dieback.	**Fit spacer to tie. W+M	1.0	<20	C1a
T28	Beech (<i>Fagus sylvatica</i>)	Y	50	Av. 1.5	4.5 1.5	P F	Premature defoliation and some crown dieback – drought stress	**W+M. Monitor in the spring and consider replacement	1.0	<20	C1a
T29	Rowan (<i>Sorbus aucuparia</i>)	Y	50	Av. 1.0	4.0 1.5	G G		**W+M	1.0	>40	C1a
T30	Birch (<i>Betula pubescens</i>)	Y	70	Av. 1.5	5.0 1.8	G F	SD. PP.	**W+M	1.0	>40	C1a
T31	Walnut (<i>Juglans regia</i>)	Y	50	Av. 1.0	4.0 2.0	F F	SD. Strimmer damage. Crown dieback.	**W+M	1.0	>40	C1a
T32	Cherry (<i>Prunus avium</i>)	Y	70	Av. 1.0	5.0 2.5	G G		**W+M	1.0	>40	C1a
T33	Pedunculate Oak (<i>Q. robur</i>)	SM	110	Av. 1.5	7.0 2.0 2.0 N	F G	Guyed. Minor dw in canopy	**W+M	1.2 5.0	>40	C1a

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struc	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
G1	Goat Willow (<i>Salix caprea</i>) x10, Eucalyptus (<i>E. gunnii</i>) x7, Birch (<i>Betula pendula</i>) x3, Hornbeam (<i>Carpinus betulus</i>) x1, Cherry (<i>Prunus avium</i>) x1, Swedish Whitebeam (<i>Sorbus intermedia</i>) x1, Purple Cherry Plum (<i>Prunus cerasifera 'Pissardii'</i>) x1	M	Av. 200 Max 500	Av. 4.0	Av. 7.0 1.5 Max H 12.0	F F	Eucalyptus = multi-stemmed group of poor structural form. Etiolated. Extensive grazing damage to majority of willow. Significant fire damage to easterly canopy and structural framework of whitebeam. Recent trenching, ground level changes and compaction within RPA of group limiting SULE. See photos P1-P4 at appendix 3.	Removal proposed to facilitate arboretum planting using high quality stock as part of wider landscape proposals.	4.2 (Based on 350 dbh)	<20 Subject to extent of root damage.	C2
T34	Birch (<i>Betula pendula</i>)	M	470	6.0 3.0 5.5 4.0	12.0 1.5 2.5 S	G F	Lean to NE. Evidence of recent root damage. Recent trenching, ground level changes and compaction within RPA limiting SULE. Extent of root damage cannot be confirmed without exploratory airspade excavation. See photos P5 and P6 at appendix 3.	Removal proposed to facilitate extensive planting of high quality semi-mature tree and hedging as part of wider landscape proposals.	5.7 102	<20 Subject to extent of root damage.	B1
H3	Leyland Cypress (<i>Cupressocyparis x leylandii</i>)	M	Av. 450 Max 600	Av. 4.0	Av. 10.0 GL	F P	Historically planted as hedge screen within 0.5m of existing building (E) and 1.0m of recently constructed outbuildings (W & N) No recent appropriate management. Evidence of direct damage to original structures and conflict with recent structures. RPA, canopies and structural integrity	Removal proposed for arboricultural reasons and to facilitate replacement planting using semi-mature high quality trees and hedging as part of wider landscape proposals.	5.4	<10	U

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struc	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
							severely compromised by other existing site features and activities. Retention not sustainable or desirable. See photos P7 and P8 at appendix 3.				
T35	Hornbeam (<i>Carpinus betulus</i>)	SM	140	Av. 2.0	8.0 2.0	G G	Guyed.	**W+M	1.8 10	>40	C1a
T36	Beech (<i>Fagus sylvatica</i>)	SM	140	Av. 2.0	7.0 1.5	N/A	Dead.	**Replace. W+M	N/A	N/A	U
T37	Hornbeam (<i>Carpinus betulus</i>)	SM	150	Av. 3.0	6.0 1.5	F G	Guyed.	**W+M	1.8 10	>40	B1
T38	Quince (<i>Cydonia oblonga</i>)	Y	70	Av. 1.5	3.5 1.5	F F		**W+M	1.0	>40	C1a
T39	Cherry (<i>Prunus avium</i>)	Y	35	Av. 0.5	3.0 1.8	G G		**W+M	1.0	>40	C1a
G2	Himalayan Birch (<i>Betula utilis</i> 'Jacquemontii') x5	Y	Av. 70	Av. 1.5	Av. 5.0 2.0	G G	Recent planting in gravel surfaced area in courtyard setting		1.0	>20	C2a
G3	Pear (<i>Pyrus spp.</i>) x2	Y	Av. 35	Av. 1.0	Av. 3.0 1.2	G G	Recent planting in gravel surfaced area in courtyard setting		1.0	>20	C2a
G4	Pear (<i>Pyrus spp.</i>) x4	Y	Av. 35	Av. 1.0	Av. 2.5 1.2	G G	Recent planting in gravel surfaced area in courtyard setting		1.0	>20	C2a

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struc	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T40	Red Oak (<i>Quercus rubra</i>)	EM	400 e	4.5 e	10 e 2.0 e	G F	Neighbour's tree. Restricted access. Overhangs site boundary and outbuilding.		4.8 72	>40	A1
H4	Holly (<i>Ilex aquifolium</i>), Yew (<i>Taxus baccata</i>), Portuguese Laurel (<i>Prunus lusitanica</i>), Christmas Berry (<i>Photinia × fraseri</i>)	Y	Av. 60	Av. 0.3	Av. 2.5 GL	G G	Evergreen screening.		1.0	>40	C2a
G5	Pedunculate Oak (<i>Quercus robur</i>) x5	M	1000 E	Av. 9.0 E	Av. 20 3.0 E	G G	Neighbour's trees. Restricted access. The four mature trees are the subject of a TPO. Canopies overhang site boundary. Four mature trees and one semi-mature in group. 2 nd most easterly tree has recently failed – snapped @ 3.5m AGL. Remaining stem may categorise as a 'veteran' tree. Significant large dw in canopy of 2 nd most westerly tree. See photos P9 and P10 at appendix 3.	**Recommend crown clean of 2 nd most westerly tree.	12.0	>40	A2
		SM	200 e	Av. 3.0 e	8.0 2.0 e				2.4		
T41	Pedunculate Oak (<i>Quercus robur</i>)	Y	90	Av. 2.0	7.0 1.5	G F	SD. PP.	**W+M	1.0	>40	C1a
T42	Field Maple (<i>Acer campestre</i>)	Y	60	Av. 1.5	4.0 1.8	G F		**W+M	1.0	>40	C1a

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struc	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
G6	Ash (<i>F. excelsior</i>) x2	SM	Av 150	Av. 2.0	Av. 7.0 2.0	G F		**W+M. Monitor for AD.	1.8	>40	C2
T43	Beech (<i>Fagus sylvatica</i>)	Y	60	Av. 1.5	4.5 1.5	F F		**W+M	1.0	>40	C1a
T44	Birch (<i>Betula pubescens</i>)	Y	70	Av. 1.5	4.5 2.0	G G		**W+M	1.0	>40	C1a
T45	Birch (<i>Betula pubescens</i>)	Y	70	Av. 1.0	4.5 2.0	F F	SD. PP.	**W+M	1.0	>40	C1a
T46	Field Maple (<i>Acer campestre</i>)	Y	35	Av. 0.5	3.5 2.0	N/A	Dead	**Replace. W+M	N/A	N/A	U
T47	Birch (<i>Betula pubescens</i>)	Y	50	Av. 1.5	4.5 2.0	F F	SD. PP.	**W+M	1.0	>40	C1a
T48	Hazel (<i>Corylus avellana</i>)	Y	50	Av. 0.5	4.5 1.5	G F	SD. PP.	**W+M	1.0	>40	C1a
T49	Beech (<i>Fagus sylvatica</i>)	Y	60	Av. 1.5	4.5 2.0	F F	SD. PP. Grazing damage.	**W+M	1.0	>40	C1a
T50	Hornbeam (<i>Carpinus betulus</i>)	Y	60	Av. 1.0	4.5 2.0	F F	SD. PP. Grazing damage.	**W+M	1.0	>40	C1a
T51	Field Maple (<i>Acer campestre</i>)	Y	60	Av. 1.0	4.0 1.8	G G	SD.	**W+M	1.0	>40	C1a
T52	Rowan (<i>Sorbus aucuparia</i>)	Y	60	Av. 0.5	4.0 2.0	G G	.	**W+M	1.0	>40	C1a

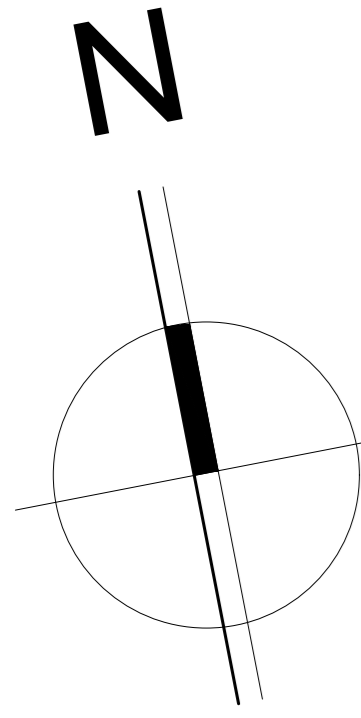
No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struc	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T53	Hazel (<i>Corylus avellana</i>)	Y	60	Av. 0.5	4.0 1.8	F F	SD. PP. Grazing damage.	**W+M	1.0	>40	C1a
T54	Small Leaf Lime (<i>Tilia cordata</i>)	Y	60	Av. 1.0	4.5 2.0	G G		**W+M	1.0	>40	C1a
T55	Crab Apple (<i>Malus spp.</i>)	Y	50	Av. 1.0	3.5 1.5	G G		**W+M	1.0	>40	C1a
T56	Whitebeam (<i>Sorbus aria</i>)	Y	50	Av. 1.0	4.0 1.8	F G		**W+M	1.0	>40	C1a
T57	Cherry (<i>Prunus avium</i>)	Y	70	Av. 1.5	4.5 2.5	G G		**W+M	1.0	>40	C1a
T58	Pedunculate Oak (<i>Quercus robur</i>)	Y	60	Av. 1.0	4.0 1.5	G G	SD. PP. Dieback in canopy.	**W+M	1.0	>40	C1a
T59	Cherry (<i>Prunus avium</i>)	Y	70	Av. 1.0	4.5 2.0	G G		**W+M	1.0	>40	C1a
T60	Beech (<i>Fagus sylvatica</i>)	Y	60	Av. 1.0	4.5 2.0	F F		**W+M	1.0	>40	C1a
G7	Birch (<i>Betula pendula</i>) x3	SM	Av. 90	Av. 1.5	Av. 5.5 2.0	G G	Guyed	**W+M	1.2	>40	C1a
T61	Small Leaf Lime (<i>Tilia cordata</i>)	Y	50	Av. 0.5	3.5 2.0	F G		**W+M	1.0	>40	C1a

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struc	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T62	Cherry (<i>Prunus avium</i>)	Y	90	Av. 1.5	4.5 2.0	G G		**W+M	1.2	>40	C1a
T63	Birch (<i>Betula pubescens</i>)	Y	60	Av. 1.0	4.5 2.0	G G		**W+M	1.0	>40	C1a
T64	Field Maple (<i>Acer campestre</i>)	Y	60	Av. 1.5	4.5 2.0	G F		**W+M	1.0	>40	C1a
T65	Rowan (<i>Sorbus aucuparia</i>)	SM	90	Av. 1.0	6.0 3.0	G G		**W+M	1.2	>40	C1a
T66	Field Maple (<i>Acer campestre</i>)	Y	60	Av. 1.5	4.5 2.0	F F		**W+M	1.0	>40	C1a
T67	Birch (<i>Betula pubescens</i>)	Y	80	Av. 1.5	4.5 1.5	G G		**W+M	1.0	>40	C1a
T68	Hornbeam (<i>Carpinus betulus</i>)	Y	60	Av. 1.0	4.0 2.5	F F		**W+M	1.0	>40	C1a
T69	Whitebeam (<i>Sorbus aria</i>)	Y	70	Av. 1.5	4.5 1.8	G G		**W+M	1.0	>40	C1a
T70	Birch (<i>Betula pubescens</i>)	Y	60	Av. 1.0	4.5 2.0	F G		**W+M	1.0	>40	C1a
T71	Pedunculate Oak (<i>Quercus robur</i>)	Y	70	Av. 1.0	5.0 2.0	G G		**W+M	1.0	>40	C1a
T72	Field Maple (<i>Acer campestre</i>)	Y	70	Av. 1.0	4.5 2.0	G G		**W+M	1.0	>40	C1a

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struc	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T73	Hornbeam (<i>Carpinus betulus</i>)	Y	70	Av. 1.0	4.5 2.0	G G		**W+M	1.0	>40	C1a
T74	Pedunculate Oak (<i>Quercus robur</i>)	Y	70	Av. 1.0	4.0 2.0	F G		**W+M	1.0	>40	C1a
T75	Rowan (<i>Sorbus aucuparia</i>)	SM	90	Av. 1.0	5.5 2.5	G G		**W+M	1.2	>40	C1a
T76	Walnut (<i>Juglans regia</i>)	Y	70	Av. 1.0	4.0 2.0	F G	Tip dieback – drought stress	**W+M. Monitor in spring. Consider replacement.	1.0	<20	C1a
T77	Whitebeam (<i>Sorbus aria</i>)	Y	80	Av. 2.0	5.0 2.0	G G		**W+M	1.0	>40	C1a
T78	Cherry (<i>Prunus avium</i>)	Y	90	Av. 1.5	4.5 2.0	G G		**W+M	1.2	>40	C1a
T79	Cherry (<i>Prunus avium</i>)	Y	80	Av. 1.5	4.0 1.5	G G		**W+M	1.0	>40	C1a
T80	Cherry (<i>Prunus avium</i>)	Y	80	Av. 1.5	4.5 2.0	G G		**W+M	1.0	>40	C1a
T81	Walnut (<i>Juglans regia</i>)	Y	70	Av. 0.5	4.0 2.0	P F	Crown dieback – drought stress	**W+M. Monitor in spring. Consider replacement.	1.0	<20	C1a
T82	Pedunculate Oak (<i>Q. robur</i>)	M	1000 e	Av. 7.0	18 E 1.5 4.0 N	G G	Neighbour's tree. Restricted access. Canopy overhangs site boundary. Good specimen of its species. Some buttress damage from grazing stock.	**Fence area around stem.	12.0 452	>40	A1

Appendix 2

Tree Constraints Plan (TCP) = masterplan + sheets 1 - 3



Crown spreads are represented as coloured lines that reflect the crown spread measurements indicated in the tree schedule and accord with BS 5837/2012.

Tree numbers are preceded with a "T" for individual trees, a "G" for groups and a "W" for woodland.

The colours indicate the tree category specified in the tree schedule.

- B.S. Tree Category A
- B.S. Tree Category B
- B.S. Tree Category C
- B.S. Tree Category U
- Crown Spread (Group)
- Crown Spread (Shrub)
- Crown Spread (Hedge)
- Trees proposed for removal to facilitate development.

The root protection areas (RPA) are shown as symmetrical brown circles plotted at the appropriate radial distance from the centre of the tree as specified in the tree schedule. Where significant obstructions to root growth exist, the predicted rooting pattern may be shown as an irregular offset polygon.

Root Protection area's (RPA):

- Radial format
- Polygonal format

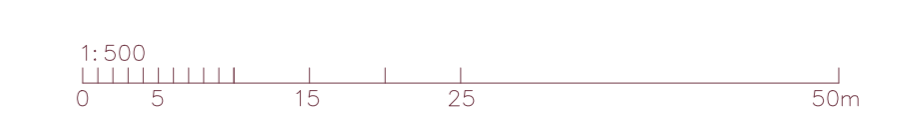


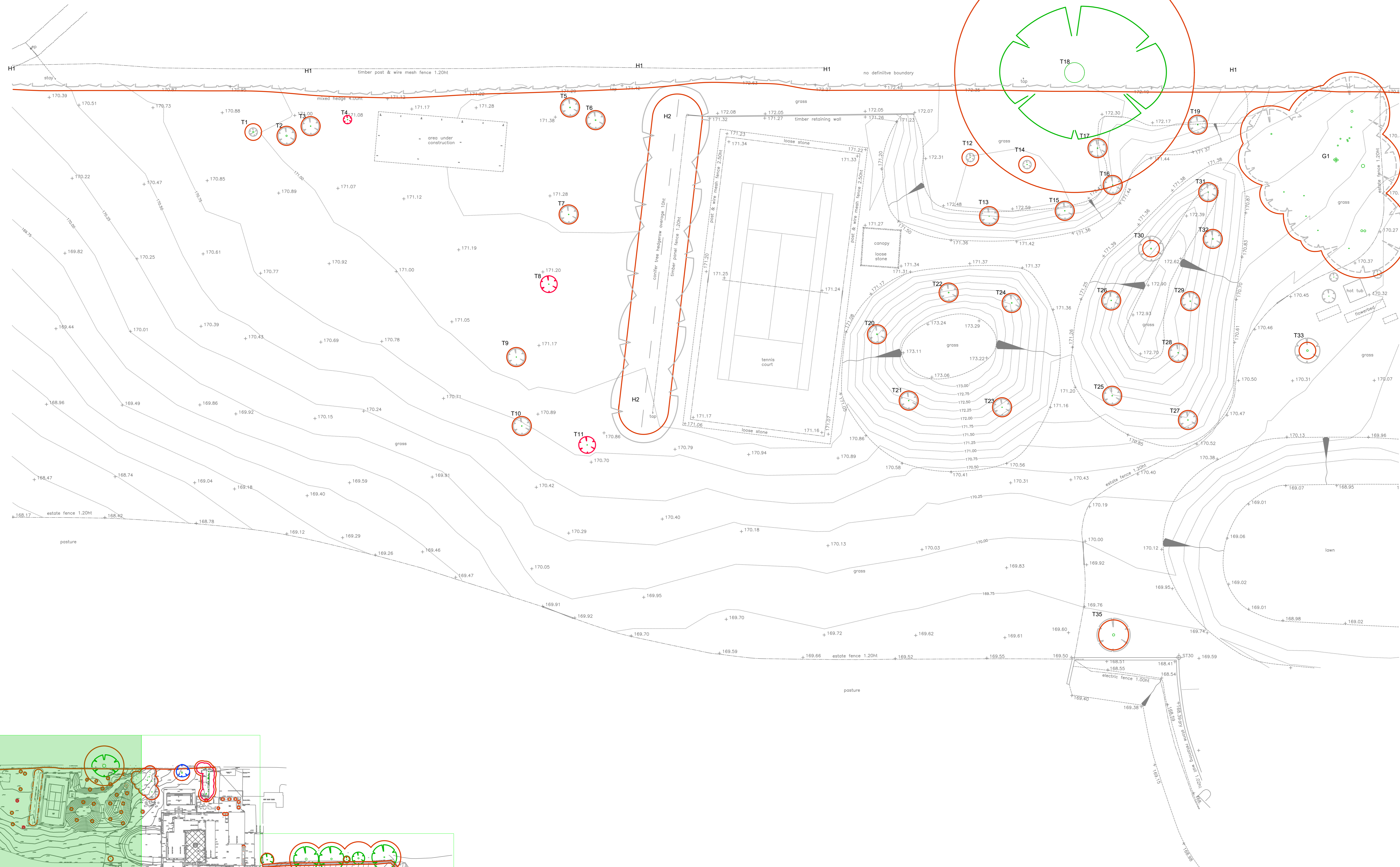
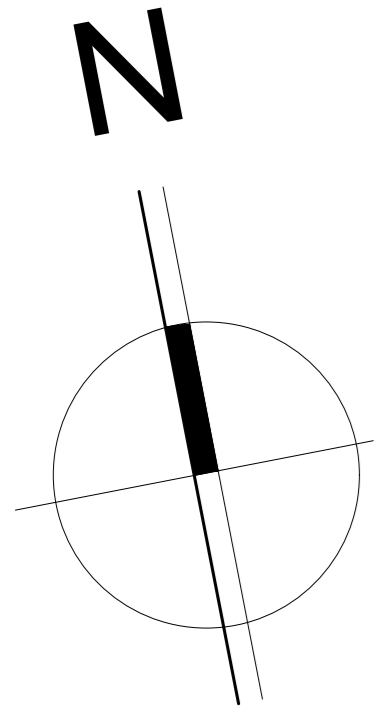
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OXFORDSHIRE
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MASTER SHEET

Scale: 1:500 @ A0

Drawing No: CWT-TCP-22-10-01 Date: 06-10-2022 Revision:





Crown spreads are represented as coloured lines that reflect the crown spread measurements indicated in the tree schedule and accord with BS 5837/2012.

Tree numbers are preceded with a "T" for individual trees, a "G" for groups and a "W" for woodland.

The colours indicate the tree category specified in the tree schedule.

- B.S. Tree Category A
- B.S. Tree Category B
- B.S. Tree Category C
- B.S. Tree Category U
- G Crown Spread (Group)
- S Crown Spread (Shrub)
- H Crown Spread (Hedge)
- Trees proposed for removal to facilitate development.

The root protection areas (RPA) are shown as symmetrical brown circles plotted at the appropriate radial distance from the centre of the tree as specified in the tree schedule. Where significant obstructions to root growth exist, the predicted rooting pattern may be shown as an irregular offset polygon.

Root Protection area's (RPA):

- Radial format
- Polygonal format

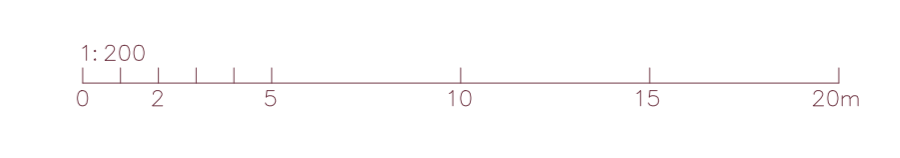
Consulting with Trees
ARBORICULTURAL CONSULTANTS

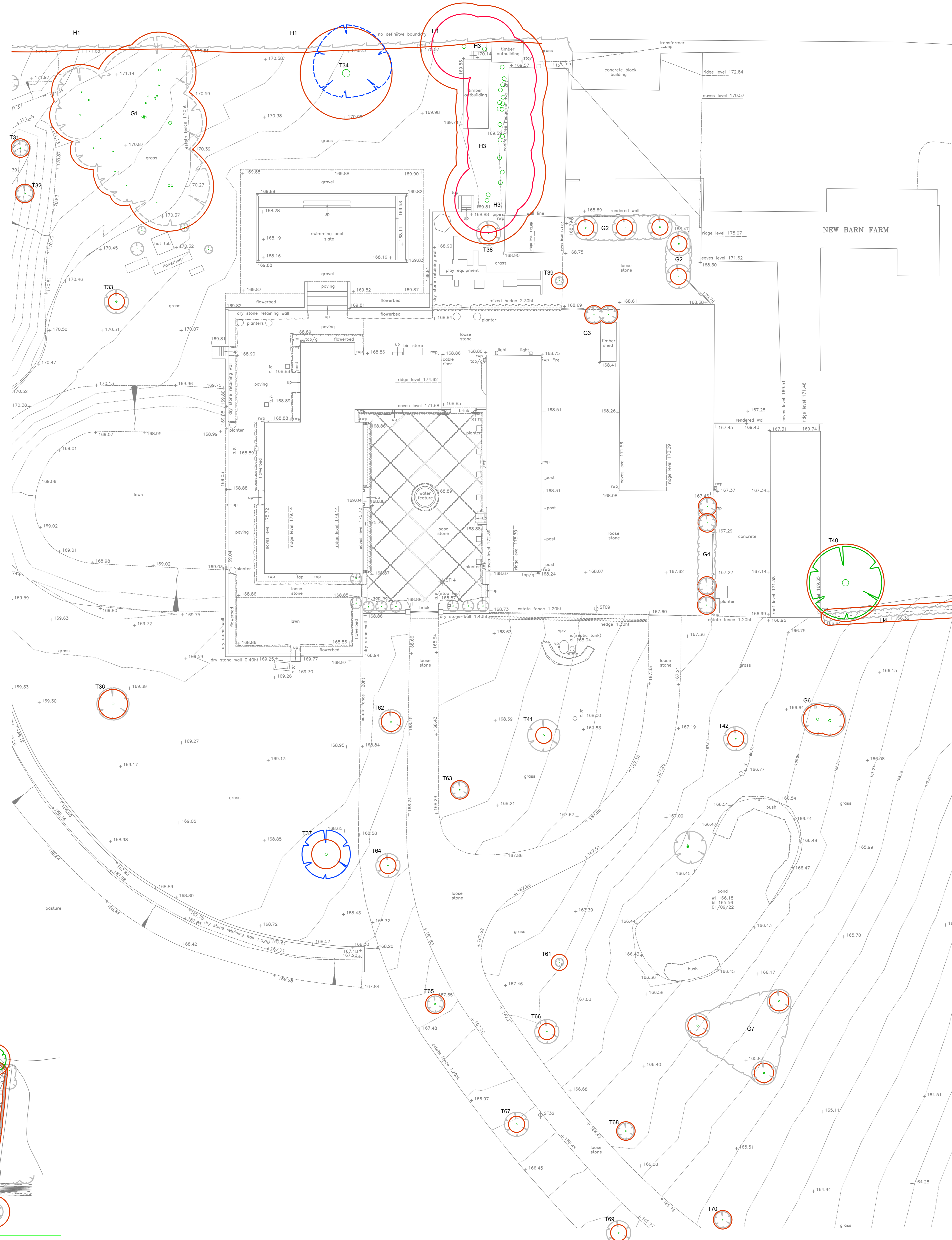
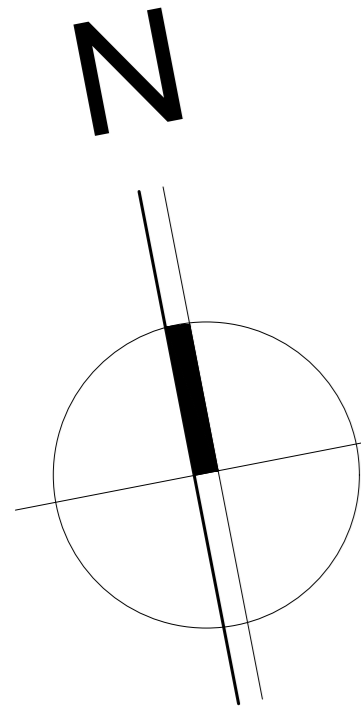
Job: SIBFORD PARK
SIBFORD GOWER
BANBURY
OXFORDSHIRE
OX15 5RY

Title: TREE CONSTRAINTS PLAN
SHEET 1

Scale: 1:200 @ A0

Drawing No: CwT-TCP-22-10-01-01 Date: 06-10-2022 Revision:





Crown spreads are represented as coloured lines that reflect the crown spread measurements indicated in the tree schedule and accord with BS 5837/2012.

Tree numbers are preceded with a "T" for individual trees, a "G" for groups and a "W" for woodland.

The colours indicate the tree category specified in the tree schedule.

- B.S. Tree Category A
- B.S. Tree Category B
- B.S. Tree Category C
- B.S. Tree Category U
- Crown Spread (Group)
- Crown Spread (Shrub)
- Crown Spread (Hedge)
- Trees proposed for removal to facilitate development.

The root protection areas (RPA) are shown as symmetrical brown circles plotted at the appropriate radial distance from the centre of the tree as specified in the tree schedule. Where significant obstructions to root growth exist, the predicted rootling pattern may be shown as an irregular offset polygon.

Root Protection area's (RPA):

- Radial format
- Polygonal format

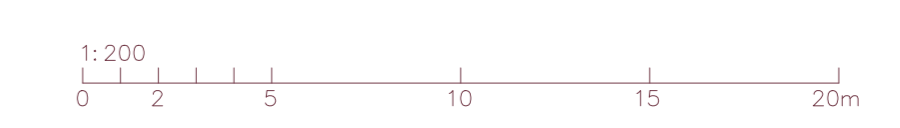
Consulting with Trees
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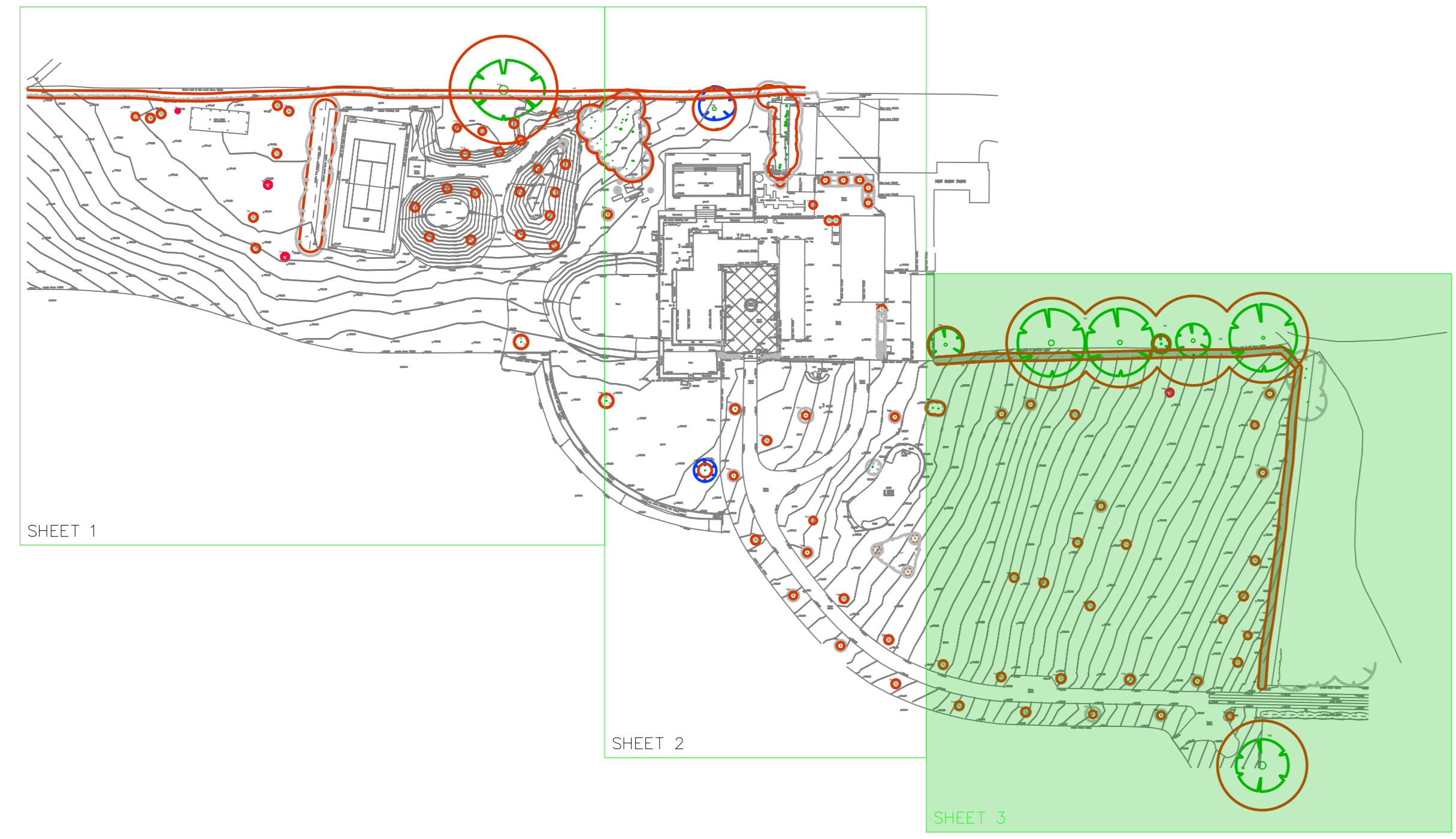
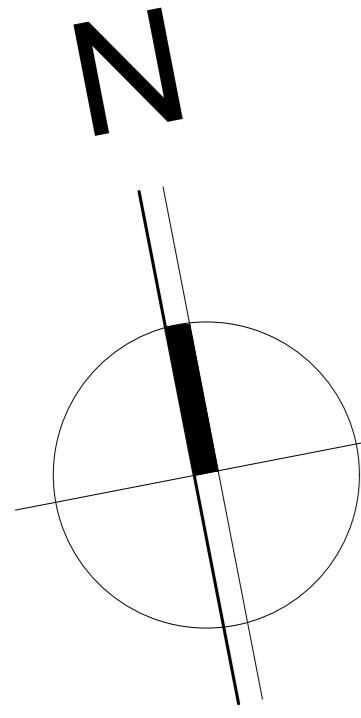
Job: SIBFORD PARK
SIBFORD GOWER
BANBURY
OXFORDSHIRE
OX15 5RY

Title: TREE CONSTRAINTS PLAN
SHEET 2

Scale: 1:200 @ A0

Drawing No: CWT-TCP-22-10-01-02 Date: 06-10-2022 Revision:





- Crown spreads are represented as coloured lines that reflect the crown spread measurements indicated in the tree schedule and accord with BS 5837/2012.
- Tree numbers are preceded with a "T" for individual trees, a "G" for groups and a "W" for woodland.
- The colours indicate the tree category specified in the tree schedule.
- B.S. Tree Category A
 - B.S. Tree Category B
 - B.S. Tree Category C
 - B.S. Tree Category U
 - Crown Spread (Group)
 - Crown Spread (Shrub)
 - Crown Spread (Hedge)
 - Trees proposed for removal to facilitate development.

- The root protection areas (RPA) are shown as symmetrical brown circles plotted at the appropriate radial distance from the centre of the tree as specified in the tree schedule. Where significant obstructions to root growth exist, the predicted rooting pattern may be shown as an irregular offset polygon.
- Root Protection area's (RPA):
- Radial format
 - Polygonal format

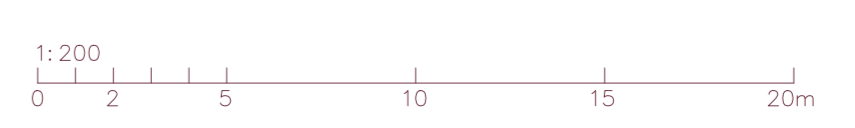
Consulting with Trees
ARBORICULTURAL CONSULTANTS

Job: SIBFORD PARK
SIBFORD GOWER
BANBURY
OXFORDSHIRE
OX15 5RY

Title: TREE CONSTRAINTS PLAN
SHEET 3

Scale: 1:200 @ A0

Drawing No: CWT-TCP-22-10-01-03 Date: 06-10-2022 Revision:



Appendix 3

Photographs x12



P1. Extensive fire damage to the structural framework of the whitebeam within G1.



P2. All of the goat willow stems within G1 have sustained significant grazing damage.



P3. The poor structural form of the eucalyptus within G1 suggest limited SULE.



P4. Dieback in the canopy of the whitebeam is further evidence of the fire damage.



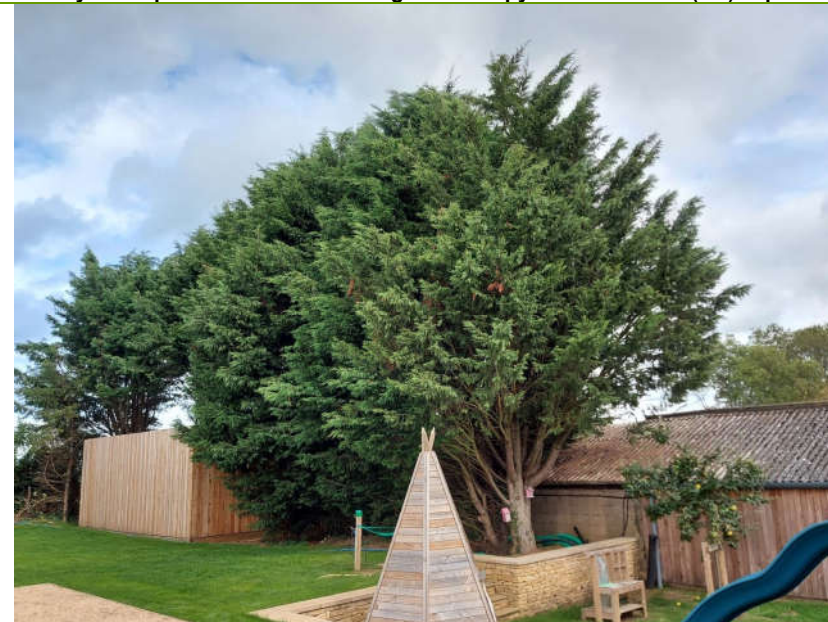
P5. Although evidence of root damage was limited around the base of T34, it suggests that the recent trenching and other groundworks were in close proximity to the stem.



P6. The majority of the root damage has been sustained on the upwind side of T34. The tree already has a prominent lean and weighted canopy on the leeward (NE) aspect.



P7. Due to recent construction the Leyland Cypress hedge (H3) is now compromised by structures on both sides of the substantial line of stems. Retention is not viable.



P8. Poor form, inappropriate past management and numerous compatibility issues associated with H3 mean that replacement planting is the only sustainable option.



P9. The mature TPO oak trees comprising G5 create an impressive feature in the otherwise open landscape.



P10. One of the mature oaks within G5 has recently failed.



P11 and P12. Extensive planting of large tree stock is associated with the development of Sibford Park manor house and further planting is ongoing.