Holt Arboriculture
TREE CONSULTANCY

TREE SURVEY, ARBORICULTURAL IMPACT ASSESSMENT AND ARBORICULTURAL METHOD STATEMENT



A report to accompany a planning condition discharge for the erection of a pool house, and installation of a swimming pool and replacement tennis court, and the erection of two plant storage sheds at Chesworth House, Denne Road, Horsham, RH12 1JR

Report by Mr Alexander Needs BA (Hons) MICFor (Chartered) RCArborA MArborA

On behalf of:
Mr P Mullings
24 June 2024
Report Ref: 240624-2.0-CH-AIAAMS-AN

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1 Introduction

1.1 Brief and Context

1.1.1 Alex Needs (the author) is a Chartered Arboriculturist (www.icf.org.uk) and Registered Consultant with the Arboricultural Association (www.trees.org.uk). He holds the Cardiff University Bond Solon Civil and Criminal Expert Witness Certificates and is an Accredited Mediator. He has a degree in Linguistics and holds both the Technician's Certificate in Arboriculture and the Royal Forestry Society Certificate in Arboriculture. He is trained to the LANTRA Professional Tree Inspection standard. He has worked in arboriculture for over 20 years and since 2007 has been employed in principal arboricultural roles in both public and private sectors.

1.1.2 Holt Arboriculture was instructed by Paul Mullings to provide an Arboricultural Impact Assessment and Arboricultural Method Statement, in accordance with British Standard BS5837: 2012 Trees in *Relation to Design, Demolition and Construction – Recommendations* (BS5837), of the effect of an approved development on trees at Chesworth House, Denne Road, Horsham, RH12 1JR.

1.2 Report Purpose

1.2.1 This arboricultural assessment report provides sufficient information for the Local Planning Authority (LPA) to consider the effect of the development on local character from a tree perspective. It is fully compliant with the BS5837 advice relating to the planning application stage of the process and it meets national standard planning application validation requirements. This Arboricultural Impact Assessment (AIA) reports on the direct and indirect impacts of the development on trees in terms of both the buildability of the proposals and the long-term impact of the finished scheme, and where necessary presents mitigation for these impacts. The Arboricultural Method Statement (AMS) details outline methodologies to demonstrate that, in principle, retained trees can be incorporated into the new landscape.

1.2.2 BS 5837:2012 recommends classifying trees into four quality and value categories to determine their relative retentive worth. A summary of the relative retentive worth of the trees on site as recorded during the tree survey and expressed by their categories is given in Table 1. Appendix A explains the BS5837 tree categorisation process.

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1.3 Executive Summary

1.3.1 Table 1 shows data for the number of trees surveyed, their classification (Tree, Group, Woodland, etc.), and there BS5837 categorisation. Full data for each is presented within the Tree Schedule at Appendix A.

Category	Total
A	2
B	35
C	16
U	4
Total	57

Table 1: Numbers of Trees (including those in groups) in BS category

1.3.2 Table 2 shows trees requiring removal to facilitate the scheme. Trees have been identified for removal where they come into direct conflict with structures, where construction cannot be achieved without their removal, or where their future relationship is considered unsustainable, having regard to their eventual potential size. Where high-quality trees have been found to be in conflict with the approved design, the decision to remove such trees has been informed by an iterative process, following a review of alternative options.

Category A Trees/Groups/Hedges/ Woodland	Category B Trees/Groups/Hedges/ Woodland	Category C Trees/Groups/Hedges/ Woodland	Category U Trees/Groups/Hedges/ Woodland
None	None	None	None

Table 2: Trees and groups for removal by BS Category

1.3.3 Table 3 shows trees that will be subject to construction within their root protection areas. In some areas special measures are recommended to ensure that these trees are not damaged. These measures are detailed in AMS section of this report and are illustrated on the Tree Protection Plan at Appendix B.

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Category A Trees/Groups/Hedges/ Woodland	Category B Trees/Groups/Hedges/ Woodland	Category C Trees/Groups/Hedges/ Woodland	Category U Trees/Groups/Hedges/ Woodland
T001	T002, G006, T010, T014, T020, T022, T023, T024, T025, T026	T007, T011, T021, G030	G044

Table 3: Trees and groups for requiring special measures by BS Category

1.3.4 Table 4 shows retained trees that will require remedial tree work to facilitate the development and to reduce the likelihood of their being subject to excessive pressure after the completion of the development. These works are detailed in the Tree Schedule at Appendix A.

Category A Trees/Groups/Hedges/ Woodland	Category B Trees/Groups/Hedges/ Woodland	Category C Trees/Groups/Hedges/ Woodland	Category U Trees/Groups/Hedges/ Woodland
None	T002, G006, T010, T012, T013, T014, T015, T016, T017, T018, T019, T025, T026, T031, T041, T055, T056	T011, T021	

Table 4: Trees and groups for pruning by BS Category

1.4 The Scheme

1.4.1 The approved scheme is for the erection of a pool house, and installation of a swimming pool and replacement tennis court, and the erection of two plant storage sheds at Chesworth House Denne Road Horsham RH12 1JR.

1.4.2 The following documents have been reviewed by Holt Arboriculture.

Document Title	Document/Drawing number	Originator
Topographical Survey	22050 1.01 & 1.02	FOKES ARCHITECTS
Approved Layout	22050 1.04	FOKES ARCHITECTS

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2 Existing Tree Population and Constraints

2.1.1 A survey covering trees on site and trees on adjacent land close enough to be affected by the development was undertaken on 30 May 2024 by Alex Needs. The weather at the time of the survey was changeable with average visibility. Trees were measured using a diameter tape and laser clinometer. Where poor access prevented accurate measure, an estimate was made. The full survey results are presented in the Tree Schedule at Appendix A and the above- and below-ground constraints are illustrated on the Tree Protection Plan at Appendix B. The survey method and limitations are set out in Appendix E.

2.1.2 The development site currently houses an unmade track leading to a timber storage area (northern section) and a tarmac drive leading to a lawned areas with a hard surfaced tennis court (southern area). Trees on site are predominantly planted deciduous species in a parkland (northern area) and formal garden (southern area) setting. Of note is a large veteran oak (**T1**) in the northern area.

2.2 Statutory tree protection

2.2.1 On 06/06/2024 the Horsham Borough Council website showed that no Tree Preservation Orders or Conservation Areas are present on the site. There are no ancient woodland designations and no ancient or veteran trees listed on, or directly adjacent to the site shown on DEFRA's MAGIC map or the Ancient Tree Inventory. As this status can change, no felling or pruning of trees should be carried out until these statutory constraints have been confirmed in writing by the appropriate authority immediately prior to the works.

2.2.2 TPOs cannot always be reliably interpreted from the documentation to identify which trees are protected, especially as time passes and site conditions change from when they were originally made. It is common for TPO plans to be inaccurate and schedules often become out of date as trees die or are removed. Frequently, trees deteriorate and, although they may be technically protected by the TPO, are in such poor condition or causing such unreasonable inconvenience that their suitability for retention becomes questionable. In a planning context, if poor trees are assessed as unsuitable for retention, then it would be inappropriate to show them as a material constraint in development planning. For these reasons, although TPOs do need to be considered, they do not form the primary basis for tree categorisation. Poor quality trees assessed as not worthy of retention will be shown as such, irrespective of whether they are protected or not. Similarly, good quality trees that are not protected will still be shown as material constraints. The same rationale will be applied to Conservation Areas.

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2.3 Soil assessment

2.3.1 BS5837: 2012 advises that soil properties should be considered as part of a tree survey report. This is necessary because trees can cause damage to structures founded on soils that shrink and swell with changes in moisture content (principally clays). Such movement is exacerbated by the influence of trees and therefore if a shrinkable soil is suspected foundations should be designed to extend below the likely zone of seasonal moisture change.

2.3.2 The British Geological Survey 1: 50,000 scale map indicates that the underlying geology of the site is Weald Clay Formation – Mudstone with superficial deposits of Alluvium - Clay, silt, sand and gravel. If site specific investigations confirm shrinkable clay then foundations should be designed with reference to the National House Building Council's Standards Chapter 4.2 Building near trees or similar guidance.

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3 Arboricultural Impact of the Scheme

3.1 Tree Removal and Retention

3.1.1 Every effort has been made to retain trees wherever possible. Where high-quality trees have been found to be in conflict with the approved design, the decision to remove such trees has been informed by an iterative process, following a review of alternative options.

3.1.2 The trees and groups proposed for removal to facilitate the development are summarised in Table 2. Trees have been identified for removal where they come into direct conflict with structures, where construction cannot be achieved without their removal, or where their future relationship with the development is considered unsustainable, having regard to their eventual potential size. Category U trees should be considered on their ecological and environmental benefits prior to removal. If they can be retained safely it is best to do so despite their poor condition. Where higher value trees may be in minor conflict with the proposals, pruning or special construction and protection measures have been specified, as explained in the AMS.

3.1.3 The site is well screened from the public and none of the trees requiring removal are ancient, veteran, or notable. Nor do they form part of an ancient woodland. As such the trees offer only a private amenity to the landowner and his immediate neighbour and convey no wider public amenity. As such I do not consider the removal of these trees to have any impact on the wider public landscape. Nevertheless, the only moderate quality B category trees that are identified from removal are two Lombardy poplars (**T012** and **T015**) which are growing within the canopy of the adjacent hornbeams. I would argue that the removal of these trees would be advisable for arboricultural reasons to allow the longer-lived hornbeam space to develop.

3.2 Facilitative Tree Works

3.2.1 Several trees require minor pruning to allow access below their crowns. The specifications for facilitative tree works are given in the Tree Schedule at Appendix A. In my view these works are not likely to significantly affect the health of the trees, an as discussed above in s.3.1.3, these trees are effectively invisible to the wider public landscape and therefore works will have no impact on it.

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4 Arboricultural Method Statement

4.1.1 The level of detail within this report is dependent on the information available at the time of writing. At the planning application design stage this may be minimal, in which case this document will set out a series of parameters for construction activity and outline methodologies to demonstrate that, in principal, trees can be retained within the landscape. However, at the pre-construction, technical or specialist design stage this document will include input from other professions (eg. structural engineers, architects, landscape architects, transport planning consultants) and offer a greater degree of specific detail. BS5837 suggests planning applications may be accompanied by a 'heads of terms' AMS, as additional information. A detailed AMS being suggested as appropriate only for reserved matters applications or planning conditions discharge.

4.1.2 This AMS has been produced to fulfil the requirements of the LPA planning condition appended to planning permission. It provides a detailed methodology, which are to be complied with at all times. Any proposed works within Construction Exclusion Zones (CEZs) that are not covered within this AMS are to be 'agreed' with the Local Planning Authority and/or the Project Arboriculturist, and appropriate additional methodology provided. **Failure to adhere to the provisions of this document could result in breach of condition.**

4.2 General Tree Welfare

4.2.1 When working near trees, it is important to be aware that the majority of tree roots are normally located in the top 600 mm of soil and can spread out horizontally to a distance at least equal to the height of the tree.

4.2.2 The distance from the tree in which damage is likely to occur is calculated by the Root Protection Area (RPA), which represents the minimum area around a tree deemed to contain sufficient roots and soil volume to keep the tree viable. RPAs should be treated as a precautionary area within which activities such as ground compaction, excavation, the storing of materials, ground stripping, raising of levels and building are likely to cause damage to trees and therefore should not take place. Usually, barriers are erected around the RPA to physically exclude such activities. The area within these barriers is the CEZ. Unavoidable activity within the CEZ must be carefully executed, and must be guided by this detailed method statement.

4.2.3 Damage can sometimes be avoided, or at least minimised, by suitable technical measures which can be devised with consultation with a Project Arboriculturist. The protection measures and technical construction measures, applicable to this site, are included within this document.

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4.2.4 Tree protection fencing will be installed as set out within the Tree Protection Plan at Appendix A. The fenced-off area will become a CEZ. Any works to be undertaken in the CEZ must follow the detailed method tables set out below.

4.3 General Precautions

4.3.1 In general, the following procedures will also be followed.

- No materials that are likely to have an adverse effect on tree health will be stored or discharged within the CEZ.
- Where storage of such materials is upslope of the trees, barriers will be put in place at ground level to minimise the risk of spillages leaching down-slope and contaminating the Root Protection Area of a tree. Such materials include:
    - Fuel and oil
    - Bitumen
    - Cement
    - Sand
- Fires on sites should be avoided if possible. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of a fire and the wind direction should be taken into account when determining its location in relation to trees, and it should be attended at all times until safe enough to leave.
- Concrete will not be mixed or transported over unprotected ground within the CEZ.
- Any incidents involving potential damage to retained trees will be recorded on site using a monitoring form and a copy made available to the Local Authority Tree Officer if requested.

4.4 Arboricultural Site Monitoring

4.4.1 An arboricultural consultant will be appointed to advise on the tree management for the site and to attend:

- pre-commencement meeting before any work starts but after the installation of tree protection measures;
- regular monitoring visits to oversee the agreed tree protection, (schedule to be agreed at the pre-commencement meeting);
- further supervision visits, as necessary, to oversee any works that could affect trees.

4.5 Tree Protection

4.5.1 ***Root Protection Areas and Construction Exclusion Zones***

Retained trees will be protected during development by establishing CEZ around RPAs. The type of barriers should match the level of activity around the retained trees.

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4.5.2 Considering the isolation of the site in terms of the wider landscape, and the presence of a full-time gardener who will be supervising the works and ensuring construction will not impact the plants and trees in his care, I do not consider braced heras fencing is appropriate in this instance. I am therefore recommending that chestnut pale or netlon supported by road pins is used to demarcate site access and storage areas.

4.5.3 All protection fencing should carry identifying signs that state its purpose and proscribe its removal until all demolition and construction work is complete. An example sign is given at Appendix D.

4.5.4 ***Optional Ground Protection***

Depending on the final construction access required there may be a requirement to temporarily breach the CEZ to facilitate the development near **T055, T060, T069**, and **T070**, the roots and soil structure within the RPAs of these trees will be protected by installing ground protection f fencing is deemed to restrictive. For pedestrian access ground protection shall comprise of single thickness scaffold boards or a marine grade ply, laid on a compressible layer such as woodchip, laid on a geotextile membrane. The boards should be fixed together to avoid movement. For vehicular access ground protection shall comprise of a steel road plates, steel trackway, pre-cast reinforced concrete slabs, or a temporary access road constructed with a 3D cellular confinement system above the existing ground level, with a no fines angular aggregate infill. The locations of the ground protection are shown hatched light blue on the Tree Protection Plan.

4.5.5 ***Minor incursions into RPAs***

4.5.6 Within the RPA of **T001** there will be a minor incursion in the form on new hard surfacing (see 4.6.2 below), this tree is considered a 'veteran' and as such has been afforded a 15m RPA. Whilst it is generally considered that any hard surfacing within the RPA of veteran and ancient trees is unacceptable, in this instance I have considered the existing consolidated access track which runs along the same area, and I consider the installation of a new load spreading cellular system will likely improved the soil conditions over time. As such I believe it acceptable in this instance.

4.5.7 Within the RPAs of **T055, T060**, and **T069** there will be minor encroachment to install a patio, a plant room, and the tennis court respectively. I have considered the likely impact in these areas on the trees and have concluded that it is minimal. All the trees are showing good vitality and have contiguous rooting space available. The British Standard 5837:2012 – *Trees in relating to design, demolition and construction* allows incursions into RPAs providing that the area lost to encroachment can be compensated for elsewhere. In this instance there is adequate, undisturbed soft landscape adjacent to the tree than can be considered suitable.

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4.6 Special Technical Measures

4.6.1 Conflicts between retained trees and aspects of the development that cannot be dealt with by exclusion zones, tree protection or tree work can be mitigated by the use of special technical measures. General recommendations for these measures are presented in the sections that follow based on the information about the development that is currently available. The specific details must be carefully planned once detailed construction information is available to avoid tree damage.

4.6.2 ***New hard surfacing within RPAs***

New hard surfacing in the form of an access roads will be constructed within the RPAs of some retained trees at the north of the site as indicated on the Tree Protection Plan. consolidated path New surfaces installed on soft ground will comprise of a 3D cellular confinement system, built up from the natural ground level, filled with irregularly sized clean granular fill, over a permeable geo-textile and with a suitable edge retention system. The cellular system must be suitable for the application which will be identified by the supplier. This is likely to be at least 100mm where traffic is to pass over or 75mm for pedestrian use. Systems such as Greenfix Geoweb, Geosynthetics Cellweb, and Wrekin Protectaweb are suitable. The surface to be installed over the filled 3D cellular system is to be porous, to allow air and water to penetrate into the soil around the root system. Where minor excavation is unavoidable to match levels, excavation will be undertaken following guidance, and where necessary, under supervision of the Arboricultural Consultant, who will provide the client with a monitoring record on completion.

4.7 Additional Precautions

4.7.1 **Utilities and Services**

Information on the location of utility and service runs for the development was not available at time of writing. In principle, traditional trench-installed utilities should be routed outside of the RPAs of retained trees to avoid root damage. Where routing utility runs within RPAs is unavoidable, all work should comply with The National Joint Utilities Volume 4 and advice should be sought from a professional Arboricultural Consultant.

4.7.2 ***Soft Landscaping***

The Arboricultural Consultant should review any landscape operations that involve any work within the RPAs of retained trees and input additional site-specific methodology where necessary.

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5 Conclusions

5.1.1 A BS5837: 2012 survey of 57 trees has been carried out on land at Chesworth House. This report demonstrates that the proposal has been fully considered in accordance with Arboricultural and Planning best practice.

5.1.2 No trees are identified for removal to facilitate the approved scheme.

5.1.3 Tree protection measures including fencing and/or ground protection are recommended in positions shown on the Tree Protection Plan.

5.1.4 Several trees require specialist hard surface installation within their RPAs, however providing the measures detailed in the Arboricultural Method Statement are followed, it is not considered that any trees will suffer significant harm.

5.1.5 It is considered that the development will pose no threat to trees to be retained and is sympathetic to the character of the area.

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Appendix A

Tree Schedule

Ref.	Species	Measurements	RPA	Condition	General Observations	Work Recs.	Retention Category
T001	Pedunculate oak *(Quercus robur)*	Height (m): 21 Stem Diam(mm): 1700 Spread (m): 12N, 12E, 12S, 12W Crown Clearance (m): 1 Life Stage: Veteran Rem. Contrib.: 40+ Years	Radius: 25.5m. Area: 2043 sq m.	Physiological Condition: Good Structural Condition: Fair	Deadwood in crown. Veteran.		A
T002	Lime *(Tilia sp.)*	Height (m): 18 Stem Diam(mm): 750 Spread (m): 9N, 9E, 9S, 9W Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 9.0m. Area: 254 sq m.	Physiological Condition: Good Structural Condition: Good		Crown raise over access drive to allow 3.5m clearance over drive (if necessary).	B
T003	Silver birch *(Betula pendula)*	Height (m): 18 Stem Diam(mm): 430 Spread (m): 3N, 3E, 6S, 3W Crown Clearance (m): 0.5 Life Stage: Mature Rem. Contrib.: 20+ Years	Radius: 5.2m. Area: 85 sq m.	Physiological Condition: Good Structural Condition: Fair	Asymmetrical crown shape.		B
T004	Silver birch *(Betula pendula)*	Height (m): 18 Stem Diam(mm): 540 Spread (m): 6N, 6E, 6S, 3W Crown Clearance (m): 0.5 Life Stage: Mature Rem. Contrib.: 20+ Years	Radius: 6.5m. Area: 133 sq m.	Physiological Condition: Good Structural Condition: Fair	Asymmetrical crown shape.		B
T005	Sycamore 'Variegata' *(Acer pseudoplatanus)*	Height (m): 18 2 stems (mm): 470,270 Spread (m): 2N, 3E, 7S, 4W Crown Clearance (m): 0.5 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 6.5m. Area: 133 sq m.	Physiological Condition: Good Structural Condition: Fair	Unusual varietated species. Asymmetrical crown shape.		B
G006	Mixed species *(Mixed species)*	Height (m): 11 Stem Diam(mm): 350 Spread (m): 6N, 6E, 6S, 6W	Area: 336 sq m.	Physiological Condition: Fair	Group of five Oak one horse chestnut one silver birch and one ash.	Crown raise over access drive to allow 3.5m clearance over drive (if necessary).	B

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Ref.	Species	Measurements	RPA	Condition	General Observations	Work Recs.	Retention Category
		Crown Clearance (m): 1 Life Stage: Early Mature Rem. Contrib.: 40+ Years		Structural Condition: Fair			
T007	Horse chestnut *(Aesculus hippocastanum)*	Height (m): 9 2 stems (mm): 410,500 Spread (m): 5.5N, 5.5E, 5.5S, 5.5W Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	Radius: 7.8m. Area: 191 sq m.	Physiological Condition: Good Structural Condition: Poor	Failed upper crown at 6m.		C
T008	Pedunculate oak *(Quercus robur)*	Height (m): 8 Stem Diam(mm): 430 Spread (m): 5N, 5E, 5S, 7W Crown Clearance (m): 1 Life Stage: Early Mature Rem. Contrib.: 40+ Years	Radius: 5.2m. Area: 85 sq m.	Physiological Condition: Good Structural Condition: Good			B
G009	Mixed species *(Mixed species)*	Height (m): 15 Stem Diam(mm): 200 Spread (m): 2.5N, 2.5E, 2.5S, 2.5W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	Area: 75 sq m.	Physiological Condition: Good Structural Condition: Fair	Narrow form.		C
T010	Hornbeam *(Carpinus betulus)*	Height (m): 8 Stem Diam(mm): 500 Spread (m): 8N, 2E, 8S, 8W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 6.0m. Area: 113 sq m.	Physiological Condition: Good Structural Condition: Fair		Crown raise over access drive to allow 3.5m clearance over drive (if necessary).	B
T011	Lawson cypress *(Chamaecyparis lawsoniana)*	Height (m): 15 Stem Diam(mm): 540 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 0	Radius: 6.5m. Area: 133 sq m.	Physiological Condition: Good Structural Condition: Poor	Multiple stems above 7m.		C

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Ref.	Species	Measurements	RPA	Condition	General Observations	Work Recs.	Retention Category
		Life Stage: Mature Rem. Contrib.: 20+ Years					
T012	Hornbeam *(Carpinus betulus)*	Height (m): 17 Stem Diam(mm): 420 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 5.0m. Area: 79 sq m.	Physiological Condition: Good Structural Condition: Good		Crown raise over access drive to allow 3.5m clearance over drive (if necessary).	B
T013	Hornbeam *(Carpinus betulus)*	Height (m): 17 Stem Diam(mm): 410 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 4.9m. Area: 75 sq m.	Physiological Condition: Good Structural Condition: Good		Crown raise over access drive to allow 3.5m clearance over drive (if necessary).	B
T014	Common beech *(Fagus sylvatica)*	Height (m): 17 Stem Diam(mm): 500 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 6.0m. Area: 113 sq m.	Physiological Condition: Good Structural Condition: Good	Linear avenue landsca feature.	Crown raise over access drive to allow 3.5m clearance over drive (if necessary).	B
T015	Common beech *(Fagus sylvatica)*	Height (m): 18 Stem Diam(mm): 350 Spread (m): 5.5N, 5.5E, 5.5S, 5.5W Crown Clearance (m): 0.5 Life Stage: Early Mature Rem. Contrib.: 40+ Years	Radius: 4.2m. Area: 55 sq m.	Physiological Condition: Good Structural Condition: Fair		Crown raise over access drive to allow 3.5m clearance over drive (if necessary).	B
T016	Norway maple *(Acer platanoides)*	Height (m): 18 Stem Diam(mm): 470 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 1 Life Stage: Early Mature Rem. Contrib.: 20+ Years	Radius: 5.6m. Area: 99 sq m.	Physiological Condition: Good Structural Condition: Poor	Decayed trunk on south.	Crown raise over access drive to allow 3.5m clearance over drive (if necessary).	C

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Ref.	Species	Measurements	RPA	Condition	General Observations	Work Recs.	Retention Category
T017	Norway maple *(Acer platanoides)*	Height (m): 18 Stem Diam(mm): 350 Spread (m): 8N, 8E, 8S, 8W Crown Clearance (m): 1 Life Stage: Early Mature Rem. Contrib.: 20+ Years	Radius: 4.2m. Area: 55 sq m.	Physiological Condition: Good Structural Condition: Good		Crown raise over access drive to allow 3.5m clearance over drive (if necessary).	B
T018	Norway maple *(Acer platanoides)*	Height (m): 18 Stem Diam(mm): 390 Spread (m): 8N, 8E, 8S, 8W Crown Clearance (m): 1 Life Stage: Early Mature Rem. Contrib.: 20+ Years	Radius: 4.7m. Area: 69 sq m.	Physiological Condition: Good Structural Condition: Good		Crown raise over access drive to allow 3.5m clearance over drive (if necessary).	B
T019	Norway maple *(Acer platanoides)*	Height (m): 18 Stem Diam(mm): 430 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 1 Life Stage: Early Mature Rem. Contrib.: 20+ Years	Radius: 5.2m. Area: 85 sq m.	Physiological Condition: Good Structural Condition: Good		Crown raise over access drive to allow 3.5m clearance over drive (if necessary).	B
T020	Lime *(Tilia sp.)*	Height (m): 19 Stem Diam(mm): 570 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 0.5 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 6.8m. Area: 145 sq m.	Physiological Condition: Good Structural Condition: Good	Part of linear landscape feature.		B
T021	Scots pine *(Pinus sylvestris)*	Height (m): 13 Stem Diam(mm): 510 Spread (m): 4N, 6E, 4S, 4W Crown Clearance (m): 3.5 Life Stage: Mature Rem. Contrib.: <10 years	Radius: 6.1m. Area: 117 sq m.	Physiological Condition: Poor Structural Condition: Poor	Declining health.		C
T022	Lime *(Tilia sp.)*	Height (m): 19 Stem Diam(mm): 520 Spread (m): 5N, 5E, 5S, 5W	Radius: 6.2m. Area: 121 sq m.	Physiological Condition: Good	Part of linear landscape feature.		B

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Ref.	Species	Measurements	RPA	Condition	General Observations	Work Recs.	Retention Category
		Crown Clearance (m): 0.5 Life Stage: Mature Rem. Contrib.: 40+ Years		Structural Condition: Good			
T023	Lime *(Tilia sp.)*	Height (m): 19 Stem Diam(mm): 570 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 0.5 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 6.8m. Area: 145 sq m.	Physiological Condition: Good Structural Condition: Good	Part of linear landscape feature. Unable to measure trunk due to epicormic growth.		B
T024	Lime *(Tilia sp.)*	Height (m): 19 8 stems, avg.(mm): 220 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 0.5 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 7.5m. Area: 177 sq m.	Physiological Condition: Good Structural Condition: Good	Part of linear landscape feature. Multi-stemmed coppice form.		B
T025	Common beech *(Fagus sylvatica)*	Height (m): 22 Stem Diam(mm): 640 Spread (m): 8N, 8E, 8S, 8W Crown Clearance (m): 0.5 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 7.7m. Area: 186 sq m.	Physiological Condition: Good Structural Condition: Good	Part of linear landscape feature.	Crown raise over access drive to allow 3.5m clearance over drive (if necessary).	B
T026	Common beech *(Fagus sylvatica)*	Height (m): 22 Stem Diam(mm): 480 Spread (m): 8N, 8E, 8S, 8W Crown Clearance (m): 0.5 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 5.8m. Area: 106 sq m.	Physiological Condition: Good Structural Condition: Good	Part of linear landscape feature.	Crown raise over access drive to allow 3.5m clearance over drive (if necessary).	B
T027	Hornbeam *(Carpinus betulus)*	Height (m): 17 Stem Diam(mm): 410 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 0.5 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 4.9m. Area: 75 sq m.	Physiological Condition: Good Structural Condition: Good	Part of linear landscape feature.		B

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Ref.	Species	Measurements	RPA	Condition	General Observations	Work Recs.	Retention Category
T028	Hornbeam *(Carpinus betulus)*	Height (m): 8 Stem Diam(mm): 470 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 0.5 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 5.6m. Area: 99 sq m.	Physiological Condition: Good Structural Condition: Poor	Part of linear landscape feature. Historic trunk failure in crown.		C
T029	Hornbeam *(Carpinus betulus)*	Height (m): 17 Stem Diam(mm): 360 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 0.5 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 4.3m. Area: 58 sq m.	Physiological Condition: Good Structural Condition: Good	Part of linear landscape feature.		B
G030	Mixed species *(Mixed species)*	Height (m): 18 Stem Diam(mm): 300 Spread (m): 3.5N, 3.5E, 3.5S, 3.5W Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 20+ Years	Area: 179 sq m.	Physiological Condition: Poor Structural Condition: Fair	Group of 5 ash , 1 oak, and 1 Scots pine. Trees are generally in poor condition with varying states of decline in the pine and the ash. Young oak tree appears healthy.		C
T031	Tulip tree *(Liriodendron tulipifera)*	Height (m): 13 Stem Diam(mm): 270 Spread (m): 4N, 5E, 2S, 4W Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 40+ Years	Radius: 3.2m. Area: 32 sq m.	Physiological Condition: Good Structural Condition: Good		Crown raise over access drive to allow 3.5m clearance over drive (if necessary).	B
T032	Pedunculate oak *(Quercus robur)*	Height (m): 19 Stem Diam(mm): 610 Spread (m): 11N, 11E, 11S, 11W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 7.3m. Area: 167 sq m.	Physiological Condition: Good Structural Condition: Fair	Basal cavity.		B
T033	Lime *(Tilia sp.)*	Height (m): 17 Stem Diam(mm): 490	Radius: 5.9m. Area: 109 sq m.	Physiological Condition: Good	Tree not on topographical survey, position approximate.		B

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Ref.	Species	Measurements	RPA	Condition	General Observations	Work Recs.	Retention Category
		Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 40+ Years		Structural Condition: Good	Bark exudation evident.		
T034	Common ash *(Fraxinus excelsior)*	Height (m): 25 2 stems (mm): 840,900 Spread (m): 9.5N, 9.5E, 9.5S, 9.5W Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 10+ Years	Radius: 14.8m. Area: 688 sq m.	Physiological Condition: Fair Structural Condition: Fair	Dieback at crown extremities. Probably Chalara infection.		B
T035	Poplar 'Variegata' *(Populus sp.)*	Height (m): 8 Stem Diam(mm): 470 Spread (m): 3.5N, 3.5E, 3.5S, 3.5W Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: <10 years	No RPA due to Retention Category of U.	Physiological Condition: Poor Structural Condition: Poor	In final stage of decline.		U
G036	Mixed species *(Mixed species)*	Height (m): 17 Stem Diam(mm): 400 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	Area: 430 sq m.	Physiological Condition: Fair Structural Condition: Fair	Riperian group consisting of predominantly alder with 1 hawthorn. Growing on bank of stream.		B
H037	Laurel cherry x40 *(Prunus laurocerasus)*	Height (m): 2 40 stems, avg.(mm): 100 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 1.2m. Area: 87 sq m.	Physiological Condition: Good Structural Condition: Good	Hedge (managed).		C
H038	Laurel cherry x10 *(Prunus laurocerasus)*	Height (m): 2 10 stems, avg.(mm): 100 Spread (m): 1N, 1E, 1S, 1W	Radius: 1.2m. Area: 22 sq m.	Physiological Condition: Good	Hedge (managed).		C

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Ref.	Species	Measurements	RPA	Condition	General Observations	Work Recs.	Retention Category
		Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years		Structural Condition: Good			
T039	Weeping willow *(Salix babylonica)*	Height (m): 8 Stem Diam(mm): 280 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Life Stage: Early Mature Rem. Contrib.: <10 years	Radius: 3.4m. Area: 36 sq m.	Physiological Condition: Poor Structural Condition: Fair	Sparse crown.		C
T040	Pedunculate oak *(Quercus robur)*	Height (m): 16 Stem Diam(mm): 480 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 40+ Years	Radius: 5.8m. Area: 106 sq m.	Physiological Condition: Good Structural Condition: Good			B
T041	Pedunculate oak *(Quercus robur)*	Height (m): 17 Stem Diam(mm): 650 Spread (m): 7.5N, 8E, 9S, 8W Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 7.8m. Area: 191 sq m.	Physiological Condition: Good Structural Condition: Good		Crown raise over access drive to allow 3.5m clearance over drive (if necessary).	B
G042	Common ash x10 *(Fraxinus excelsior)*	Height (m): 20 10 stems, avg.(mm): 400 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: <10 years	No RPA due to Retention Category of U.	Physiological Condition: Poor Structural Condition: Fair	Extensive dieback. Likely Chalara infection.		U
T043	Pedunculate oak *(Quercus robur)*	Height (m): 16 Stem Diam(mm): 1000 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 4 Life Stage: Veteran Rem. Contrib.: 40+ Years	Radius: 15.0m. Area: 707 sq m.	Physiological Condition: Fair Structural Condition: Fair	Veteran, in a phase of retrenchment. Unable to access trunk.		A

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Ref.	Species	Measurements	RPA	Condition	General Observations	Work Recs.	Retention Category
T044	Atlas cedar 'Variegata' *(Cedrus atlantica)*	Height (m): 12 Stem Diam(mm): 270 Spread (m): 2.5N, 2.5E, 2.5S, 2.5W Crown Clearance (m): 1.5 Life Stage: Early Mature Rem. Contrib.: 40+ Years	Radius: 3.2m. Area: 32 sq m.	Physiological Condition: Good Structural Condition: Good			C
G045	Common ash x2 *(Fraxinus excelsior)*	Height (m): 16 2 stems, avg.(mm): 250 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 40+ Years	Area: 114 sq m.	Physiological Condition: Good Structural Condition: Good	Minor dieback on eastern stem.		B
T046	Lawson cypress *(Chamaecyparis lawsoniana)*	Height (m): 22 2 stems (mm): 420,740 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	Radius: 10.2m. Area: 327 sq m.	Physiological Condition: Good Structural Condition: Fair	Subdominant stem.		B
T047	Common ash *(Fraxinus excelsior)*	Height (m): 20 Stem Diam(mm): 530 Spread (m): 5N, 5E, 5S, 8W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: <10 years	No RPA due to Retention Category of U.	Physiological Condition: Poor Structural Condition: Fair	In final stage of decline.		U
G048	Common alder x2 *(Alnus glutinosa)*	Height (m): 14 2 stems, avg.(mm): 550 Spread (m): 5.5N, 5.5E, 5.5S, 5.5W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	Area: 329 sq m.	Physiological Condition: Fair Structural Condition: Fair	Deadwood in crown. Dieback in crown. Historic pruning.		B

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Ref.	Species	Measurements	RPA	Condition	General Observations	Work Recs.	Retention Category
T049	Weeping willow *(Salix babylonica)*	Height (m): 7 Stem Diam(mm): 170 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Life Stage: Dead	No RPA due to Retention Category of U.	Physiological Condition: Dead Structural Condition:			U
T050	Star magnolia 'c.v.' *(Magnolia stellata)*	Height (m): 3 3 stems, avg.(mm): 100 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1.5 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	Radius: 2.1m. Area: 14 sq m.	Physiological Condition: Good Structural Condition: Good			C
G051	Common alder x20 *(Alnus glutinosa)*	Height (m): 20 20 stems, avg.(mm): 330 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	Area: 1089 sq m.	Physiological Condition: Good Structural Condition: Good	Riparian group on steam bank.		B
T052	Common ash *(Fraxinus excelsior)*	Height (m): 27 Stem Diam(mm): 1340 Spread (m): 12N, 12E, 12S, 12W Crown Clearance (m): 7 Life Stage: Mature Rem. Contrib.: 10+ Years	Radius: 15.0m. Area: 707 sq m.	Physiological Condition: Poor Structural Condition: Fair	Dieback. Probably Chalara infection.		C
T053	Atlas cedar 'Variegata' *(Cedrus atlantica)*	Height (m): 5.5 2 stems, avg.(mm): 120 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	Radius: 2.0m. Area: 13 sq m.	Physiological Condition: Good Structural Condition: Fair			C
T054	Common ash *(Fraxinus excelsior)*	Height (m): 23 Stem Diam(mm): 890 Spread (m): 5N, 13E, 5S, 5W Crown Clearance (m): 2.5	Radius: 10.7m. Area: 360 sq m.	Physiological Condition: Fair Structural Condition: Fair	Minor dieback, likely to be Chalara.		B

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Ref.	Species	Measurements	RPA	Condition	General Observations	Work Recs.	Retention Category
		Life Stage: Mature Rem. Contrib.: 10+ Years					
T055	Common ash *(Fraxinus excelsior)*	Height (m): 19 Stem Diam(mm): 740 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 10+ Years	Radius: 8.9m. Area: 249 sq m.	Physiological Condition: Good Structural Condition: Poor	Cavity and evidence of decay at fork union at 2m.	Crown raise over access drive to allow 3.5m clearance over drive (if necessary).	C
T056	Pedunculate oak *(Quercus robur)*	Height (m): 19 Stem Diam(mm): 710 Spread (m): 7N, 7E, 7S, 3W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	Radius: 8.5m. Area: 227 sq m.	Physiological Condition: Good Structural Condition: Fair	Cavity and evidence of decay in trunk at 2m.	Crown raise over access drive to allow 3.5m clearance over drive (if necessary).	B
T057	Common ash *(Fraxinus excelsior)*	Height (m): 18 Stem Diam(mm): 690 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: <10 years	Radius: 8.3m. Area: 216 sq m.	Physiological Condition: Poor Structural Condition: Fair	Dieback, likely Chalara infection.		C

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Appendix B

Tree Protection Plan

REV	DATE	DESCRIPTION

LEGEND

- Category U
- Category A
  Trees of high quality
- Category B
  Trees of moderate quality
- Category C
  Trees of low quality
- RPA using formula in accordance with BS5837:2012
- Location of Protective Fencing
- Temporary ground protection
- Special construction methods

Trees categorised in accordance with BS5837:2012 "Trees in relation to design, demolition and construction ï Recommendations"

The original of this drawing was produced in colour ï a monochrome copy should not be relied upon

G006 -B
T007 -C
T008 -B
T001 -A
G009 -C
T011 -C
T021 -C
T010 -B
T012 -B
T013 -B
T002 -B
T003 -B
T004 -B
T005 -B
T014 -B
T015 -B
T016 -C
T017 -B
T018 -B
T019 -B
T020 -B
T022 -B
T023 -B
T024 -B
T025 -B
T026 -B
T027 -B
T028 -C
T029 -B
G030 -C

Above ground driveway construction will be used within RPAs.

Above ground driveway construction will be used within RPAs.

Temporary ground protection will be installed to allow construction access within RPAs

Construction access/exit route.



LOCATIONS ARE APPROXIMATE.

PROJECT
Chesworth House

TITLE
TpP01 revA - Tree Protection

CLIENT
-

DATE
03/06/24

SCALE
1:250 @ A1

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T031 -B
Construction access/exit route.
T032 -B
T033 -B
T034 -B
T035 -U
T040 -B
G042 -U
Construction storage, mixing, and welfare area.
G036 -B
H037 -C
T043 -A
T041 -B
If netlon fencing is too restrictive for construction access then temporary ground protection will be installed.
T039 -C
G045 -B
T057 -C
H038 -C
T044 -C
T056 -B
Temporary ground protection will be installed to allow construction access within RPAs
T055 -C
T046 -B
T054 -B
T047 -U
Construction storage, mixing, and welfare area.
T053 -C
G048 -B
G051 -B
T052 -C
T050 -C
T049 -U

REV	DATE	DESCRIPTION

LEGEND

- Category U
- Category A
  Trees of high quality
- Category B
  Trees of moderate quality
- Category C
  Trees of low quality
- RPA using formula in accordance with BS5837:2012
- Location of Protective Fencing
- Temporary ground protection
- Special construction methods

Trees categorised in accordance with BS5837:2012 "Trees in relation to design, demolition and construction ï Recommendations"

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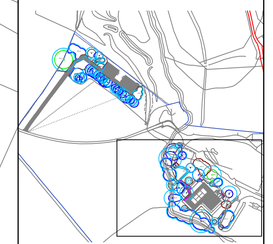

LOCATIONS ARE APPROXIMATE.

PROJECT
Chesworth House

TITLE
TPP02 revA - Tree Protection

CLIENT
-

DATE
03/06/24

SCALE
1:250 @ A1

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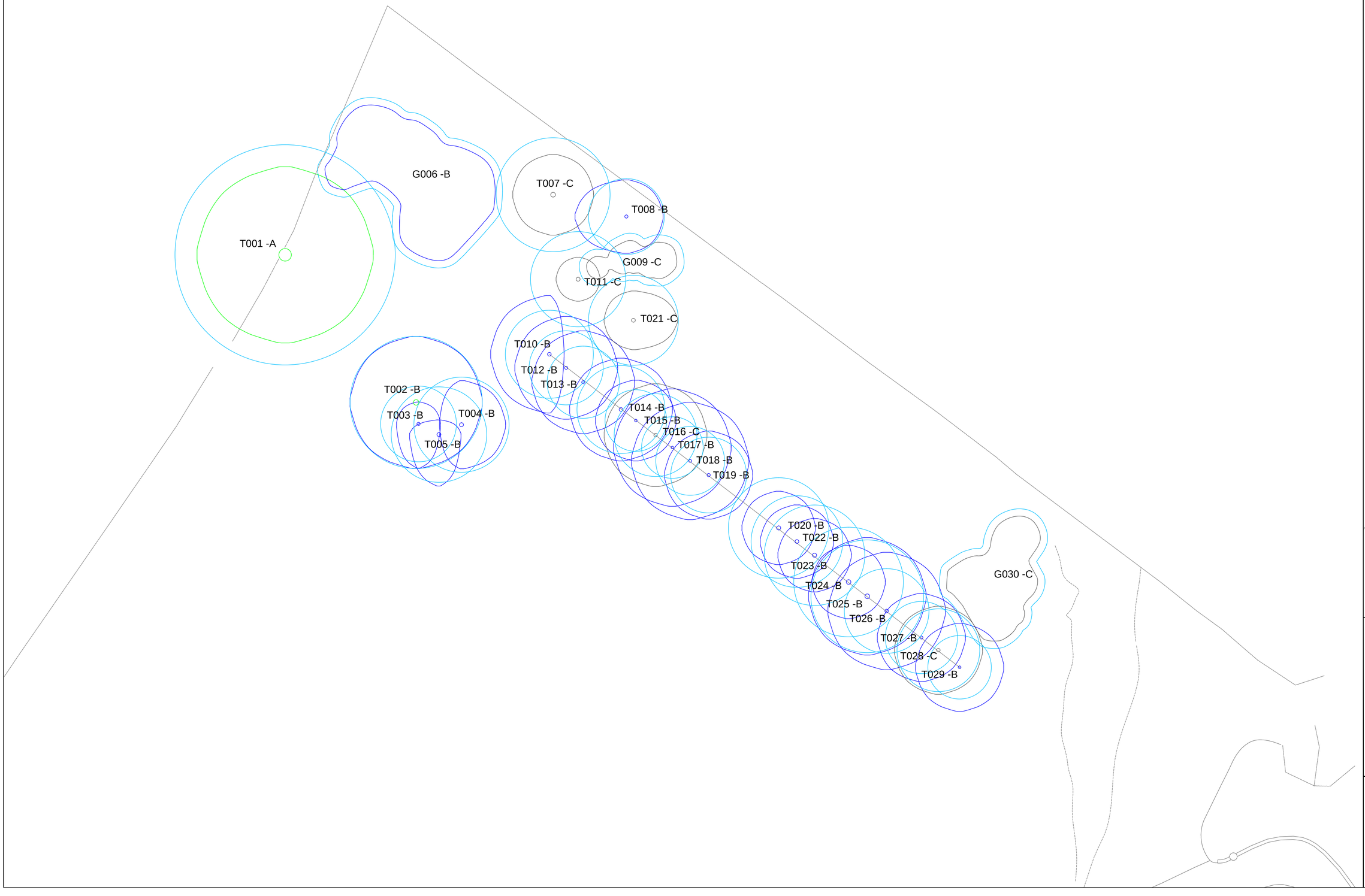
Appendix C

Tree Constraints Plan



REV	DATE	DESCRIPTION

LEGEND

- Category U
- Category A
  Trees of high quality
- Category B
  Trees of moderate quality
- Category C
  Trees of low quality
- RPA using formula in
  accordance with BS5837:2012

Trees categorised in accordance with BS5837:2012 "Trees in relation to design, demolition and construction ï Recommendations"

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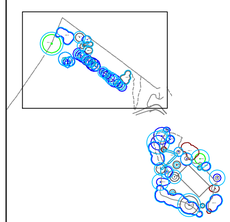

LOCATIONS ARE APPROXIMATE.

PROJECT
Chesworth House

TITLE
TCP01 revA - Tree Constraints

CLIENT
-

DATE
03/06/24

SCALE
1:250 @ A1

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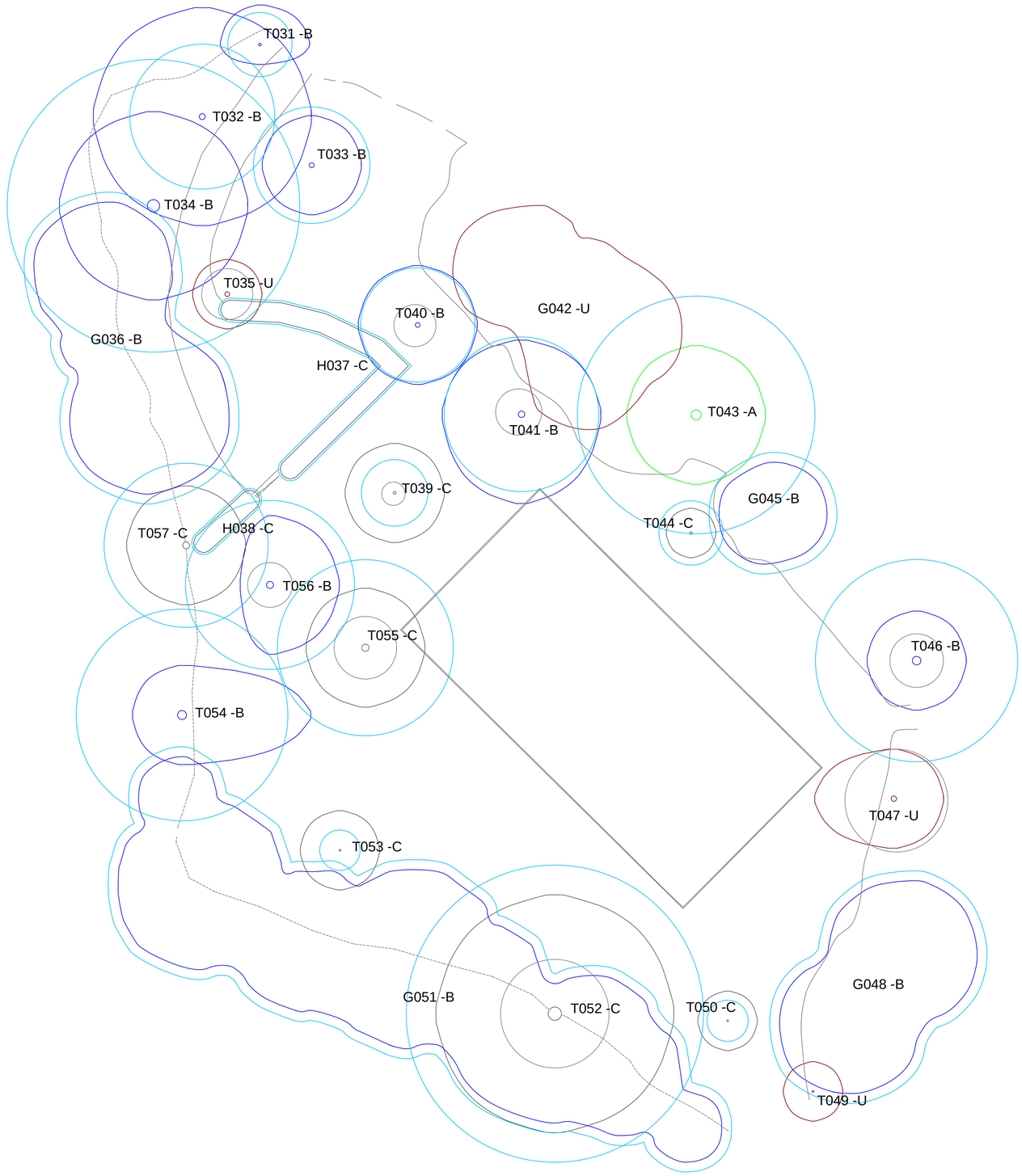


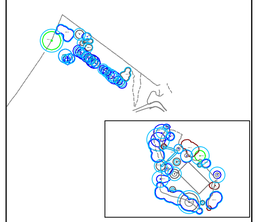
REV	DATE	DESCRIPTION

LEGEND

- Category U
- Category A
  Trees of high quality
- Category B
  Trees of moderate quality
- Category C
  Trees of low quality
- RPA using formula in
  accordance with BS5837:2012

Trees categorised in accordance with BS5837:2012 "Trees in relation to design, demolition and construction ï Recommendations"

The original of this drawing was produced in colour ï a monochrome copy should not be relied upon



LOCATIONS ARE APPROXIMATE.

PROJECT

Chesworth House

TITLE

TCP02 revA - Tree Constraints

CLIENT

-

DATE

03/06/24

SCALE

1:250 @ A1

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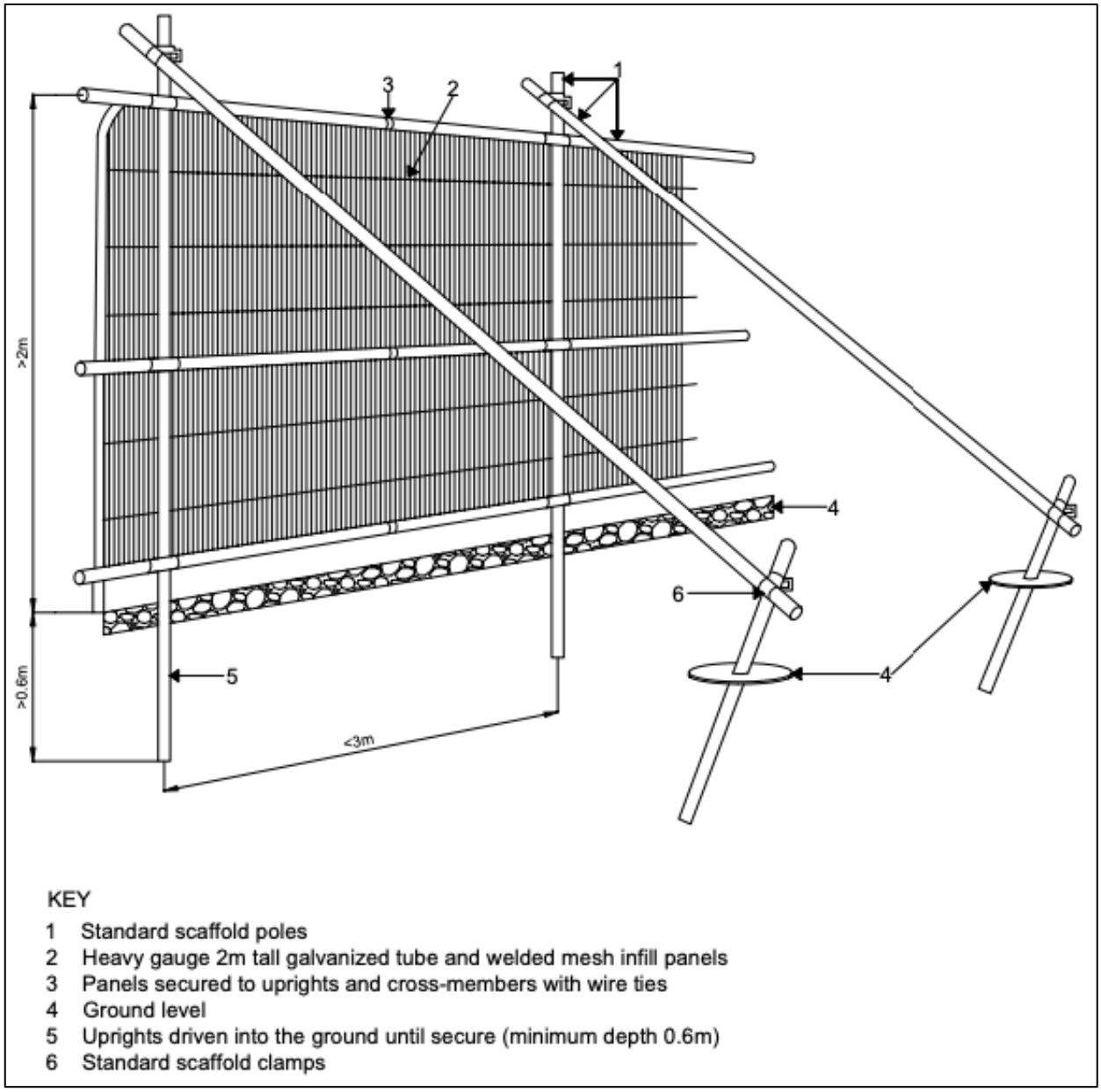
Appendix D

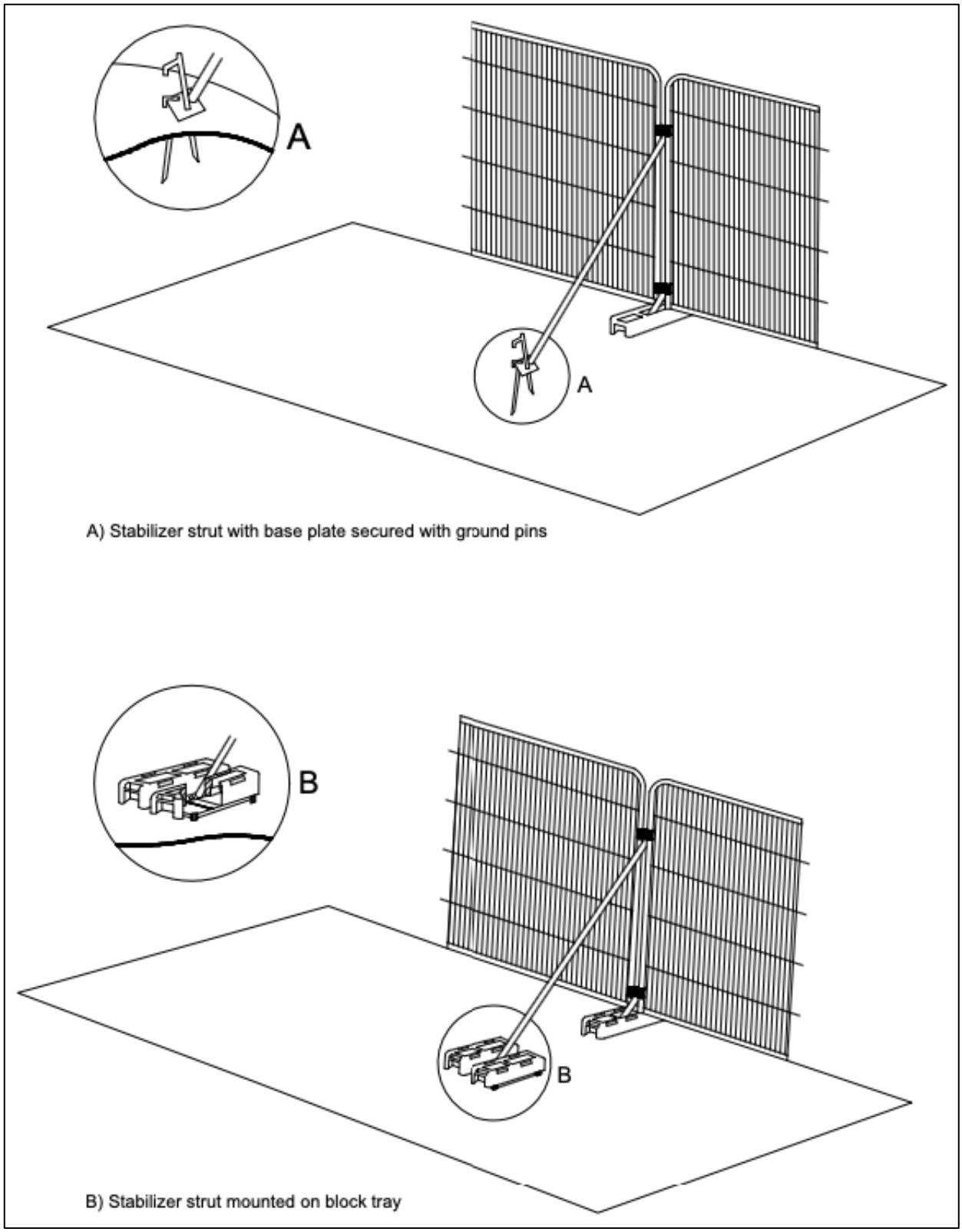
Examples of Tree Protection



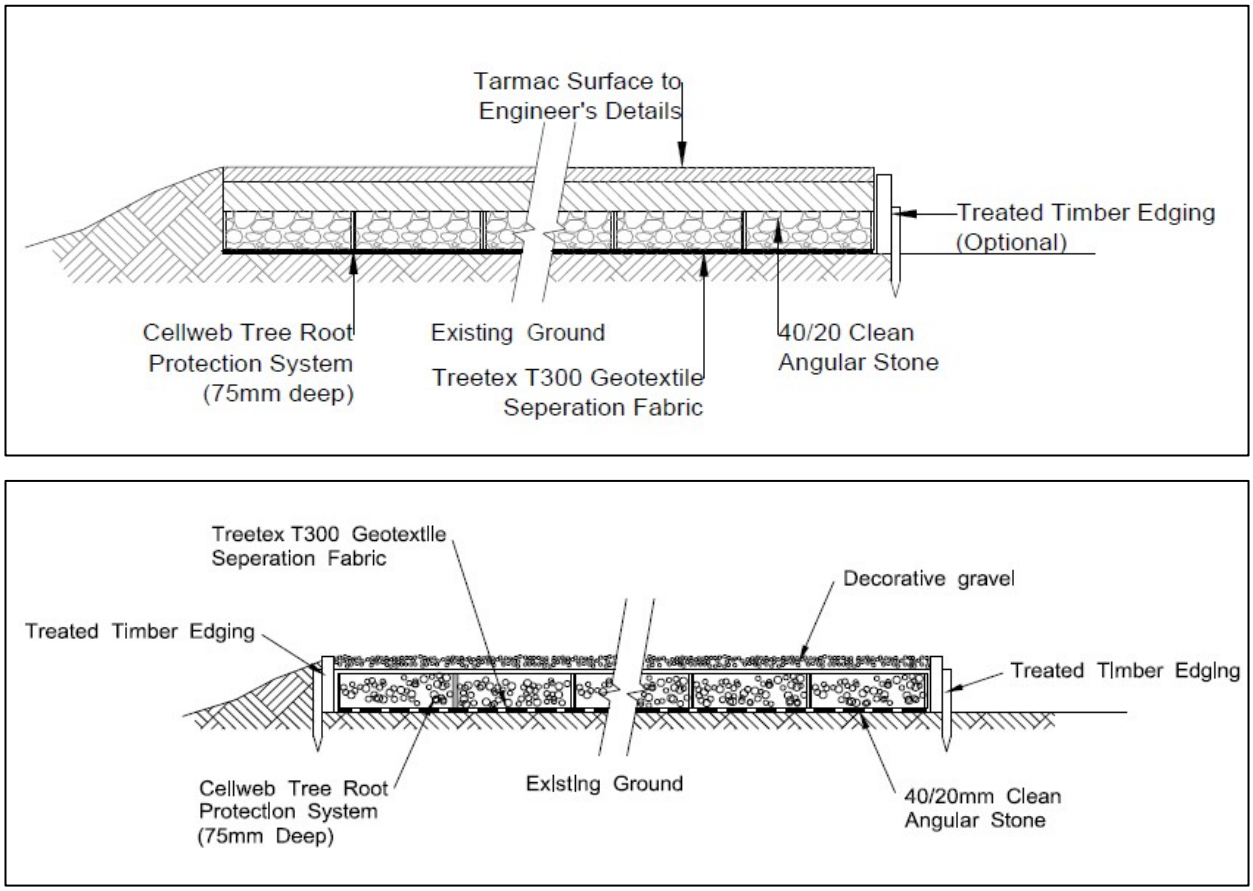
KEY

1 Standard scaffold poles
2 Heavy gauge 2m tall galvanized 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

BS5837:2012: *Figure 2 - Default specification for protective barrier*



BS5837:2012: *Figure 3 - Examples of above-ground stabilizing systems*



Examples of Cellular Confinement System Details (Cellweb)

Example of tree protection sign for fencing (print and laminate this page)

Appendix E

Tree Survey Limitations

- The assessment of the trees was for the purposes relevant to planning and development and was made on the basis that they will be biennially inspected in the future to identify any changes in size and condition and review the original constraints and categorisations. For these reasons, the tree assessment advice only remains valid for two years from the date that the trees were last inspected.

- This survey is not a tree safety inspection. It is carried out in order to inform the planning process. Where clear and obvious hazards have been observed, these have been addressed in the recommendations (see Appendix A - Tree Schedule). A full assessment of the levels of risk posed by trees would need to consider site use together with tree hazards.

- All observations were of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level. No invasive or other detailed internal decay detection devices were used in assessing trunk condition.

- The conclusions relate to conditions found at the time of survey. Any significant alteration to the site that may affect the trees that are present or have a bearing on the planning implications (including level changes, hydrological changes, extreme climatic events, or other site works) will require a re-assessment of the trees and the site.

- Each tree, hedge, and group was inspected and the numbering scheme is indicated on the plans. Where important trees were found on site that were not included on the provided plan, their approximate positions and canopy extents are indicated on the plan.

- Offsite trees within influencing distance of the site (typically those located within a distance of up to 12 times their stem diameter away from the site) were included in the survey.

- The data collection is fully compliant with the advice in subsection 4.4.2 of BS 5837.