

ARBORICULTURAL REPORT

4a Woods Road, Caversham, Reading, RG4 6NA



Arboricultural Impact Assessment
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TREE SURVEY

1. INSTRUCTION AND TERMS OF REFERENCE

Consulting with Trees Ltd (CwT) received instruction from Mr John Brown to provide arboricultural input to development proposals at 4a Woods Road, Caversham, Reading, RG4 6NA, comprising an Arboricultural Impact Assessment (AIA) to support a planning application for redevelopment of the site comprising demolition of a single residential dwelling (no.5 Woods Road) and construction of 3 no. new dwellings. The arboricultural documents have been produced in accordance with the following brief:

Tree Condition Survey: The survey is restricted to trees and hedges located on and immediately adjacent to the site and relates to development proposals detailed on the CVS Designs 'Block Plan' drawing ref. 'BP John' dated June 2018 provided with your brief.

- visit the site and undertake a detailed inspection of the tree's health, vigour and structural integrity so as to determine their safe useful life expectancy (SULE) and to categorise the trees in accordance with BS 5837/2012 'Trees in relation to design, demolition and construction - Recommendations'
- assess the impact of the trees on the site, surrounding structures and consider future compatibility between the trees and any existing and proposed structures.

Arboricultural Impact Assessment (AIA): The AIA is also limited to trees standing on or immediately adjacent to the site and will accord with BS 5837/2012

- collate tree survey data as part of the initial site visit detailed above, as necessary to inform the AIA
- produce AIA report comprising tree schedule (including tree condition findings), tree constraints plan (TCP), impact assessment and any potential, envisaged mitigation measures relative to the development proposals
- the proposal assumes that a scaled site plan can be provided in dwg and pdf format to enable the subject trees to be accurately plotted as part of the site survey and to be used as baseline data for the TCP.

2. SCOPE AND METHOD OF SURVEY

The report is concerned with the arboricultural aspects of the site only and restricted to trees and hedges on or immediately adjacent to the site where such trees and hedges are considered to be within the zone of influence of the development proposals. Having assessed the site and extent of proposed development, a total of 12 individual trees, 2 groups of trees and 6 hedges have been included in the report.

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

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

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

The reference numbers of surveyed trees and groups of trees are shown on the Tree Constraints Plan (TCP) which is attached at appendix 2, and the annotated tree detail is based on data collated during our site survey. The 360-Geomatics 'Topographical Survey' drawing ref. 360G/19015T/100 has been used as a source of baseline data for the TCP.

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

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

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

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

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

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

Any estimated figures are followed by (e) in the schedule.

SUMMARY OF GRADING CATEGORIES BS5837:2012

Trees for removal

U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years and should be **removed** for reasons of sound arboricultural management. (Identified by **dark red** colouration on the TCP.)

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

Trees to be considered for retention

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

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

C Those of **low** quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm. (Identified by **grey** colouration on the TCP).

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

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

1: Mainly arboricultural values.

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

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

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

2: Mainly landscape values

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

B2 Trees present in numbers, usually as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.

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

3: Mainly cultural values, including conservation.

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

B3 Trees with material conservation or other cultural value.

C3 Trees with no material conservation or other cultural value.

ARBORICULTURAL IMPACT ASSESSMENT

3. INTRODUCTION

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

In this instance CwT have been consulted in the latter stages of the design stage of the project and prior to submission of the planning application. The AIA will therefore seek to inform the design process, although the general design parameters and the extent of the development had already been established at time of writing. Having assessed the site and extent of proposed development, a total of 12 individual trees, 2 groups of trees and 6 hedges have been included in the report.

The Tree Constraints Plan (TCP) at appendix 2 indicates the protection zones (as specified in BS5837/2012) that the trees will require if they are to be successfully retained as part of the development proposals. All development related activity should therefore avoid encroachment of the protection areas. Where encroachment is found to be unavoidable the feasibility for adequate impact mitigation through the adoption of appropriate specific protection measures, construction specifications and methodology, is considered in sections 5 to 8 below. Where considered feasible, the details of these protection measures should be used to inform production of an Arboricultural Method Statement (AMS). It is suggested that production of and adherence to the AMS could be secured by appropriate conditions attached to any planning permission.

These specifications must be strictly complied with to ensure that where considered necessary or desirable to retain trees, adequate provision will be made for their protection and successful retention.

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

4. THE PROPOSAL

This report deals solely with proposed redevelopment project for 3 detached dwellings at 4a Woods Road, Caversham, Reading, RG4 6NA, details of which are provided in the CVS Designs 'Block Plan' drawing ref. 'BP John' dated June 2018 and additional supporting documents that will be submitted as part of the planning application.

5. APPRAISAL

Information obtained from Reading Borough Council as part of our desktop assessment advises that the site is not within a conservation area but that Reading Borough Council Tree Preservation Order (TPO) ref. TPO 13/18 is applicable to a single oak tree (reference T4 of this report) that stands on the western boundary of the rear garden of the site. See TCP at appendix 2. No other tree related legislative constraints were identified.

The site currently comprises two detached residential dwellings (nos. 4a and 5 Woods Road) with a garage, greenhouse and shed set in the rear garden area. It is understood that the proposals seek to retain the dwelling no.4a and demolish and rebuild no.5 in an amended location so as to facilitate construction of 2 additional dwellings and associated access and parking. The site is located in a quiet suburban residential area on the eastern side of Caversham. Residential dwellings are located either side of the site (to the SW and NE, with the southern boundary fronting onto Woods Road. A public footpath runs east west immediately adjacent to the rear, northern boundary with Reading Cemetery located to the north beyond the footpath.

The majority of the trees are located in the rear garden areas with no significant trees in the front gardens. See photo P1 at appendix 3. There is a variety of hedging, of variable quality, which defines the garden boundaries. With the exception of T3, T5 and G2 (see tree schedule at appendix 1 and TCP at appendix 2) all the subject trees and hedging are located on or within the site boundaries. See photos P2-P6 at appendix 3.

A total of 12 individual trees, 2 groups of trees and 6 separate lengths of hedging were surveyed. Of the trees, there were no category 'A' trees (when assessed in accordance with BS 5837:2012 best practice guidance) and only 3 individual category 'B' trees. There were 5 individual trees and 2 groups that were categorised as low grade, category 'C' trees and the remaining 4 individual trees were categorised as 'U' which suggests that they are in such poor condition that they cannot realistically be retained and should be removed for arboricultural reasons, irrespective of any development proposals. See photos P3 and P5 at appendix 3. Category C and category U trees would not normally be considered a constraint to development.

The majority of the existing trees, including B category trees T8 and T10, are proposed for removal either due to their condition or in order to facilitate the development proposals. However, as the large majority of these trees are low grade trees of poor quality and very limited amenity value, it is suggested that a comprehensive replanting scheme including new tree planting at the front of the site, has greater potential to enhance the site, ensure future compatibility with the development and assist assimilation in the surrounding landscape, when compared with the qualities of the existing treescape. It is therefore suggested that an appropriate landscaping scheme including tree planting, could be secured by conditions attached to any planning permission.

The third B category tree is T1, the oak tree which is the subject of the TPO. This tree can be retained and protected from the proposed development activity in accordance with BS 5837:2012. It appears that the tree was poorly pruned as a young sapling, potentially as part of the management of the boundary hedge in which it is located. This has resulted in the loss of apical dominance, creating a multi-

stemmed form rather than a dominant central leader which is more typical of this species. Whilst this historic deformation has resulted in relatively poor structural form and a low spreading crown, the tree is generally healthy with significant safe useful life expectancy (SULE). Whilst the tree will be the dominant feature within the small garden area of plot 2 of the proposed scheme, the aspect and location in the NW corner limits the extent of shading to the plot. It is suggested that a sensitive prescription of pruning has the potential to further enhance the overall form and improve future compatibility with the site and its use as a domestic garden. Such pruning would seek to lift the canopy height, reduce lateral spread and thin foliage density. The TPO legislation that protects the tree provides the necessary controls to ensure that the prescription of pruning is both appropriate and that it is implemented in accordance with arboricultural best practice and this will in turn ensure that the improvements to form and compatibility can be maintained with minimal ongoing management, as appropriate for a tree in an urban setting such as this.

Another dominant feature of the treescape of the site, particularly in terms of visual amenity and landscape impact, is the group G2 located along the northern boundary, immediately adjacent to the public footpath. However whilst significant as a group, the individual trees that make up the group are of relatively poor form and appear to comprise primarily of overgrown hedgerow planting such as beech and Leyland cypress. However, the group provides useful screening from the footpath and it is therefore suggested that the group be retained and protected as part of development project. It may be beneficial to bring the group back into some form of management to control the height and spread of the trees and maintain them as an informal hedge/screen.

Section 6, 7 and 8 below consider the generic and site specific constraints that will need to be addressed as part of the development proposals and outline details of the mitigation measures considered appropriate to do so. It is suggested that details of these mitigation measures and methodology for their successful implementation would normally be provided in an Arboricultural Method Statement (AMS) and it is recommended that adherence to the AMS be secured by appropriate conditions attached to any planning permission.

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

Tree(s)	Issue(s)	Detail and relevance to project
Higher category trees T4, T8 and T10	BS5837/2012	Whilst the British Standard advises restraint in attempts to retain too many trees or unsuitable trees on a development site, the premise would normally be to avoid removal of any A and B category trees i.e. healthy trees of good form and significant safe useful life expectancy (SULE) that are likely to continue to contribute to the aesthetics and amenity value of the site for >20years. The survey identified 3 individual category 'B' trees. There were no category 'A' trees. Two of the category 'B' trees are proposed for removal to facilitate development. A single category 'B' tree (T4) will be retained and protected in accordance with BS 5837/2012 along with the lower grade trees comprising G1, which is within the site boundaries and T3 which is located in the neighbouring property to the west of the site. A comprehensive tree planting and landscaping scheme is recommended to mitigate the loss of the 2 higher category trees and it is suggested that this be secured by condition attached to any planning permission. See section 5 above.
T4	Legislative constraints	The Oak (T4) is the subject of Reading Borough Council Tree Preservation Order ref. TPO 13/18 and as such is afforded protection under Section 210 of the Town and Country Planning Act 1990.
T3, T4, T5 and G2	Ownership	The large majority of the surveyed trees are located within the site boundary and are therefore under the control of the site owners. T4 is located within the western boundary hedge and as such its ownership is questionable and had not been confirmed at time of writing. Whilst ingress of branches and roots to the site may be considered a legal nuisance and can be removed under common law, any resulting damage or death of the trees may be considered criminal damage. Where trees are identified for retention provision should be made to mitigate any potential risk of damage to these trees. Where works are proposed to neighbouring trees advanced dialogue with the owners is recommended even if the works do not require their consent. Whilst the tree schedule at appendix 1 recommends removal of T5 and G2, such works will require the consent of the tree owners. Any proposed tree works should be prescribed and/or approved by a suitably qualified arboriculturist and implemented in accordance BS3998:2010 'Tree work – Recommendations'.

Tree(s)	Issue(s)	Detail and relevance to project
All trees proposed for retention	Development operations	All construction activity including demolition, site clearance, foundation construction, surface treatments and any drainage or service runs should be the subject of an AMS which seeks to ensure compliance with appropriate site management and tree protection measures.

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

Tree (s)	Issue(s)	Potential impact and recommended mitigation
All surveyed trees and hedges with the exception of T3	Demolition of dwelling (no.5) and existing out-buildings. General site clearance.	T5, T6, T7 and T9 are proposed for removal for arboricultural reasons. T1, T2, T8, T10, T11, T12, G2 and hedges H1, H4 and H6 are proposed for removal to facilitate the development. The demolition and site clearance activity has the potential to impact on the RPA of retained trees and will therefore require bespoke methodology. Potential impact: • Encroachment of RPA from demolition and site clearance activity • Ground compaction and/or disturbance associated with mechanical and pedestrian movement and general activity required to demolish the structures and clear the site • Wounding or physical damage to the tree above or below ground as a result of such activity. Recommendations: • Mitigate potential impact from development by adopting generic protection measures prescribed in BS 5837/2012 and additional site specific protection measures prescribed in the AMS • A combination of barriers and ground protection as prescribed in BS 5837/2012 will be detailed in the AMS • No excavation or ground disturbance of any kind will take place within the RPA of retained trees and hedges • Machinery activity will be excluded from the RPA of retained trees and hedges
T4, G1 and H3	Construction activity associated with the dwellings of plot 2 and 3	Potential impact: • Ground compaction associated with mechanical and pedestrian movement and general construction activity required to construct the new dwellings • Excavation associated with foundations of the dwelling of plot 2 • Ground pollution such as cement contamination • Wounding or physical damage to the tree above or below ground as a result of construction activity Recommendations: • A combination of barriers and ground protection as prescribed in BS 5837/2012 will be detailed in the AMS • No excavation or ground disturbance of any kind will take place within the RPA of retained trees and hedges

Tree(s)	Issue(s)	Potential impact and recommended mitigation
T4, G1 and H3	Construction of new main access drive and creation of turning/ parking areas and car port.	A section of the hedge H3 (approx. 10m in length) is proposed for removal to facilitate construction of the westerly turning head of the new access. See TCP at appendix 2. Potential impact: • Excavation and level changes associated with construction of new driveway and hard standing • Ground compaction associated with mechanical and pedestrian movement and general construction activity required to construct the driveway and hard standing • Wounding or physical damage to trees above or below ground as a result of hard surfacing construction activity • Permanent changes to the below ground growing environment. Recommendations: • A combination of barriers and ground protection as prescribed in BS 5837/2012 will be detailed in the AMS • No excavation or ground disturbance of any kind will take place within the RPA of retained trees and hedges
T4, G1, H2 and H3	Drainage and service runs	Potential impact: • No details of any additional drainage and/or services requirements had been confirmed at time of writing • Excavation of service trenches and/or drainage runs and soakaways within the RPA of retained trees may result in the severing or wounding of live roots • Ground compaction associated with mechanical and pedestrian movement and general construction activity required to install new drainage facilities and service runs. Recommendations: • Any amendments, upgrading or maintenance of drainage and services runs, including any new service runs, soakaways and/or holding tanks will be excluded from the RPA of retained trees and the site assessment suggests there is no need for any such encroachment • Should any need for excavation within the RPA be identified, the retained arboriculturist will be consulted and a bespoke AMS will be produced • Should encroachment of the RPA be proven to be unavoidable, service run installation will adopt trenchless techniques i.e. directional drilling and will ensure compliance with National Joint Utilities Group guidelines NJUG 4

Tree(s)	Issue(s)	Potential impact and recommended mitigation
T4, G1, H2 and H3	Hard and soft landscaping	Potential impact: • No details of proposed hard and soft landscaping requirements had been confirmed at time of writing • Landscape works, usually implemented in the latter stages of a construction project can involve excavation, cultivation and changes to levels and surfacing that have the potential to negatively impact retained trees. Recommendations: • All retained trees will be protected for the duration of the project using a combination of standard protection in accordance with BS 5837 and with specifications and methodology prescribed the AMS • Where landscape works are required within the RPA of retained trees, the retained arboriculturist will be consulted and the scheduling, construction specifications and methodology for such works will be prescribed in a bespoke AMS

8. CONCLUSIONS

- The development proposals include the removal of trees, 2 of which have been assessed as trees of moderate quality i.e. 'B' category when assessed in accordance with BS 5837:2012
- It is suggested that a detailed landscaping scheme, including new tree planting has the potential to not only mitigate the loss of those trees proposed for removal but could create an enhanced treescape that is appropriate for and compatible with the development and its assimilation with the wider landscape
- All retained trees can be protected by adopting a combination of generic tree protection measures as prescribed in BS 5837:2012 and bespoke specifications and methodology which should be provided in an arboricultural method statement (AMS)
- It is recommended that adoption of an appropriate landscape scheme and compliance with the AMS be secured by condition attached to any planning permission associated with this development.

Appendix 1

Tree Schedule

TREE SCHEDULE KEY

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

Abbreviations: **AGL** = above ground level. **(e)** = estimated measurement.

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Sruct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
S1	Mixed shrubbery comprising Cherry Laurel, Japanese Laurel and Hydrangea	EM	N/A	N/A	<2.0	N/A		Remove to facilitate development proposals.	N/A	N/A	N/A
T1	Cherry Plum (<i>Prunus cerasifera</i> 'Pissardii')	Y	<50	Av. 1.0	3.0 1.0 N/A	Good Good	Healthy young tree that could be transplanted	Remove to facilitate development proposals. Recommend transplanting as part of the landscaping scheme.	0.9 3.0	>40	C1
H1	Cypress hedge (<i>Chamaecyparis spp.</i>)	M	N/A	Av 0.5	1.5 GL N/A	Good Good	Very closely clipped formal hedge. Unable to assess dbh.	Remove to facilitate development proposals.	1.0m o/s canopy spread	>20	N/A
H2	Mixed hedge comprising Privet, Hawthorn and Ivy (<i>Ligustrum vulgare</i> , <i>Crataegus monogyna</i> and <i>Hedera helix</i>)	M	N/A	Av 1.0	1.8 GL N/A	Good Good	As for H1		1.0m o/s canopy spread	>20	N/A
H3	Cypress hedge (<i>Chamaecyparis spp.</i>)	M	N/A	Av 1.0	1.8 GL N/A	Good Good	As for H1	A section of H3 (approx. 10m in length) is proposed for removal to facilitate construction of the new access. See TCP at appendix 2.	1.0m o/s canopy spread	>20	N/A

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T2	Pear (<i>Pyrus communis</i>)	EM	230	Av 2.0	4.0 1.8 1.8 NE	Fair Fair	Dense compact 'lollipop' style canopy as a result of harsh pruning.	Remove to facilitate development proposals.	2.7 23	>20	C1
T3	Eucalyptus (<i>Eucalyptus spp.</i>)	M	500 (e)	Av. 6.0	14 2.0 N/A	Poor Poor	Located in neighbouring property. Lean to N/NW, not excessive. Previously poorly pruned resulting in poor form and structure.		6.0 113	>20	C1
T4	Pedunculate Oak (<i>Quercus robur</i>)	EM	Multi 510 190 510 300 (e)	8.0 (e) 8.5 7.5 9.0 (e)	15 1.5 2.5 S	Good Fair	Multi-stemmed from base creating low spreading crown form and poor structural form. Some deadwood throughout crown. Ivy present on 2 of the stems, restricting inspection. Epicormic growth on main stem.	Recommend pruning works to lift the canopy height, reduce lateral spread and thin foliage density so as to improve form and future compatibility with the site and its use as domestic garden.	9.6 290	>40	B1
T5	Leyland Cypress (<i>X Cupressocyparis leylandii</i>)	EM	350 (e)	6.0 (e) 3.0 (e) 3.0 5.0 (e)	14 1.5 N/A	Poor Poor	Located in neighbouring property. Suppressed by T4 resulting in malformed canopy and lean to NE. Browning and dieback of foliage suggesting infestation of Kabatina Shoot blight (<i>Kabatina thujae</i>).	Recommend removal for arboricultural reasons and to improve growing environment for T4.	4.2 55	<20	U

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Sruct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
G1	Beech x7 (<i>Fagus sylvatica</i>) Hawthorn x3 (<i>Crataegus monogyna</i>) Leyland Cypress x 8 (<i>X Cupressocyparis leylandii</i>)	EM	Av. 250 (e)	Av. 3.5	Av. 12 GL N/A	Fair Poor	Overgrown hedge line. Ivy clad, restricting inspection. Generally healthy but poor form.	Consider reduction of height and spread to manage as informal hedge/screen.	3.0	>20	C1
T6	Apple (<i>Malus spp.</i>)	M	450 (e)	Av. 4.0 (e)	6.0 (e) N/A N/A	Poor Poor	Majority of tree is dead, possibly as a result of compost being piled around base.	Recommend removal for arboricultural reasons.	N/A	<10	U
T7	Apple (<i>Malus spp.</i>)	M	230	Av. 2.5	4.5 2.0 2.5 S	Poor Poor	Supressed by G1. Extensive wounding and necrotic bark from base of main stem to 2.0m AGL.	Recommend removal for arboricultural reasons.	N/A	<10	U
T8	Caucasian Lime (<i>Tilia euchlora</i>)	EM	310	Av. 4.0	13 2.0 2.5 (e)	Good Fair	Bifurcates at 1.8m AGL – badly included main union.	Remove to facilitate development proposals.	3.6 41	>40	B1
T9	Pear (<i>Pyrus communis</i>)	EM	100 (e)	Av. 1.5	3.0 1.5 N/A	Dead	Dead	Recommend removal for arboricultural reasons.	N/A	<10	U

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Sruct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T10	Apple (<i>Malus spp.</i>)	LM	490	4.5 5.0 5.0 4.5	8.0 (e) 2.0 1.5 (e)	Good Fair	NB. Dbh measured @ 1.0m AGL due to low crown break. Previously 'topped'/pollarded resulting in spreading crown form with dense regenerative growth.	Remove to facilitate development proposals.	6.0 113	>40	B1
T11	Apple (<i>Malus spp.</i>)	M	240	3.0 2.5 4.0 2.5	6.0 (e) 1.5 N/A	Good Fair	Previously heavily pruned/pollarded resulting in compact crown form with dense regenerative growth.	Remove to facilitate development proposals.	3.0 28	>20	C1
H4	Cypress hedge Lawson Cypress (<i>Chamaecypris lawsoniana</i>)	M	Av. 90 (e)	Av. 0.5	1.5	Poor Fair	Closely clipped formal hedge that has been recently topped resulting in unsightly bare wood being exposed.	Remove to facilitate development proposals.	1.0m o/s canopy spread	<20	N/A
H5	Cypress hedge Leyland Cypress (<i>X Cupressocyparis leylandii</i>)	M	Av. 100 (e)	Av. 1.0	Av. 3.0	Poor Fair	Untidy hedge with bare section of front face resulting from harsh pruning.	Remove to facilitate development proposals.	1.0m o/s canopy spread	<20	N/A
G2	Lawson Cypress x1 (<i>Chamaecypris lawsoniana</i>) Laburnum x1 (<i>Laburnum anagyroides</i>)	EM	Av. 150 (e) Max 200	Av. 3.0	8.0 (e) 2.0 N/A	Fair Fair	Located in neighbouring property. Sparse canopy on Laburnum, competing with Cypress for light and space.	Recommend removal to facilitate development proposals.	2.4 18	<20	C2

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Sruct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
H6	Mixed hedge comprising Lilac, Forsythia and Laburnum (<i>Syringa vulgaris</i> , <i>Forsythia spp</i> and <i>Laburnum anagyroides</i>)	M	N/A	Av. 1.0	Av. 2.0	Fair Poor	Untidy scrubby section of hedge	Remove to facilitate development proposals.	1.0m o/s canopy spread	<20	N/A
T12	Holly (<i>Ilex aquifolium</i>)	SM	100 (e)	Av. 1.0	3.5 1.5 N/A	Fair Fair	Semi-formal clipped form.	Remove to facilitate development proposals.	1.2 5.0	>40	C1

Appendix 2

Tree Constraints Plan (TCP)

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

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

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

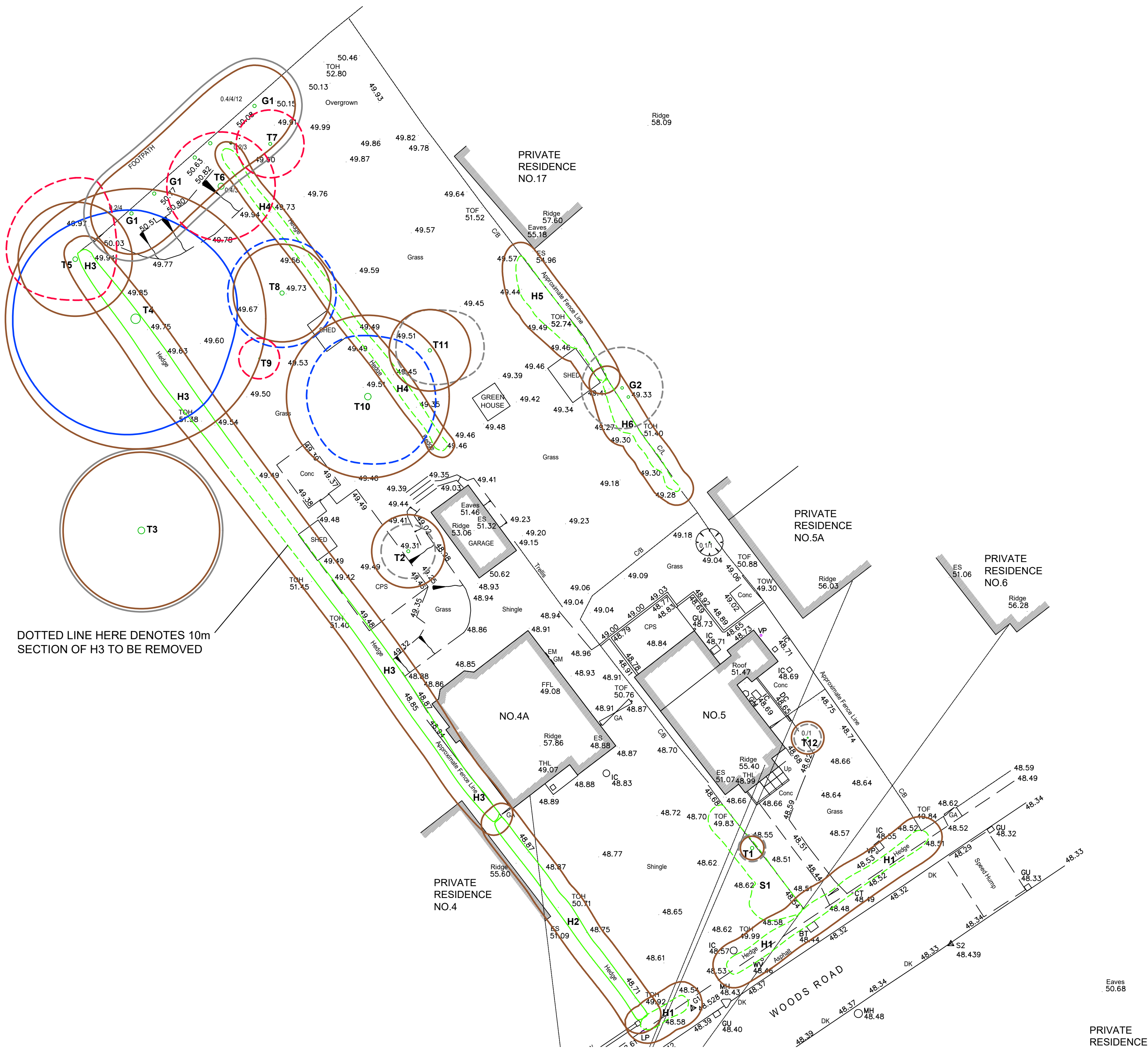
-  B.S.Tree Category A
-  B.S.Tree Category B
-  B.S.Tree Category C
-  B.S.Tree Category U
-  Crown Spread (Group)
-  Crown Spread (Hedge)

The root protection areas (RPA) are shown as symmetrical brown circles plotted at the appropriate radial distance from the centre of the tree as specified in the tree schedule.

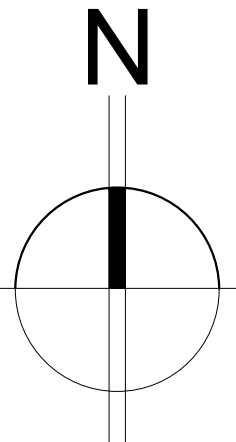
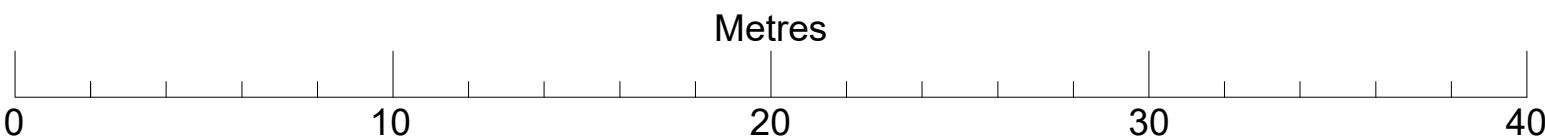
Root Protection area's (RPA):

-  Radial format

-  Tree for removal



DOTTED LINE HERE DENOTES 10m SECTION OF H3 TO BE REMOVED



Consulting with Trees

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Job

4A WOODS ROAD
CAVERSHAM
RG4 6NA

Title

TREE CONSTRAINTS PLAN

Scale

1:200 @ A1

Drawing No

CwT-TCP-19-06-04

Date

24/06/19

Revision

Appendix 3

Photographs P1 - P6



P1. There are no significant trees at the front of the properties



P2. The Oak (T1) dominates the NW corner of the site and would benefit from some appropriate pruning to improve form and compatibility.



P3. The B category Lime tree (T8) bifurcates @ 1.8m AGL. The dead pear (T9) can be seen in the foreground.



P4. The tightly forked main union of T8 is badly included, potentially reducing its SULE.



P5. The overgrown hedgerow (G1) creates effective screening on the northern boundary. The dead/dying trees (T6 and T7) can be seen in the foreground.



P6. The fruit trees (T10 and T11) are located centrally in the rear garden and will have to be removed to facilitate the development proposals.