

Land at Shortland Farm,
Ash

Arboricultural Impact Assessment

October 2025
12515.AIA. 01 Rev B

Project Details	
Client:	Gleeson Land Limited
Project:	Land at Shortland Farm, Ash
Report Title:	Arboricultural Impact Assessment
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Executive Summary

- i) This Arboricultural Impact Assessment (AIA) has been prepared in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'. The purpose of this assessment is to evaluate the potential impacts of the proposed development on existing trees within and adjacent to the site, and to provide guidance on tree protection and management proportionate to an outline planning application.
- ii) A detailed tree survey was undertaken to identify the species, condition, and value of all relevant trees. The findings have informed the site layout and design which responds appropriately to the constraints posed by site's existing trees and hedgerows. No trees classified as irreplaceable under planning policy will be removed. Notwithstanding this, to accommodate the proposed development, the removal of six individual trees, a single group of trees and three hedgerows, and sections from a further three groups and one hedgerow is unavoidable. The proposed removals comprise low quality examples of their type that can be compensated for with the provision of a high-quality soft landscaping scheme; replacement planting will ensure no net loss of canopy cover.
- iii) The scheme aligns with relevant arboricultural policies and is not expected to cause significant harm to retained tree assets. Where it is essential to rely on mitigation to manage RPA encroachment, it can be managed through planning conditions and detailed protection measures.
- iv) On balance, the arboricultural impact is considered acceptable and a net uplift in tree canopy cover is expected. The proposed tree protection strategy aims to safeguard the long-term health and amenity value of retained trees, contributing to the overall sustainability and visual quality of the development.

1 Introduction

1.1 Background and Purpose

- 1.1.1 Aspect Arboriculture are commissioned by Gleeson Land Limited to provide a professional assessment of the arboricultural impact to accompany an application for outline planning permission for the redevelopment of Land at Shortland Farm, Guildford Road, Ash, Guildford (herein 'the site').
- 1.1.2 The primary purpose of this document is to inform an *'Outline planning application with all matters except access from Guildford Road and Wyke Lane reserved for subsequent approval for the demolition of the existing buildings and hardstanding and the erection of up to 200 residential dwellings including affordable housing and plots of self-build plots (Class C3); green and blue infrastructure; and associated service and utility structures.'* This document reports on the arboricultural effect of the proposal in its general form, ahead of detailed design.
- 1.1.3 The report documents full consideration for the site's existing tree cover and the approach for managing potential issues early on. It assesses the direct and residual effects of the development proposal on the extant tree stock, including a review of any mitigation, compensation and enhancement measures.

1.2 Limitations and Professional Disclaimer

- 1.2.1 To facilitate focused and informed evaluation, this document is intended for review by individuals familiar with arboricultural terms of reference, both within the planning process and more generally. It does not reiterate themes or principles that would be considered standard knowledge at this level of professional practice.
- 1.2.2 The opinions expressed in this report are based on the professional judgment and duty of care expected of experienced and appropriately qualified arboriculturists. Observations made during site visits are considered valid for a period of 12 months from the date of the survey. Unless otherwise stated, these observations are derived from ground-based inspections conducted in accordance with the Visual Tree Assessment (VTA) methodology.
- 1.2.3 This report and its supporting documentation have been prepared exclusively for the benefit of the Client. No part of this document may be relied upon by any third party without the express written consent of Aspect Arboriculture. This report is intended solely to inform planning proposals and should not be used or referenced as a tree risk management survey or assessment.

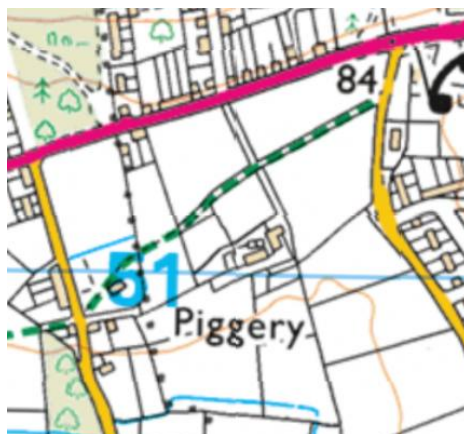
2 The Trees

2.1 General Overview

- 2.1.1 The application site falls within the administrative control of Guildford Borough Council, comprising c.10.18ha of equestrian facilities as summarised within the Design and Access Statement prepared by OSP Architecture accompanying the planning application.
- 2.1.2 The site's existing canopy cover features predominantly throughout the individual field parcel boundaries, majoring on native broadleaved standards set within a network of fragmented former hedgerow remnants and scrub colonisation. More recently, additional hedgerows composed of non-native Cypress species have been introduced to demarcate the central yard area and provide screening for the buildings located within it.

- 2.1.3 Although much of the application area is not currently publicly accessible, the site does benefit from a Public Right of Way that bisects its northern extent from east to west (refer to Figure 1 below). Consequently, public appreciation of the extant tree assemblage is limited to views from the Right of Way and the adjacent highways, Guildford Road and Wyke Lane.

Figure 1: Existing Public Right of Way (cited Ordnance Survey).



- 2.1.4 All trees within influence of the application site to be developed have been objectively assessed in accordance with the guidance set out in BS5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.
- 2.1.5 A Tree Constraints Plan has been prepared to illustrate the spatial distribution and quality of the tree stock within influence of the development parcel, along with associated constraints. An accompanying schedule details individual tree attributes, condition, and arboricultural merit. Both documents are appended within this document.
- 2.1.6 The survey identifies the existing tree cover by way of eighty-nine trees of individual distinction, fourteen groups of trees, and six hedgerows. This comprehensive dataset, supported by statutory designation checks, provides a robust baseline for evaluating both direct and indirect impacts of the proposed development.
- 2.1.7 Of the individual trees surveyed, T7 and T65 (both English Oak) have been recognised for their distinct arboricultural significance and particular importance. Both possess a very large girth for the species, especially when compared with the site's wider Oak cohort. While the trees do not qualify for Veteran status when assessed against published data¹, and per the tests of age, size and condition set out within the NPPF (December 2024); they do qualify as Notable with the capability of developing future Veteran status. Both trees are afforded protection under Tree Preservation Order No. 8/2017. Accordingly, the layout design responds appropriately to the constraint they pose.
- 2.1.8 In the main, the existing assemblage is of hedgerow origin, confined to a network of field boundaries under varying degrees of connectivity and completeness, that appear to have followed the same alignment since at least 1888 (refer to Figure 2 overleaf). There are obvious differences following the post war introduction of a central yard area and its associated outbuildings, comprising the removal and replacement of internal field boundary hedgerows.

¹ John White – Estimating the Age of Large and Veteran Trees in Britain (Nov 1998), Lonsdale, D (ATF 2013) – Ancient and other veteran trees, and Julian Forbes-Laird – Raven 2 (2023)

Figure 2: Boundary arrangements and tree distribution 2025 (left) and 1888-1915 (right).



- 2.1.9 Hedgerow-origin trees and associated hedgerow fragments are characteristic features of elevated importance, providing cover along Guildford Road, Wyke Lane and the site's east to west Public Right of Way, contributing significantly to the sylvan setting of the locality. In contrast, interior tree cover, due to restricted access and screening by vegetation, offers less immediate visual impact.
- 2.1.10 The site's predominant mature tree cover is English Oak; regardless of their location, the majority of these trees represent moderate to high-quality constraints due to their intrinsic arboricultural quality and/or landscape value.
- 2.1.11 At least sixteen other tree species are present; the majority are native species occurring in both standard and hedgerow forms, Common Ash and Sycamore are the most frequent. The predominant hedgerow species include Hawthorn, Blackthorn, Holly, Lawson Cypress and Leyland Cypress.

2.2 Statutory Designations

- 2.2.1 Background checks have confirmed that the site does not occur within a Conservation Area (Guildford Borough Council, cited October 2025). Accordingly, the amenity value of the trees is not elevated to preserving or enhancing any unique or distinctive interest linked to the setting.
- 2.2.2 A study of the Council's online Tree Preservation Order records confirms that a number of trees influencing the application area are afforded protection under TPO No. 8/2017, comprising nineteen individual trees, six groups of trees, and an area TPO (Guildford Borough Council, cited October 2025). Accordingly, the iterative process has adopted a precautionary approach with their retention and safeguarding a foremost concern. The extent of the order is illustrated within appendix A.

3 Policy Tests

3.1 The National Planning Policy Framework (NPPF) (December 2024)

- 3.1.1 Paragraph 136: linked to aspirations for increasing tree cover in general, the Framework requires existing trees should be retained wherever possible in recognition for (their) *important contribution to the character and quality of urban environments and help to mitigate and adapt to climate change.*

- 3.1.2 Paragraph 187b: germane to existing trees in principle, requiring that: *'decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits ... of trees and woodland'*.
- 3.1.3 Paragraph 193a: endorsing the use of mitigation hierarchy applied in this case, during environmental decision making i.e. where trees are a facet of biodiversity: *'if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused'*.
- 3.1.4 Paragraph 193c: is germane to Veteran Trees and Ancient Woodland, necessitating development proposals award particular consideration to these irreplaceable features, *'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists'*.
- 3.1.5 For clarity, there are no veteran or ancient trees, or any designated areas of ancient woodland within influence of the application area, against which the tests of paragraph 193c can be applied.
- 3.1.6 Paragraph 193d: underlines the benefit that can be secured through the provision of public access to, and resultant appreciation of, retained tree cover, stating: *'...opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can... enhance public access to nature where this is appropriate'*.

3.2 Guildford Borough Council

- 3.2.1 Development is managed at a local level to ensure adequate provision is made for the preservation of trees through Section 197 of the Town and Country Planning Act (1990). This statutory duty is implemented through the Guildford Borough Local Plan: Development Management Policies (adopted March 2023), particularly Policy P6: Protecting Important Habitats and Species (relevant parts reproduced below).
- 3.2.2 Policy P6: Protecting Important Habitats and Species

'Ancient woodland and significant trees

4) Where ancient woodland falls within or adjacent to a development site, the following measures are required.

- a) The submission of information setting out the location of all significant ancient or veteran trees (a BS5837 Survey).*
- b) An appropriate buffer between new development and the ancient woodland of a minimum of 15 metres or a greater distance if specified by national policy.*
- c) A clear separation between the woodland and the rest of the development, delineated by a physical feature such as a wildlife permeable barrier, a cycle lane, path or lightly trafficked road.*
- d) Site design that discourages harmful activities such as the use of the woodland as a cut-through where well-used paths do not currently exist.*

5) *Development proposals for sites that contain significant trees, including ancient and veteran trees and ancient woodland, are expected to incorporate the trees and their root structures and understorey in undeveloped land within the public realm, and to provide green linkages between them.'*

3.2.3 The policy defines significant trees as: *'...all ancient and veteran trees, ancient woodland, trees that are special because of a special heritage, recreational, social or aesthetic value, and trees covered by a Tree Protection Order (TPO) or are of TPO quality, established through an arboricultural report'.*

4 Arboricultural Impact

4.1 The Iterative Process

4.1.1 The relationship between the proposed development and the existing tree cover has been carefully considered through an iterative design process, guided by BS5837:2012, BS3998:2010 (Tree Work – Recommendations), and the overall design vision. The assessment considers both the above and below ground components of the trees, with a focus on minimising impacts on tree health, condition, and long-term viability.

4.1.2 The objective throughout the design process has been to avoid tree loss; achieve confident integration of the site's most important trees and avoid misplaced tree retention, which might otherwise result in excessive pressure for tree removal or unsympathetic pruning works at a later date. Accordingly, priority has been to avoid impacts first, followed by mitigation measures to reduce harm, and lastly, compensation measures to offset any remaining negative impact i.e. through a replanting strategy. This has been completed by way of design team meetings.

4.1.3 Throughout this process, priority has been placed on the sites most important arboricultural assets via the BS5837 classification hierarchy. Access from Guildford Road and Wyke Lane has been designed to ensure the character of the site is not harmed by way of mature and prominent tree loss.

4.2 Guiding principles

4.2.1 In deciding tree/hedgerow removal, the following tests have been uniformly applied:

- i. it is necessary and unavoidable to position development within proximity to existing trees/hedgerows, such that they cannot be confidently retained in the long-term as living features, and/or;
- ii. where the amenity value of a tree/hedgerow will be significantly reduced as a result of the proposals, particularly if already of a low retention priority, and/or;
- iii. where a tree/hedgerow is of such reduced outlook currently, that it should not be realistically retained on arboricultural merit and may instead be considered for replacement or conversion to a habitat feature as its primary purpose.

4.3 Tree Loss and Retention

4.3.1 To accommodate the site's vehicular and pedestrian access from Guildford Road, it will be necessary to remove two trees of individual distinction, and clear small sections from two tree groups (G1 and G2), totalling circa 22.9m² and 108.4m² respectively. Where tree loss is

unavoidable the design has focussed on low quality examples of their type that are consistent with BS5837:2012 category C, with preference given to the retention of trees of elevated status that provide a greater contribution to the sylvan nature of Guildford Road and amenity of the wider setting.

4.3.2 To facilitate connectivity with the proposed residential parcel of the development, it will be necessary to cross a belt of trees afforded protection under TPO No. 8/2017. It is pertinent to note that the alignment of the new road will utilise the footprint of the site's existing access track. Where tree removal is unavoidable to accommodate the required widening, it will be limited to clearing a small c.62.8m² section of young self-set trees (G8). These trees are presumed to have established since the TPO was made and are therefore unlikely to be covered by the order.

4.3.3 Based on the proposed Parameters Plan for the residential parcel of the development, it will be necessary to remove four trees of individual distinction and clear an intermittent group of young ornamental planted trees (G14), covering an area of c.341.2m². Among the individual trees identified for removal is T89 (English Oak), which is currently scheduled under TPO No. 8/2017. Although policy defines significant trees as '*trees covered by a TPO or are of TPO quality*', T89 is exhibiting a markedly poor physiological condition. This deterioration is likely attributable to heavy plant and vehicle movement and the installation of structures and new hard surfacing within its RPA following 2022. It is anticipated that the decline in T89's physical state has occurred since the TPO was made; and consequently, due to its reduced outlook, no longer the asset it was, or of TPO quality. In this instance, the preferred option is to provide a compensatory strategy for the tree rather than preserve a diminished asset with limited long-term value.

4.4 Hedgerow Loss and Retention

4.4.1 The proposed development will affect four category C hedgerows, three of which are non-native introductions installed since 2000. The removal of a circa 6.5m section from hedgerow H3 will be required to provide an emergency access from Wyke Lane, whilst the complete clearance of hedgerows H4, H5 and H6, amounting to circa 59.4m, 53.4m and 46.7m respectively, will be necessary to accommodate the residential parcel of the development. In the case of H3, the remaining sections of the hedgerow will continue to function effectively and maintain their structural and ecological integrity. The overall extent of hedgerow scheduled for removal equates to 166m, 159.5m of which occurs within the site interior; approximately c.46.6% of hedgerow within influence of the proposals will be retained.

4.4.2 Given the proportionally high level of hedgerow removal proposed across the site, the Illustrative Landscape Masterplan submitted via separate instruction, provides detail of new native compensatory hedgerow and hedgerow tree planting across the site.

4.5 Canopy Cover and Ecosystem Services

4.5.1 Approximately c.9.6% of the site is currently covered by tree canopy, including leaves, branches, and stems, as viewed from above. This estimate excludes tree crowns that extend beyond the site boundary and avoids double-counting overlapping canopies. Since canopy cover plays a vital role in supporting ecosystem services such as air quality improvement, temperature regulation, and biodiversity enhancement², it is considered a reliable indicator of the arboricultural effect of the proposal.

² Rouquette, J.R. and Holt, A.R. (2017). The benefits to people of trees outside woods (TOWs). Report for the Woodland Trust. Natural Capital Solutions.

- 4.5.2 The proposed development will result in a modest reduction in canopy cover of approximately 1.9% prior to compensation. However, with the implementation of compensatory planting and landscape enhancements, the development will deliver a significant net gain in canopy cover across the site. This increase will enhance the site's capacity to provide ecosystem services over the long term and mitigate the effect.

4.6 Public Amenity and Visual Appreciation

- 4.6.1 The proposal will improve opportunities for the public to view and appreciate retained trees from a wider range of locations and perspectives. Although this improvement is modest, it contributes positively to the public amenity value of the site. As a result, the retained trees will offer greater visual and experiential benefits, further supporting the overall enhancement of the site's environmental and social value.

4.7 Compensation Replanting

- 4.7.1 The new development will incorporate a tree planting strategy that increases the overall canopy cover of the site and will be based on the principle of 'right-tree, right-place'; i.e. within areas of public open space or within proximity of SuDS features, large canopy bearing species can be readily introduced without concern regarding their ultimate size at maturity; whereas within private amenity spaces and tree lined streets, room will be slightly more constrained and species suitable for the setting will be introduced. The planting scheme will reinforce the green corridors created by retained trees and hedgerows, ensuring that these features can contribute to both biodiversity and site functionality. The reliance on a range of native species and cultivars of varying maturity and structural diversity will ensure a layered and resilient treescape. The distribution of proposed trees is illustrated in Figure 3 below.

Figure 3: Illustrative Masterplan (Drawing No: 25019 C101A).



4.8 Vulnerable Trees

- 4.8.1 The constraints posed by the site's existing trees have been identified in accordance with BS5837:2012, and there is sufficient information available to progress detailed design whilst providing a high level of confidence with regards to the scheme's capacity to maintain

compatibility with all retained trees. When detailed design is undertaken, arboricultural advice in accordance with clause 5 of BS5837:2012 should be provided to minimise any potential arboricultural impact of the final scheme of development.

- 4.8.2 On the presumption that following detailed design, encroachment within retained trees' RPAs is likely to be unavoidable, further arboricultural input should be secured by condition via a request for an additional Arboricultural Impact Assessment or an Arboricultural Method Statement. Where RPA incursions are unavoidable, effective strategies in accordance with clause 7 of BS5837:2012 must be utilised to manage the effect and safeguard retained trees' root systems.

4.9 Pruning Works and Residual Pressure

- 4.9.1 Based on the Land Use Parameter Plan, the need for pruning work to accommodate the development proposal is expected to be low and limited to crown lifting works within proximity to access, highways and public open spaces.
- 4.9.2 To limit the need for unsympathetic pruning work and provide a sustainable relationship between retained trees and the built form; it is recommended that consideration is given during detailed design to ensure sufficient spatial separation. Should pruning work be required, it must be carried out by a competent tree contractor and be restricted to the shortening of secondary branches only; as per guidance within BS3998:2010.
- 4.9.3 Although not required to accommodate the proposals, it is recommended that dead branches are removed from the canopies of the retained trees where oversailing areas of high use (within the applicant's control). This will help mitigate the risk of future tree related hazards emerging and associated apprehension. Pruning works should be undertaken in accordance with section 7.3 (for removal of deadwood) of BS3998:2010, by a competent tree contractor.
- 4.9.4 Providing risk obligations are met in the proposed setting, then apprehension (regarding actual and perceived tree risk) will be successfully facilitated by the separation from tree canopies from residential parcels under the current Parameter Plan; the likelihood of there being an irresistible pressure to remove trees or concede to amenity loss in the future is therefore not a likely consequence of the proposed development. It is understood that the tree risk management would be secured under the duties of a Management Company.

4.10 Protective Barriers

- 4.10.1 It will be important to protect retained trees' above-ground structures and underlying RPAs from damage during construction. To achieve this, tree protection barriers should be erected prior to the commencement of any works; the default specification, as set out within BS5837:2012 clause 6.2.2, are to be installed on the alignment illustrated with a dark blue line within appendix C.
- 4.10.2 Where hedgerows are to be protected, a reduced specification barrier is appropriate. This specification omits the diagonal bracing to the rear and is formed of Heras panels mounted on pinned rubber feet. To ensure rigidity, the barriers are to be secured with a driven 100x100mm timber post or scaffold pole every second panel. The position of this specification barrier is denoted with a light dashed blue line within appendix C.

4.11 Demolition

- 4.11.1 The extent of demolition required to facilitate the proposed development is limited to the removal of the site's existing farmyard buildings. Based on the tree removals outlined within

paragraph 4.3.3, there will be no demolition activities within proximity of retained trees. It is anticipated that any redundant below-ground services located within RPAs (if present) will remain in situ.

5 Conclusions

5.1 Arboricultural Considerations and Policy Compliance

- 5.1.1 The proposals have been carefully considered in response to the constraints posed by existing trees. All the site's important high-quality tree cover, considered integral to the sylvan nature and amenity of the existing and proposed landscape, will be retained and safely integrated into the scheme. The health and long-term retention of these trees will not be compromised, owing to appropriate separation distances and thoughtfully designed relationships with the development proposals.
- 5.1.2 There will be an unavoidable requirement to remove six trees of individual distinction, one tree group, three hedgerows, and partially clear an additional three tree groups and one short section of hedgerow. Where tree loss is unavoidable, the design has focussed on low quality trees that provide limited contribution to the site's amenity and offers opportunities to enhance the retained canopy cover. The scheme's soft landscaping strategy demonstrates how a significant uplift in canopy coverage will be achieved throughout the site with the introduction of new tree and hedgerow plantings of improved compatibility.

5.2 Policy Alignment and Arboricultural Opinion

- 5.2.1 On balance, the development responds appropriately to the relevant policy tests. The layout design has given particular consideration to the retention and future protection of the site's most important arboricultural assets and provides opportunities to reinforce the canopy cover with a high-quality soft landscape provision. Where minor residual concerns remain, particularly relating to detailed design of the residential element, these can be addressed through planning conditions and detailed tree protection measures. Accordingly, the outline proposals are considered acceptable in terms of their impact and can be supported from an arboricultural standpoint.

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APPENDICES

APPENDIX A

TREE CONSTRAINTS PLAN (12515 TCP 01 Rev B)



1:2000 @ A3

0m

20m

40m

80m

KEY:

Site Boundary

15

Tree Numbers

Tree Canopies

8

Category 'U' Trees

Category 'A' RPA

Category 'B' RPA

Category 'C' RPA

Shading Arc

TPO

Tree Preservation Order

Client: Shortland Farm, Ash

REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				

TITLE		
Land at Shortland Farm, Ash Tree Constraints Plan		
CLIENT		
Gleeson Land		
SCALE	DATE	DRAWN
1:2000 @ A3	MAY 2025	GW
DRAWING NUMBER	REVISION	
12515 TCP 01 Rev B (Overview)	B	

Based on 35799 Ash.dwg



1:1000 @ A3

0m

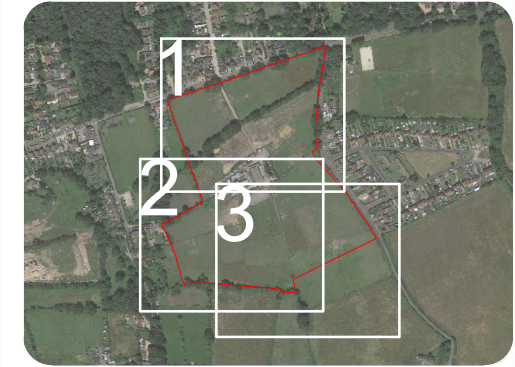
10m

20m

40m

KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- Tree Preservation Order



REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				
				
TITLE				
Land at Shortland Farm, Ash Tree Constraints Plan				
CLIENT				
Gleeson Land				
SCALE	DATE	DRAWN		
1:1000 @ A3	MAY 2025	GW		
DRAWING NUMBER		REVISION		
12515 TCP 01 Rev B (1/3)		B		
Based on 35799 Ash.dwg				



1:1000 @ A3

0m

10m

20m

40m

KEY:

Site Boundary

15

Tree Numbers

Tree Canopies

8

Category 'U' Trees

Category 'A' RPA

Category 'B' RPA

Category 'C' RPA

Shading Arc

TPO

Tree Preservation Order

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REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				

TITLE		
Land at Shortland Farm, Ash		
Tree Constraints Plan		
CLIENT		
Gleeson Land		
SCALE	DATE	DRAWN
1:1000 @ A3	MAY 2025	GW
DRAWING NUMBER	REVISION	
12515 TCP 01 Rev B (2/3)	B	
Based on 35799 Ash.dwg		



1:1000 @ A3

0m

10m

20m

40m

KEY:

Site Boundary

15

 Tree Numbers

Tree Canopies

8

 Category 'U' Trees

Category 'A' RPA

Category 'B' RPA

Category 'C' RPA

Shading Arc

TPO

 Tree Preservation Order

REV	DATE	NOTE	Drawn	Chk'd

TITLE
Land at Shortland Farm, Ash
Tree Constraints Plan

CLIENT
Gleeson Land

SCALE 1:1000 @ A3	DATE MAY 2025	DRAWN GW
DRAWING NUMBER 12515 TCP 01 Rev B (3/3)	REVISION B	

Based on 35799 Ash.dwg

APPENDIX B

TREE SURVEY SCHEDULE (12515 TS 01)

**BS 5837:2012 Tree Schedule: Land at Shortland Farm,
Ash**

BS5837:2012 Tree Survey: Explanation of Survey Criteria

Sequential reference number cited on all aspect drawing.												e.g.: young, semi-mature, early-mature or mature.		Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority. *The RPA has been manipulated to allow for various site features, i.e. roads, structures or changes in levels. Please refer to the Tree Constraints Plan for these changes.			
Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.												Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities.				Category U trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long term.	
Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)		
				N	E	S	W	radial									
		Measured to the nearest 10mm; # denotes estimated diameter where access is not possible.							Height of first significant branch and/or canopy	e.g.: above-average, average, below average or dead			General observations, i.e. defects, preliminary management recommendation, presence of pests/disease, perceived significance.				
Colour band key:		Category A Category B Category C Category U															
												e.g.: good, indifferent, poor, or hazardous					

The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
1	Sycamore	310 530	13					6	1	2	Semi Mature	Average	Poor	Bifurcates at c.1m, tight union Mutually suppressed and cohesive with companion shelter Contributes to screen of adjacent road	C12	7.5
2	Sycamore	220	9					4	3	3	Semi Mature	Average	Indifferent	Contributes to screen of adjacent road Mutually suppressed and cohesive with companion shelter	C12	2.7
3	Sycamore	2*110 2*180	8					4	1	2	Semi Mature	Average	Poor	Mutually suppressed and cohesive with companion shelter Multi stemmed from ground level, tight unions Radial crown measurement due to restricted access Contributes to screen of adjacent road	C12	3.6
4	English Oak	350 # 320 #	10					6.5	1	2	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Radial crown measurement due to restricted access Bifurcates from ground level, tight and fused to c.1m Minor cavities between buttress flares to north	C12	5.7
5	Sycamore	360 oi # 280 oi # 280 oi # 320 oi	12					5	1	2	Early Mature	Average	Poor	Clad and obscured by ivy, unable to thoroughly inspect Multi stemmed from ground level, tight unions Contributes to screen of adjacent road	C12	7.5
6	English Oak	830	19	6	8	9.75	6.5		4	5	Mature	Average	Poor	Dominant component Contributes to screen of adjacent road Stem bifurcates at c.3.5m with tight included union Stems fused at c. 5m Wound on southern aspect of base Mutually suppressed and cohesive with T7	B12	9.9
7	English Oak	1260 oi	18	9	12.75	13.5	12.25		4	5	Notable	Average	Indifferent	Principal component Minor cavities between buttress flares Small wound on southern aspect of base Previous lower limb removals to crown lift, some large diameter Well balanced radial crown and scaffold structure Maintains single leader for majority of height Considered to be of notable status due to large size for species	A123	15
8	English Oak	150 #	5.5					2.5	1	1	Semi Mature	Average	Indifferent	Unremarkable example of species	C12	1.8
9	Scots Pine	140 #	6					2	1	1	Semi Mature	Average	Indifferent	Unremarkable example of species	C12	1.8
10	English Oak	330	9.5					5	2	2	Semi Mature	Average	Indifferent	Contributes to screen of adjacent road Radial crown measurement due to restricted access Unremarkable example of species	C12	3.9
11	English Oak	1170	19	12	9.5	11	11.5		2.5	4	Mature	Average	Indifferent	Principal component Previous lower limb removals to crown lift Stem forks into 3no stems from c.4m with good unions Well balanced radial crown and scaffold structure Cavities with previous pruning wounds	A2	14.1

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
12	English Oak	720 oi 610 oi	18	8	6	8.5	12		4	5	Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Twin stemmed from ground level Sub dominant stem to west overextended and suppressed by dominant stem Contributes to screen of adjacent road Previous lower limb removals to crown lift Mutually suppressed and cohesive with companion shelter	B12	11.4
13	English Oak	860 oi	16	9	11	8	6.5		2	0.5	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Crown biased east Mutually suppressed and cohesive with companion shelter Contributes to screen of adjacent road Sparse crown for species Minor tip dieback throughout	B2	10.2
14	English Oak	150 oi #	7					3.5	1	1.5	Semi Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Radial crown measurement due to restricted access Unremarkable example of species	C12	1.8
15	English Oak	710 oi	17	7	4	11	11.25		4	4	Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Contributes to screen of adjacent road Crown biased west Scaffold limb fused at c.4m	B12	8.4
16	English Oak	330 oi #	16	6	2.5	2.5	6.5		7	7	Semi Mature	Below Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Etiolated form Suppressed by dominant companions	C12	3.9
17	English Oak	540 # 560	18	11	7.5	7	9.5		5	6	Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Stem bifurcates c.1.5m, good union Crown biased north, oversailing road	B12	9.3
18	English Oak	700	18	3	8	11.5	10.5		4	5	Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Previous lower limb removals to crown lift Crown biased south	B12	8.4
19	English Oak	550 oi #	16.5	8	6.25	5.5	3.5		4	5.5	Early Mature	Below Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Suppressed by dominant companions Contributes to screen of adjacent road	C12	6.6
20	English Oak	970 oi	17	10	12	11.5	8.5		2	4.5	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Principal component Contributes to screen of adjacent road Well balanced radial crown and scaffold structure Average internal deadwood with large diameter in lower crown	A2	11.7
21	Ash	200 #	10					2.5	2	1.5	Semi Mature	Average	Indifferent	Contributes to screen of adjacent road Unremarkable example of species	C12	2.4

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
22	English Oak	700 # 750 #	21	10	12	10	10		4	4	Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Principal component Stem inaccessible due to dense understorey Contributes to screen of adjacent road Previous lower limb removals to crown lift, some with decay Previous branch tear wound on eastern aspect at c.8m Primary union at c.1m tight	A2	12.3
23	English Oak	1000 #	19	9	9	12	10.5		4.5	5.5	Mature	Below Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Sparse crown for species Dominant component Contributes to screen of adjacent road Minor tip dieback throughout	B12	12
24	English Oak	740 oi	16	11.5	10.5	9	5		4	4.5	Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Crown biased east Wire on stem at c.1.75m, with wounding to stem	B12	9
25	English Oak	370 440 oi	16	6	8	5.5	7		4	4.5	Early Mature	Average	Poor	Stem bifurcates at c.1.5m, fused at c.3.25m Mutually suppressed and cohesive with companion shelter Previous lower limb removals to crown lift	C12	6.9
26	English Oak	270 oi	12	5	9	3.5	1		5	8	Semi Mature	Below Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Heavily suppressed and biased east Multiple cavities on lower stem	C2	3.3
27	Ash	490 400 300	15	5	6	6	3.75		4.5	4.5	Mature	Dead	Hazardous	In a state of terminal decline, unlikely to offer a long-term future contribution Hazardous structural condition, unsuitable for retention	U	N/A
28	English Oak	450 oi # 400 oi #	16	4.5	7	6	7.5		4.5	5.25	Early Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Stem bifurcates at c.1m, sub dominant stem with horizontal kink to east, oversailing road Mutually suppressed and cohesive with companion shelter	C12	7.2
29	English Oak	620 oi 500 oi # 300 # 430	16	7	9	8	7.75		6	1	Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Multi stemmed from ground level, tight unions Previous lower limb removals to crown lift Stem inaccessible due to dense understorey	B12	11.4
30	English Oak	1150 oi	18	9.5	10	10.5	8		4	5	Mature	Average	Indifferent	Principal component Well balanced radial crown and scaffold structure Wire fence on stem with minor wounding	A12	13.8
31	English Oak	340	11	5	5	6.5	4.25		5	4	Semi Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Unremarkable example of species	C12	4.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
32	English Oak	400 680	14	5	5.5	6.5	5.5		5	3	Early Mature	Average	Poor	Sub dominant stem from c.1m, fused Mutually suppressed and cohesive with companion shelter Previous lower limb removals to crown lift Previous limb failure wound on southern aspect at c.0.5m Decaying cavity on southern aspect at base	C12	9.6
33	English Oak	360	15	4.25	4	7.5	3		5	2	Semi Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Unremarkable example of species	C12	4.2
34	English Oak	460 # 450	16	8.25	5.5	8	6		4	1.75	Early Mature	Average	Poor	Multi stemmed from ground level, with tight included unions Mutually suppressed and cohesive with companion shelter Individually of low significance, conferred moderate value as component of wider collective	B2	7.8
35	English Oak	290	13	5	3.5	2	3.5		4	5	Semi Mature	Average	Indifferent	Previously felled on northern aspect of stem at c.3.25m Unremarkable example of species	C2	3.6
36	English Oak	480 oi	15	6	7	6.5	6.5		4.5	3	Early Mature	Average	Poor	Mutually suppressed and cohesive with companion shelter Stem bifurcates at c.2m with included union; previous lower limb removals to crown lift Individually of low significance, conferred moderate value as component of wider collective	B2	5.7
37	English Oak	470 oi 500	16	7.25	6.5	8	5		4.25	2	Early Mature	Average	Poor	Stem bifurcates at c.1m with tight included union Mutually suppressed and cohesive with companion shelter Multiple fused branches throughout crown Individually of low significance, conferred moderate value as component of wider collective	B2	8.1
38	English Oak	840	16	7.25	5	8	7		5.25	2	Mature	Average	Poor	Previous lower limb removals to crown lift, with large wounds on southern aspect Mutually suppressed and cohesive with companion shelter Reduced future potential	B12	10.2
39	English Oak	360	11	4	2.5	6	4		4	2	Semi Mature	Average	Poor	Wound on northern aspect of stem at c.1.5m Mutually suppressed and cohesive with companion shelter Unremarkable example of species	C12	4.2
40	English Oak	360	10	3	3.5	5.5	4		4	2.5	Semi Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Unremarkable example of species	C12	4.2
41	English Oak	380 #	12	4	3	6.5	5.5		2	2	Semi Mature	Average	Indifferent	Stem inaccessible due to dense understorey Mutually suppressed and cohesive with companion shelter Unremarkable example of species	C12	4.5
42	English Oak	360	18	1	8	11	2		5	4.5	Semi Mature	Average	Poor	Mutually suppressed and cohesive with companion shelter Etiolated form Unremarkable example of species	C12	4.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
43	English Oak	290 oi 810 oi	19	8	11	12	5		3	5.5	Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Component of linear collection Small sub dominant stem to east Heavily suppressed; previous lower limb removals to crown lift	B12	10.2
44	English Oak	370 oi	18	2.5	3.75	5.5	3.5		10	9.5	Semi Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Etiolated form	C12	4.5
45	English Oak	780 720 oi	18	8.5	5	11.5	7		3.5	3.5	Mature	Average	Indifferent	Principal component of linear collection Mutually suppressed and cohesive with companion shelter Stem bifurcates at c.1.5m with good union Dense crown, showing good signs of vitality	A2	12.6
46	English Oak	600 400 690 oi	18	8	8	10.5	5		2	4.5	Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect 3no. Stems from c.0.5m. Stem to south bifurcates at c.1m, tight union Stems fused at c.1.75m Mutually suppressed and cohesive with companion shelter Component of linear collection	B2	12
47	English Oak	590 oi	18	6.25	5	10.8	6		3.5	3.5	Early Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Component of linear collection Mutually suppressed and cohesive with companion shelter Previous branch failure wound at c.3.5m on eastern aspect of stem, heartwood decaying	B2	7.2
48	English Oak	400 # 580 oi	18	7.5	4	8.5	6.75		3.75	5	Early Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Stem bifurcates at c.1.5m with tight union Component of linear collection	B2	8.4
49	English Oak	130	4	0.5	0.5	3.5	4.5		2	2	Semi Mature	Below Average	Poor	Heavily suppressed and leaning south Heavily suppressed by dominant companion shelter Limited future potential	U	N/A
50	English Oak	370	12	5	6	12	5.25		2	2	Semi Mature	Average	Indifferent	Heavily suppressed by dominant companion shelter, limited future potential Low arboricultural quality	C2	4.5
51	English Oak	750	18	5	8	10	6		2.5	2	Early Mature	Average	Indifferent	Component of linear collection Mutually suppressed and cohesive with companion shelter Moderate collective value	B12	9
52	English Oak	900 #	18	7	6	10	8		2	2	Mature	Average	Indifferent	Component of linear collection Mutually suppressed and cohesive with companion shelter Stem forks at c.2m with fused limb to the east Moderate collective value	B12	10.8

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
53	English Oak	240	18	2	4	6	3		7	7	Semi Mature	Average	Poor	Etiolated form Heavily suppressed by dominant companion shelter, limited future potential	C12	3
54	English Oak	260 240 # 230	14	2.5	5.5	7.5	5		4	1	Semi Mature	Average	Poor	Multi stemmed from c.1m, unions tight and included Stems occasionally fused Heavily suppressed by dominant companion shelter, limited future potential	C2	5.1
55	English Oak	1010 oi	18	7.25	9	10	9		3.5	2	Mature	Average	Indifferent	Clad and obscured by ivy, unable to thoroughly inspect Principal component of linear collection Well balanced radial crown and scaffold structure Previous lower limb removals to crown lift	A12	12
56	English Oak	420	14	7	3	3.5	8		3	5	Early Mature	Average	Poor	Component of linear collection Heavily suppressed by dominant companion shelter and T55 Crown biased northwest	C12	5.1
57	English Oak	360 oi	14	5	4	5	5.5		5	3	Semi Mature	Average	Indifferent	Component of linear collection Moderate collective value	B2	4.2
58	English Oak	950 #	18	10	11	10.5	10.5		3	2	Mature	Average	Poor	Clad and obscured by ivy, unable to thoroughly inspect Wound on northern aspect of stem at c.1.75m, decaying heartwood Dominant component of linear collection Recommend PICUS investigation to determine extent of dysfunctional wood with full review of category upon results	B12	11.4
59	English Oak	750 #	18	5.5	3	9.5	9.5		2.5	3	Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Heavily suppressed by dominant companion shelter Crown biased north Moderate collective value	B12	9
60	English Oak	830 #	14					10.5	3	3	Mature	Below Average	Poor	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Large wound on southern aspect from base to c.1.75m into primary union Low arboricultural quality	C2	9.9
61	English Oak	360	15	3	6	6.5	5.5		5	5.5	Semi Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Moderate collective value	B12	4.2
62	English Oak	540	15	7.5	7.5	6	6.5		3.5	3	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Moderate collective value Previous lower limb removals to crown lift	B12	6.6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
63	English Oak	440 150 360	15	5	5.25	6.5	6.5		4.5	2.5	Early Mature	Average	Indifferent	Slightly sparse crown for species Mutually suppressed and cohesive with companion shelter Previous lower limb removals to crown lift Moderate collective value	B12	7.2
64	English Oak	850 #	15					7.5	4	2	Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Moderate example of species	B12	10.2
65	English Oak	1360 oi	22	13	16	9	12		4	5	Notable	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Clad and obscured by Ivy Well balanced radial crown and scaffold structure Dense crown, showing good signs of vitality Considered to be of notable status due to large size for species	A123	15
66	English Oak	900 oi	19	6	5.25	9	9.5		4	2	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Minor cavities between buttress flares Mutually suppressed and cohesive with companion shelter Moderate example of species	B12	10.8
67	Ash	490 500	19	8	7	12	5		9.5	6	Mature	Below Average	Poor	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Multi stemmed from ground level, with 2 previous stems removed to ground level Above average internal deadwood Individually of low significance, conferred moderate value as component of wider collective	B2	8.4
68	Ash	530	16	6	5	7	6.5		5	6.5	Early Mature	Below Average	Poor	Large tear wound on northern aspect of stem at c.2m Mutually suppressed and cohesive with companion shelter Low arboricultural quality	C2	6.3
69	Ash	340 # 300 # 360 oi	14	5	8.25	7	4.5		7	6	Early Mature	Below Average	Hazardous	Clad and obscured by Ivy, unable to thoroughly inspect Sparse crown for species Above average internal deadwood In a state of terminal decline, unlikely to offer a long-term future contribution	U	N/A
70	English Oak	1000 at c.0.25m	17	7.75	9	8	6		3	2	Mature	Average	Indifferent	Previous pollard at c.2m Mutually suppressed and cohesive with companion shelter Moderate collective value	B12	12
71	English Oak	360 oi 320 300 260 250	12	5.75	5	5	5		3.5	2	Early Mature	Average	Poor	Multi stemmed from ground level, tight unions Slightly sparse crown for species Individually of low significance, conferred moderate value as component of wider collective	B2	8.1

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
72	English Oak	360 # 3*250 #	13					6.5	5	1	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Appears in typical form and vigour in current context	B12	6.9
73	English Oak	440	6	4.5	2	3	5		2	2	Semi Mature	Below Average	Hazardous	Extensive hollowing throughout main stem with signs of active decay Hazardous structural condition, unsuitable for retention	U	N/A
74	English Oak	1040	18	10	12	10	10		4	3	Mature	Average	Indifferent	Stem inaccessible due to dense understorey Well balanced radial crown and scaffold structure Dense crown, showing good signs of vitality Previous lower limb removals to crown lift High collective value	A2	12.6
75	English Oak	1000 #	18					12	4	3	Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Stem inaccessible due to dense understorey Well balanced radial crown and scaffold structure Dense crown, showing good signs of vitality High collective value	A2	12
76	English Oak	1000	18					12	4	3	Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Stem inaccessible due to dense understorey Well balanced radial crown and scaffold structure; dense crown, showing good signs of vitality High collective value	A2	12
77	Holly	6*100 #	6					2.5	0.5	0.5	Semi Mature	Below Average	Poor	Multi stemmed from ground level Unremarkable example of species	C2	3
78	English Oak	770 oi #	13	9	11	9	9.5		2.5	2.5	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Component of linear collection Previous lower limb removals to crown lift Sparse crown for species Minor internal deadwood Moderate collective value	B12	9.3
79	English Oak	700 oi #	15					9	4.5	4.75	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Radial crown measurement due to restricted access Component of linear collection Previous lower limb removals to crown lift Sparse crown for species Minor internal deadwood Moderate collective value	B12	8.4

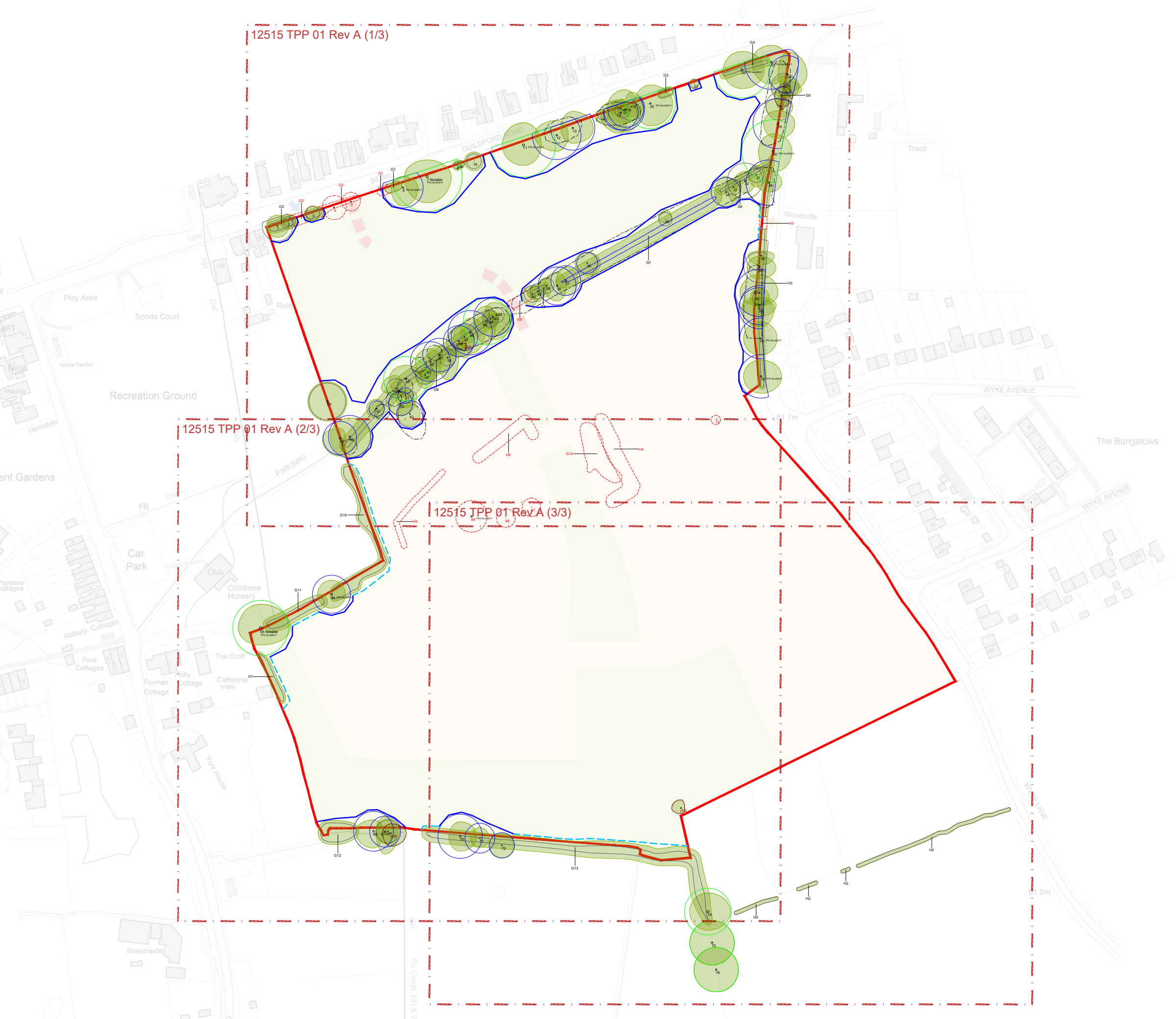
Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
80	English Oak	400 # 320 # 500 #	14	5	8	10	9.5		4	4.5	Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Component of linear collection Previous lower limb removals to crown lift Sparse crown for species Minor internal deadwood Stem bifurcates at c.1m with tight union Stem fused at c.2m Mutually suppressed and cohesive with companion shelter Moderate collective value	B12	8.7
81	English Oak	700 #	17	4.5	9	6	9.5		4.5	3	Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Previous lower limb removals to crown lift Component of linear collection Moderate collective value	B12	8.4
82	English Oak	300 oi #	16					5	2	4	Semi Mature	Below Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Radial crown measurement due to restricted access Heavily suppressed by dominant companion shelter Etiolated form Limited future potential	C12	3.6
83	English Oak	850	17	10.3	10	7	10.5		4	4.75	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Dominant component of linear collection Mutually suppressed and cohesive with companion shelter Dense crown, showing good signs of vitality Previous lower limb removals to crown lift Average internal deadwood with large diameter in lower crown	B12	10.2
84	English Oak	600	12	6	9	6	6.5		3	2	Early Mature	Average	Poor	Component of linear collection Tight and included primary union at c.2m Previous lower limb removals to crown lift	C12	7.2
85	English Oak	450 oi # 400 oi #	13	2.5	7	5	7		3	3	Early Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Tight primary union at c.1.25m Sparse crown for species Minor internal deadwood Mutually suppressed and cohesive with companion shelter	C12	7.2
86	English Oak	450 oi # 730 oi #	14	6.5	7	5	6.5		4.5	1.5	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Component of linear collection Previous lower limb removals to crown lift Moderate collective value	B12	10.2
87	Elder	4*100 #	8					5	0.5	0.5	Semi Mature	Average	Poor	Surveyed from distance Stem inaccessible due to building Unremarkable example of species	C2	2.4
88	Elder	100	8					5	0.5	0.5	Semi Mature	Average	Poor	Surveyed from distance Stem inaccessible due to building Unremarkable example of species	C2	1.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
89	English Oak	750 650	13					8.5	4	3.75	Mature	Below Average	Poor	Tight primary union at c. 1m Fused stems at c.1.5m Sparse crown for species Average internal deadwood with large diameter in lower crown Low arboricultural quality	C12	12
G1	Holly	200 av	9					2.5	0.5	0.5	Semi Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Contributes to screen of adjacent road Previously trimmed back on northern aspect	C12	2.4
G2	Plum Hawthorn Blackthorn	75 av	3					2	0.5	0.5	Semi Mature	Below Average	Poor	Contributes to screen of adjacent road Unremarkable collection	C12	0.9
G3	Holly	150 av #	5					2.5	0.5	0.5	Semi Mature	Below Average	Poor	Contributes to screen of adjacent road Unremarkable collection	C12	1.8
G4	Holly Norway Maple Ash	75 av	5					2.5	0.5	0.5	Semi Mature	Below Average	Poor	Contributes to screen of adjacent road Unremarkable collection	C12	0.9
G5	Holly Hawthorn	75 av	5					2.5	0.5	0.5	Semi Mature	Below Average	Poor	Contributes to screen of adjacent road Unremarkable collection	C12	0.9
G6	Holly Hawthorn	75 av	5					2.5	0.5	0.5	Semi Mature	Below Average	Poor	Contributes to screen of adjacent road Unremarkable collection	C12	0.9
G7	Hornbeam Holly Hawthorn English Oak	2*200 av	13					6.5	3	0.5	Semi Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Moderate collective value	B2	3.3
G8	Hawthorn English Oak	75 av	5					2.5	0.5	0.5	Semi Mature	Below Average	Poor	Contributes to screen of adjacent road Unremarkable collection	C12	0.9
G9	Hawthorn Holly Elm English Oak	100 av	9					4	0.5	0.5	Semi Mature	Good	Indifferent	Unremarkable scrub collection forming understory Occasional standing deadwood	C12	1.2
G10	Hawthorn Holly Elder	2*100 av	6					3	0.5	0.5	Semi Mature	Below Average	Poor	Unremarkable colonising scrub	C12	1.8
G11	Hawthorn Holly Elder	100 av	6					3	0.5	0.5	Semi Mature	Below Average	Poor	Unremarkable colonising scrub	C12	1.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
G12	Field Maple Holly	350 av	12					5.5	4	1	Semi Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Standing deadwood within Unremarkable collection	C12	4.2
G13	English Oak Hawthorn Holly Ash Hazel	200 av	9					5	0.5	0.5	Semi Mature	Average	Indifferent	Unremarkable collection lining sites boundary Standing deadwood	C12	2.4
G14	Lawson Cypress Holly Photinia 'Red Robin'	100 av	5					2	0.5	0.5	Young	Average	Indifferent	Intermittent ornamental trees Unremarkable example of species	C12	1.2
H1	Leyland Cypress Lawson Cypress	130 av	6					4	0.5	0.5	Semi Mature	Average	Poor	Maintained field boundary hedgerow	C12	1.5
H2	Hawthorn Elm Blackthorn	75 av	3					1	0.5	0.5	Young	Average	Indifferent	Partially maintained intermittent field boundary hedgerow	C12	0.9
H3	Hawthorn Hazel Holly Blackthorn	75 av	6 max 2 av					2	0.5	0.5	Semi Mature	Average	Indifferent	Partially maintained field boundary hedgerow providing understory	C12	0.9
H4	Leyland Cypress Lawson Cypress	600 max # 200 av	7					4	1	1	Semi Mature	Average	Poor	Maintained domestic hedgerow	C2	7.5
H5	Leyland Cypress	75 av	5					1.5	0.5	0.5	Young	Average	Indifferent	Newly planted hedge	C12	0.9
H6	Leyland Cypress	150 av	8					3	0.5	0.5	Young	Average	Indifferent	Partially maintained Hedgerow	C12	1.8

APPENDIX C

TREE PROTECTION PLAN (12515 TPP 01 Rev A)



1:2000 @ A3

0m

20m

40m

80m

KEY:

Site Boundary

15

Tree Numbers

Tree Canopies

8

Category 'U' Trees

Category 'A' RPA

Category 'B' RPA

Category 'C' RPA

TPO

Tree Preservation Order

8

Trees to be Removed

Tree Protection Barrier

Tree Protection Barrier
(Secondary Specification)

REV	DATE	NOTE	Drawn	Chk'd

TITLE

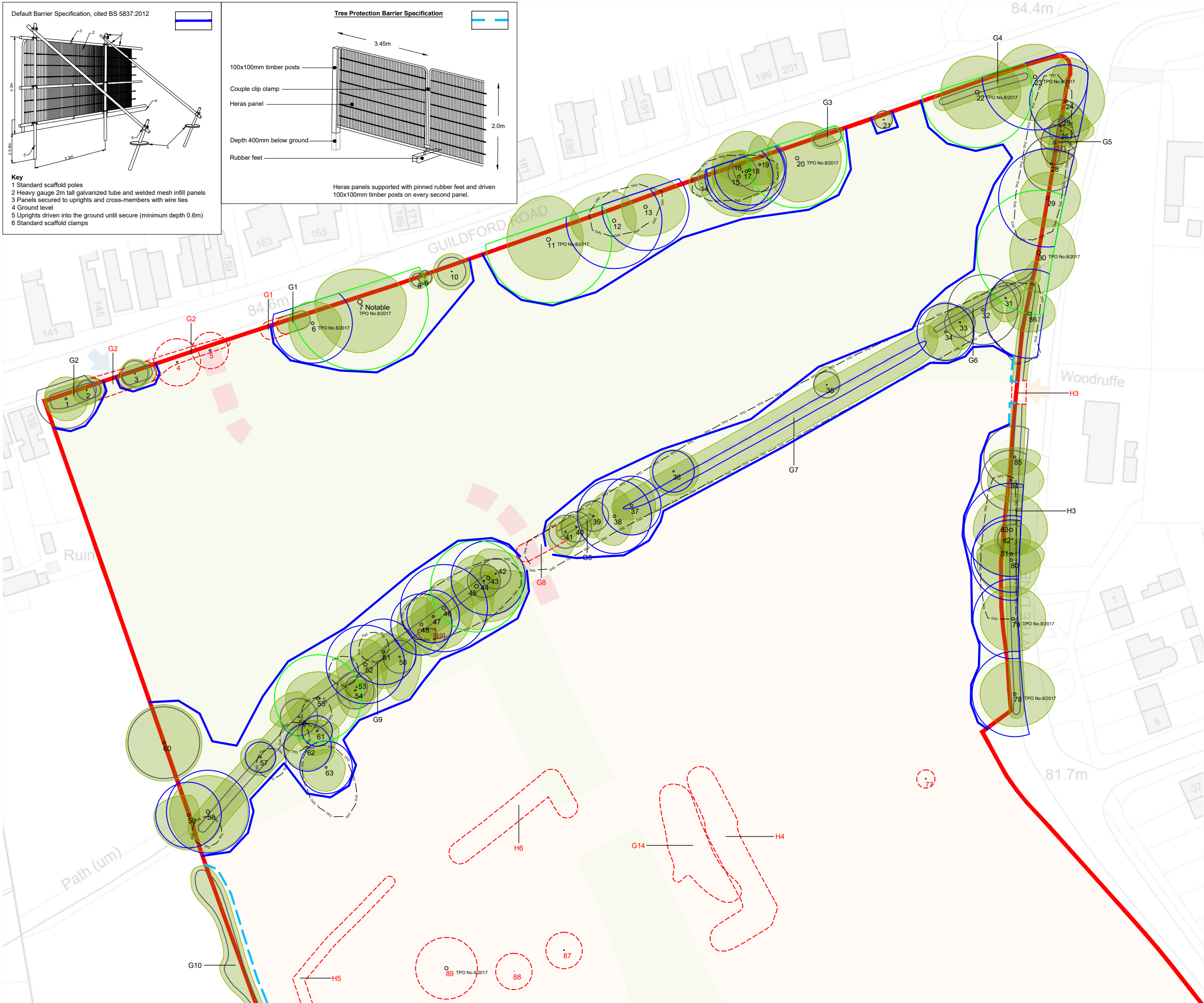
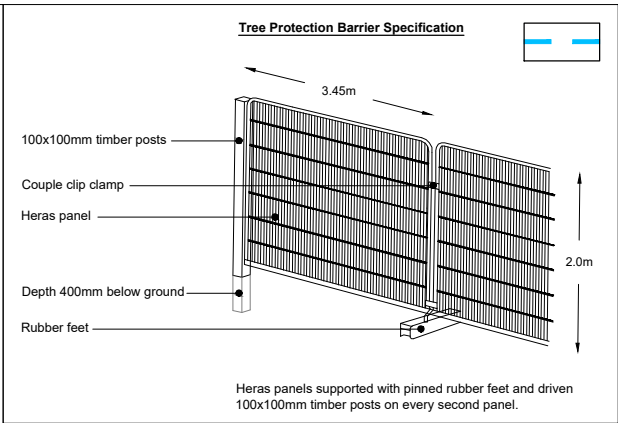
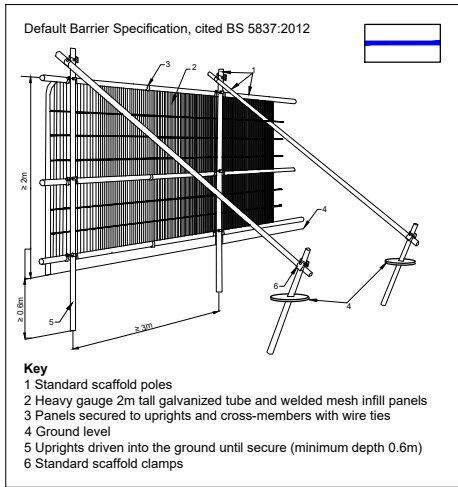
Land at Shortland Farm, Ash
Tree Protection Plan

CLIENT

Gleeson Land

SCALE	DATE	DRAWN
1:2000 @ A3	OCT 2025	GW
DRAWING NUMBER	REVISION	
12515 TPP 01 Rev A (Overview)	A	

Based on 25019 - C102 (Land Use Parameter Plan).pdf

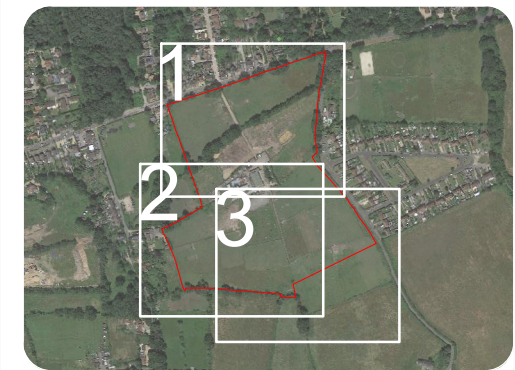


1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Tree Preservation Order
- Trees to be Removed
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)



REV	DATE	NOTE	Drawn	Chk'd

aspect arboriculture

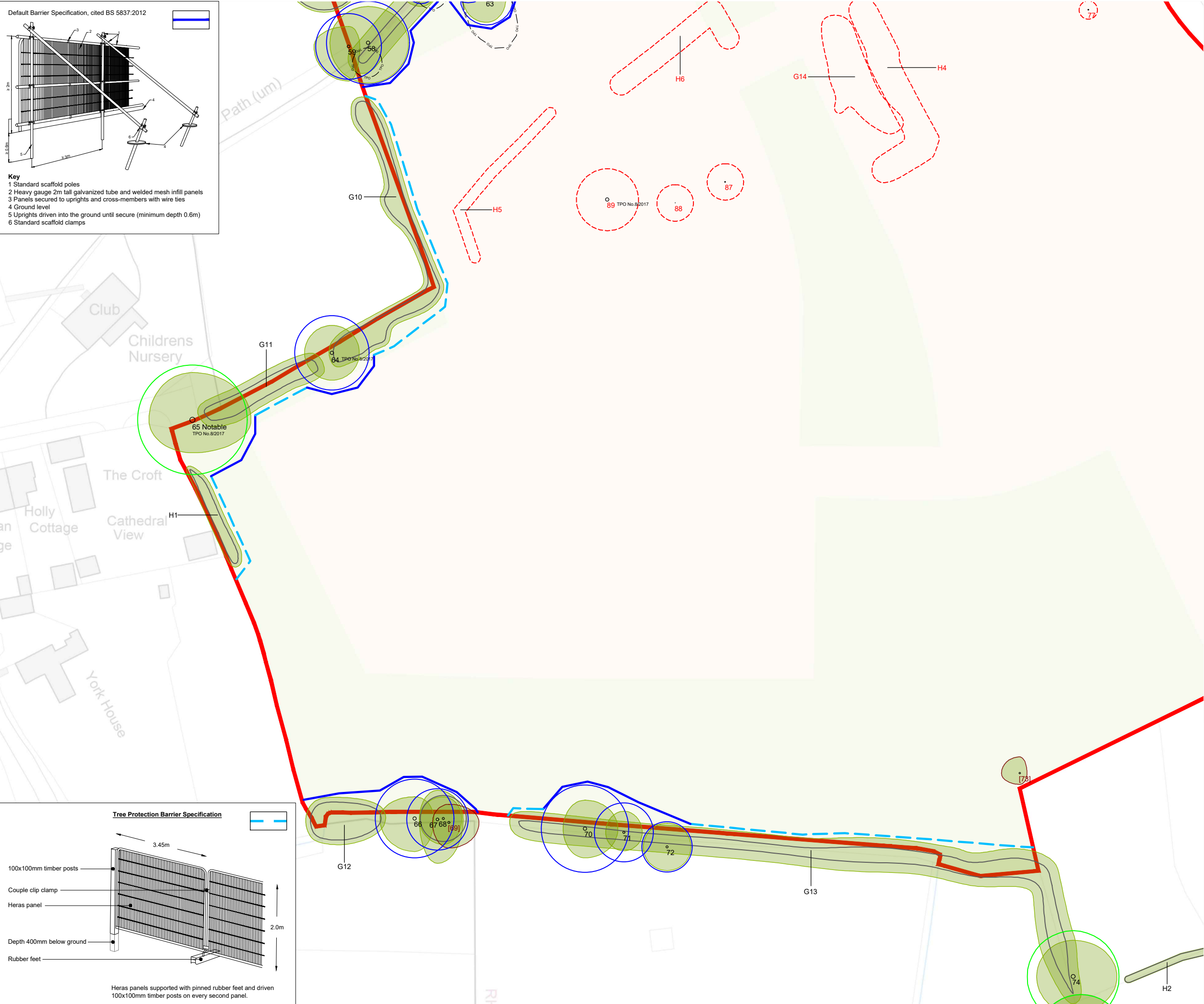
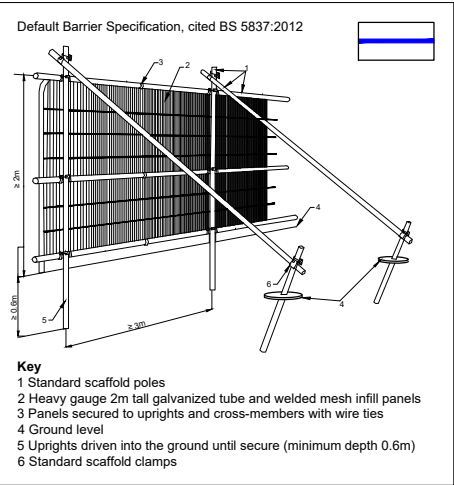
TITLE

Land at Shortland Farm, Ash

Tree Protection Plan

CLIENT	
Gleeson Land	
SCALE	DATE
1:1000 @ A3	OCT 2025
DRAWING NUMBER	DRAWN
12515 TPP 01 Rev A (1/3)	GW
	REVISION
	A

Based on 25019 - C102 (Land Use Parameter Plan).pdf

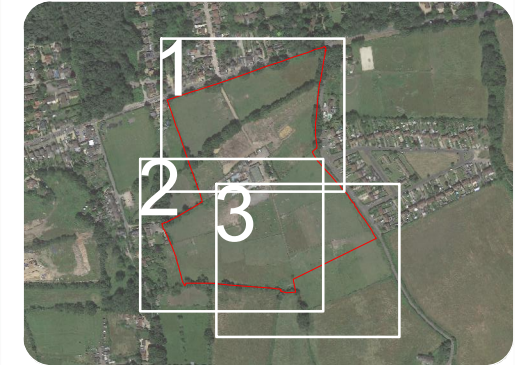


1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Tree Preservation Order
- Trees to be Removed
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)



Client: Gleeson Land

REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				

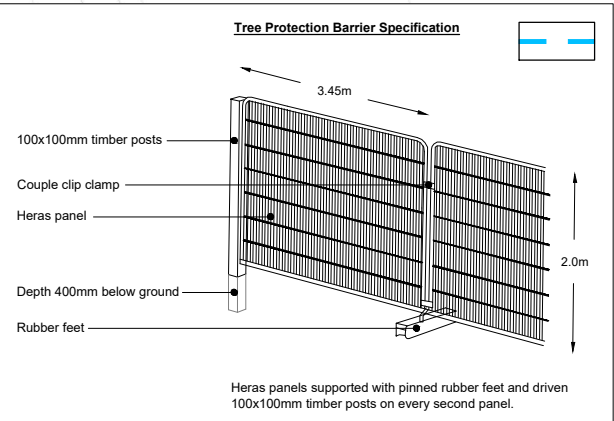
aspect arboriculture

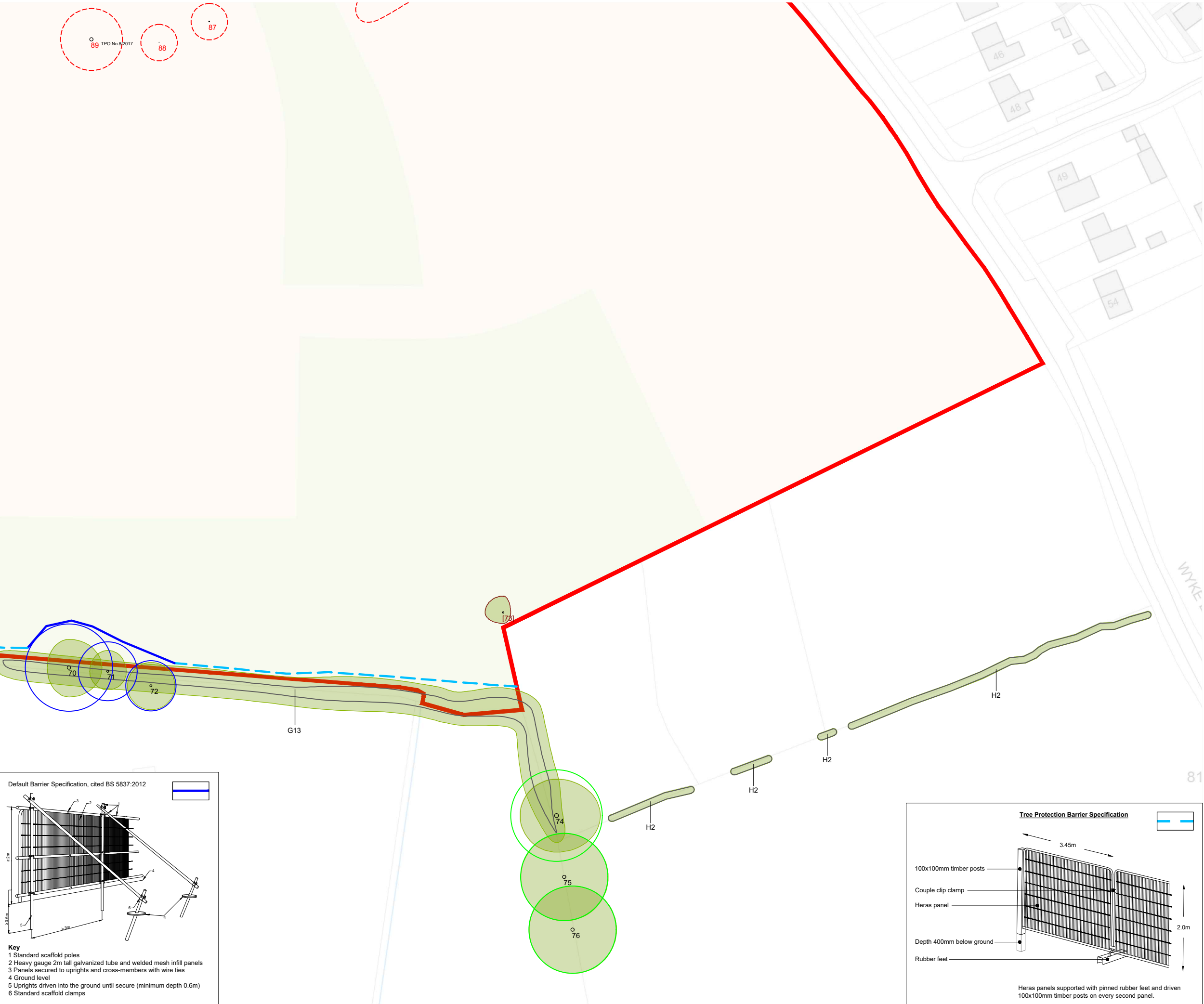
TITLE
Land at Shortland Farm, Ash Tree Protection Plan

CLIENT
Gleeson Land

SCALE 1:1000 @ A3	DATE OCT 2025	DRAWN GW
DRAWING NUMBER 12515 TPP 01 Rev A (2/3)		REVISION A

Based on 25019 - C102 (Land Use Parameter Plan).pdf





1:1000 @ A3

0m

10m

20m

40m

KEY:

Site Boundary

⌀ 15

Tree Numbers

Tree Canopies

[8]

Category 'U' Trees

Category 'A' RPA

Category 'B' RPA

Category 'C' RPA

TPO

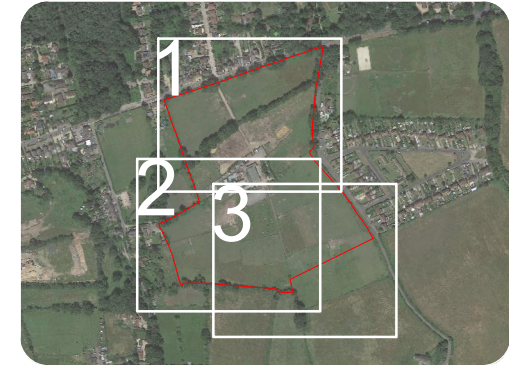
Tree Preservation Order

8

Trees to be Removed

Tree Protection Barrier

Tree Protection Barrier
(Secondary Specification)



REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				

aspect

arboriculture

TITLE

Land at Shortland Farm, Ash
Tree Protection Plan

CLIENT

Gleeson Land

SCALE

1:1000 @ A3

DATE

OCT 2025

DRAWN

GW

DRAWING NUMBER

12515 TPP 01 Rev A (3/3)

REVISION

A

Based on 25019 - C102 (Land Use Parameter Plan).pdf

Default Barrier Specification, cited BS 5837:2012

Key

1 Standard scaffold poles

2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels

3 Panels secured to uprights and cross-members with wire ties

4 Ground level

5 Uprights driven into the ground until secure (minimum depth 0.6m)

6 Standard scaffold clamps

Tree Protection Barrier Specification

100x100mm timber posts

Couple clip clamp

Heras panel

Depth 400mm below ground

Rubber feet

Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

APPENDIX D

TREE SURVEY METHODOLOGY

Tree Survey Methodology

The tree survey is a form of Visual Tree Assessment undertaken during May 2025. Tree locations are identified via a topographical survey; locations of any trees excluded from the topographical survey were plotted on site. The purpose of the survey is to record information about trees on or adjacent to the site to inform design options. In keeping with clause 4.4 of BS5837: 2012 'Trees in Relation to Design, Construction and Demolition', the survey provides a record of the following parameters:

Tree Numbers: all individual trees are sequentially numbered. Groups of trees, woodlands and hedgerow are also sequentially numbered with a corresponding prefix relevant to their type e.g. G, W or H respectively; the identification of trees as woodland, groups of trees or within hedgerows is undertaken where appropriate. The identification of trees as individuals within collections has been made where it is considered sensible to make such a differentiation.

Species: listed by common name

Stem Diameter: given in millimetres and obtained by measuring single/multiple stems at 1.5m using a diameter tape in accordance with Annex C within BS5837:2012. Diameters of inaccessible trunks are estimated and provided with the suffix '#'.

Tree Heights: determined using a clinometer and measured to the nearest 500mm. Heights are estimated where specific triangulation is not achievable and by reference to measured trees nearby (provided with the suffix '#').

Crown Spreads: measured at cardinal points using a Leica Disto™ laser distance measurer. Measurements were recorded to the nearest 250mm. Inaccessible crown spreads are estimated based on measured canopies nearby and provided with the suffix '#'

Crown Clearance: The height of the first significant living branch and/or canopy (as appropriate) is recorded using a Leica Disto™ laser distance measurer to inform vertical ground clearance. Crown clearance may be higher or lower than the first significant branch. Estimated clearances are provided with the suffix '#'. Height of first significant branch will be provided where considered advantageous to make the distinction.

Life Stage – The age of trees, groups of trees, hedges and woodlands are defined as follows:

- Young - A tree that has been recently planted or established and is still in the early stages of growth.
- Semi-mature - A tree that has passed the early establishment phase but has not yet reached its full size.
- Early Mature - A tree that has reached a stage where it is structurally developed and possesses a near full size crown.
- Mature - A fully developed tree that has reached or is near its maximum size and is functioning at full capacity.
- Notable - a significant tree because of its age or size but does not yet possess sufficient features to be considered veteran.
- Veteran - old and large for the species and possesses aged features associated with senescence.
- Ancient - a tree of significant age and size by comparison to others of the same species. All ancient trees are veteran trees, although very few trees of any species reach ancient life-stage.

Physiological and structural condition: physiological condition defined as follows; good, above average, average, below average, poor or dead. Structural condition is defined as: good, moderate, indifferent, poor or hazardous

Comments: further observations were recorded where necessary i.e. details regarding defects, preliminary management recommendations, presence of pest/disease and perceived significance.

BS5837 Category: pursuant to BS5837:2012 section 4.5 and cascade chart for tree quality assessment (refer to reproduced Table 1 overleaf). Trees qualifying under a given category (A-C and U) and any appropriate subheading (1-3) are considered to fall within the scope of that category's definition.

Estimated Remaining Contribution. Described as a guideline only and in terms of years: <10, 10+, 20+ and 40+ relevant to category U, C, B and A respectively. This information is not provided on the tree schedule to avoid conclusions based upon 'life expectancy'.

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>		
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
Trees to be considered for retention			
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

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