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Arboricultural Impact Assessment

RIBA Stage 3

Forest Hill School, London

A Report To: Labosport Limited
Report Number: RT-MME-181796-02
Date: March 2025

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Report Verification

Report Version	Date	Completed by:	Checked & Approved by:
Final	13/03/2025	Andrew Hastings FdSc MArborA Senior Arboricultural Consultant	Stefan Harrison BSc (Hons) MArborA Senior Arboricultural Consultant

Declaration of Compliance

This study has been undertaken in accordance with British Standard 5837:*2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.*

Disclaimer

The contents of this report are the responsibility of Middlemarch. It should be noted that, whilst every effort is made to meet the client's brief, no site investigation can ensure complete assessment or prediction of the natural environment.

Middlemarch accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

Validity of Data

The findings of this study are valid for a period of 12 months from the date of survey. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified and experienced arboriculturist to assess any changes to the trees, groups, and hedgerows on site and to inform a review of the conclusions and recommendations made.

It should be noted that trees are dynamic living organisms that are subject to natural changes as they age or are influenced by changes in their environment. As such, following any significant meteorological event or changes in the growing environment of the trees they should be re-assessed by a suitably qualified and experienced arboriculturist.

This Arboricultural Impact Assessment has been produced following a review of a proposed development layout for the site based on data provided by the client. Should the development proposals change, this report will need to be updated to assess the impact of the amended development.

Contents

1. Introduction

1.1 Project Background

This Arboricultural Impact Assessment was commissioned by Labosport Limited to accompany a planning application for development at Forest Hill School, London. A survey of the trees on site and within influencing distance of the boundaries was undertaken on the 5th of February 2025 as part of a Preliminary Arboricultural Assessment to aid design and avoid unnecessary tree removal.

This Arboricultural Impact Assessment has been carried out in accordance with British Standard 5837:2012 *'Trees in Relation to Design, Demolition and Construction - Recommendations'*[1] (hereafter referred to as BS5837).

The purpose of this report is to:

- Review the relationship between the proposed development and the existing trees and hedgerows identified during the Preliminary Arboricultural Assessment.
- Provide a Tree Retention Plan to determine trees and hedgerows to be retained and removed in the context of the proposed development.
- Identify mitigation to offset any tree or hedgerow loss as part of the development proposals.
- Identify all areas where specific working methods are required to ensure protection of retained trees and hedgerows as part of an Arboricultural Method Statement.

1.2 Site Description, Drawings and Appendices

Attribute	Description
Location	Forest Hill School, London
National Grid Reference	TQ 35730 72278
Topography	Flat, with banked areas to the northern and eastern boundary extents.
Tree Cover	Medium and low-quality Individual trees and groups of trees, planted and ornamental.
Drawings attached	Tree Survey Plan – C181796-01-01 Tree Retention Plan – C181796-02-01
Appendices	Appendix A – Tree Schedule

Table 1.1: Summary of Site and Surroundings

[1] British Standards Institution. (2012). *British Standard 5837:2012, Trees in relation to design, demolition, and construction – Recommendations.* British Standards Institution, London.

1.3 Development Proposals

The proposed development of the site includes the construction of a new MUGA sports pitch with associated infrastructure for floodlighting and perimeter fencing.

1.4 Documentation Provided

This assessment is based upon the information provided by the client in addition to information collected by Middlemarch during the Preliminary Arboricultural Assessment, as detailed below.

Author	Document	Drawing Number	Date
LaboSport	Proposed Layout	24 001 01	04.03.25
LaboSport	Block Plan	24 0663 03	04.03.25

Table 1.2: Documentation Provided

2. Survey Methodology

2.1 Survey Scope

To determine the status of the trees within the site, a full arboricultural survey has been undertaken, assessing the species and status of all trees present. This survey has been carried out in accordance with BS5837.

All individual trees with a stem diameter greater than 75 mm are shown on the Tree Survey Plan and have been assigned a unique reference number. Trees were visually assessed and a schedule prepared listing:

- Tree number
- Species
- Tree height
- Minimum crown clearance
- Stem diameter
- Crown spread
- Age class
- Vigour
- Structural condition

Measurements for tree height, minimum crown clearance and crown spread were taken to an accuracy of 0.5 m. Stem diameter measurements were recorded to the nearest 10 mm. Any specific observations were also noted. All observations and measurements are included in Appendix A Tree Schedule.

Trees were assessed and assigned one of the following categories:

Category U:
Trees 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.

Category A:
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B:
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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.

Categories A, B and C have further sub-categories with regards to the reasons for tree retention:

- Mainly arboricultural qualities.
- Mainly landscape qualities.
- Mainly cultural values, including conservation.

N.B. Certain trees considered unsuitable to retain in their current context (Retention Category U) may possess existing or potential conservation value which make them desirable to preserve in the context of wildlife habitat (e.g. areas with limited public access).

2.2 Root Protection Area (RPA)

To avoid damage to the roots or rooting environment of retained trees, the RPA has been calculated for each of the Category A, B and C trees in accordance with section 4.6 of BS5837. BS5837 recommends this as the minimum area around a tree that contains sufficient roots and rooting volume to maintain viable tree vigour and structure. Where groups of trees have been assessed, the Root Protection Area has been shown based on the maximum sized tree stem in each group and so may exceed the Root Protection Area required for some of the individual specimens within the group. Further detailed inspection of the individual trees forming a group may be required where development impacts upon individual trees forming the combined group.

Protection of the roots and soil structure within the RPA should be treated as a priority. These figures have been calculated utilising the formulas within Section 4.6 and Annex D of BS5837.

2.3 Tree Schedule

Appendix A details the individual trees, groups, hedgerows, and woodlands (where present) and includes the relevant information for each at the time of inspection. General observations of any structural and physiological condition and the presence of any decay or physical defects have also been included.

2.4 Assessment Limitations

This survey has been undertaken in accordance with BS5837 and trees with a stem diameter of less than 75mm and the specific location of species within a hedgerow have not been identified in accordance with the guidance. It may therefore be necessary during detailed design to undertake further assessment and accurate positioning of juvenile trees or woody species within hedgerows and tree groups to assist structural calculations for foundation design of structures in accordance with current building regulations and NHBC Chapter 4.2 *Building near Trees*[2].

This survey is not a full or thorough assessment of the health and safety of the trees on or adjacent to the site; and therefore, it is recommended that detailed tree inspections are undertaken on a regular basis with the express purpose of complying with the landowner's duty of care to satisfy health and safety requirements.

For the purposes of this assessment, a hedgerow is described as a line of trees or shrubs with canopies less than 5m wide which is regularly managed through pruning. Where trees are present within a hedgerow that are significantly different in character from the remainder, these have been identified and recorded separately. A tree survey in accordance with BS5837 does not assess hedgerows against the Hedgerow Regulations 1997[3] or from an ecological perspective.

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[2] National House Building Council. (2022). *NHBC Standards 2022: Chapter 4.2 - Building Near Trees*. NHBC, Milton Keynes.

[3] Department of the Environment, Transport, and the Regions: London. (1997). *The Hedgerows Regulations 1997: A Guide to the Law and Good Practice.*

The exact position of individual trees or species included as part of a tree group, hedgerow or woodland should be checked and verified on site prior to any decisions for foundation design, tree operations or construction activity being undertaken.

2.5 Conditions of Tree Survey

The survey was completed by a suitably qualified and experienced Arboriculturist from ground level and from within the boundary of the site. Aerial tree inspections or the internal condition of the stem/s or branches was not undertaken at this stage. Evaluation of tree condition given within this assessment applies to the date of survey and cannot be assumed to remain unchanged. It may be necessary to review these within 12 months, in accordance with sound arboricultural practice.

All survey data is based on a topographical survey where possible, supplied by the client. Where topographical information has not identified tree positions or Ordnance Survey mapping has been utilised, trees and hedgerows have been positioned using GPS and aerial photography to provide approximate locations in relation to existing surrounding features. Further confirmation of tree and hedgerow locations through a topographical survey of the site is recommended to ensure future design accuracy.

2.6 Tree Survey Plan

The Tree Survey Plan identifies the existing trees including above and below ground constraints which should be considered during the design process.

2.7 Tree Retention Plan

The Tree Retention Plan identifies which trees and hedgerows are to be retained and incorporated as part of the site development and which are to be removed.

3. Statutory Protection

3.1 Tree Preservation Order and Conservation Area Protection

A desk-based study was undertaken to identify if any of the trees present within or near the site are affected by statutory constraints as detailed below.

Statutory Constraint	Present ✓ ✗	Source	Details
TPO	✗	London Borough of Lewisham consultation	None present
Conservation Area	✗	London Borough of Lewisham GIS map	None present
Ancient Woodland	✗	Multi Agency Geographical Information for the Countryside (MAGIC)	Not present

Table 3.1: Summary of Statutory Constraints that Affect the Site

Where a tree preservation order, conservation area or ancient woodland applies to trees within the assessment area, statutory constraints will apply to the development in respect of trees.

No works must be undertaken on the protected trees without prior permission from the Local Authority unless authorised as part of an approved planning application. Works include pruning, topping, lopping, uprooting or wilful damage or wilful destruction of these trees. Any proposed pruning works not currently approved will need to be fully specified and agreed within a future planning application.

3.2 Protected Species

Bats

Mature trees often contain cavities, hollows, peeling bark or woodpecker holes which provide potential roosting locations for bats. Bats and the places they use for shelter or protection (i.e. roosts) receive European protection under The Conservation of Habitats and Species Regulations 2017 (Habitats Regulations 2017)[4]. They receive further legal protection under the Wildlife and Countryside Act (WCA) 1981[5], as amended. Consequently, causing damage to a bat roost constitutes an offence.

[4] HM Government – The National Archives (2017) [online] *The Conservation of Habitats and Species Regulations 2017*. Available at: https://www.legislation.gov.uk/uksi/2017/1012/contents/made

[5] HM Government – The National Archives 2017. *Wildlife and Countryside Act 1981*. [online] Available at: http://www.legislation.gov.uk/ukpga/1981/69/contents

Generally, should the presence of a bat roost be suspected whilst completing works on any trees on site then an appropriately licensed bat worker should be consulted for advice.

Birds

Trees offer potential habitat for nesting birds which are protected under the Wildlife and Countryside Act WCA 1981 (as amended). Some species (listed in Schedule 1 of the WCA) are protected by special penalties. This legislation makes it an offence to intentionally or recklessly damage or destroy an active bird nest or part thereof.

As the trees on, and adjacent, to the site provide potential habitat for nesting birds all tree work should ideally be completed outside the nesting bird season (Generally March to September).

If this is not possible then the vegetation should be subject to a nesting bird inspection by a suitably experienced ecologist prior to commencement of works. If any active nests are identified then the vegetation, and a defined buffer zone, will need to remain in place until the young have naturally fledged.

4. Results Summary

4.1 Preliminary Arboricultural Assessment

The assessment identified twenty-one individual trees and eight groups of trees, as detailed in Appendix A Tree Schedule and Table 4.1 below.

BS5837:2012 Category	Tree/ Group/ Hedgerow Reference
U	T10
A	-
B	T1, T3, T6, T9, T12, T13, T14, T18, T19, T20, T21, G3, G4.
C	T2, T4, T5, T7, T8, T11, T15, T16, T17, G1, G2, G5, G6, G7, G8.

Table 4.1: Summary of Trees, Groups and Hedgerows in BS5837:2012 Categories

The assessment area comprised a parcel of land located within the grounds of Forest Hill Boys Secondary School, in the London borough of Lewisham. The school was in a densely populated residential area.

Tree cover was predominantly located at the boundary extents of the assessment area and at the time of the survey was generally observed to be of moderate to low quality.

A single tree T10, (Cherry), 'Retention Category U' was a tree in such a condition that it cannot realistically be retained as a living tree in the context of the current land use for longer than 10 years, and as result should not be considered a constraint to any future proposals for the development of the site. However, some 'Retention category U' trees offer the potential to provide diverse habitat value, and should be considered for retention where practicable, and safe to do so, as part of any future development of the site.

The highest quality trees recorded during the survey 'Retention Category B' were a mix of species including London plane and Lawson cypress, however the dominant species recorded were mature English Oak trees, these trees were located both outside of the assessment area or directly on the boundary to the west of the assessment area, and they provided significant screening qualities to the site from the neighbouring land to the west, and also arboricultural amenity value due to their visibility to the surrounding residential community.

Although many of the trees were outside of the assessment area, they were deemed to be within influencing distance of the assessment area and as a result a potential constraint to any future development.

The remaining trees, were considered to be of poor quality 'Retention Category C' due a combination of condition and/or the trees juvenile age class, several trees within the groups were showing signs of decline, and defects from which they would not likely recover, however, it should be noted that as a collective the trees forming the group G2 provide some screening and amenity value to the public due to its location at the northern and eastern boundaries.

For further details on the trees and tree groups refer to the attached Tree Schedule: Appendix B, and the attached Tree Survey Plan – C181796-01-01 for reference to the location of the trees.

NB: No topographical survey drawing was provided by the client for the purpose of the survey, with the location of the trees plotted in relation to features on an OS base layer. As a result, the exact location of the trees and tree groups cannot be guaranteed.

5. Arboricultural Impact Assessment

5.1 Introduction

This section of the report details the potential impacts that the proposed development may have upon the site's tree stock. The assessment has been based upon the documents detailed in Table 1.1 with reference to the results of the Preliminary Arboricultural Assessment.

5.2 Tree Retention and Removal

The trees to be removed are detailed below and are identified on the Tree Retention Plan. All trees, groups and hedgerows not featured within the table below, are to be retained within the proposed development.

Tree/ Tree Group / Hedgerow Reference	Species	Retention Category	Reason for Removal
G2*	Mixed species	C	To facilitate the construction of the MUGA pitch, level changes for subbase re-formation and a floodlight foundation.
Key *: Partial removal of trees within group or hedgerow			

Table 5.1: Tree Removal

The proposed development will ensure the retention and incorporation of the vast majority of trees across the site alongside new tree planting as part of the wider landscape strategy. However, the proposed development will require the partial removal and or lateral pruning of one group of trees.

The trees that require removal were considered to be of low value (Retention Category C) during the Preliminary Arboricultural Assessment. The proposed removal of these trees should be considered acceptable as new tree planting of higher quality trees more suited to the new development will make a lasting contribution to the visual amenity value and canopy coverage of the site.

The trees to be removed within group G2 will be minimal and young self-seeded specimens at the periphery of the group, the incomplete topographical drawing means it is not possible to accurately quantify the number of individual trees required to be removed at the time of writing, and it is recommended that the Project Arboriculturist attends site with the project engineer to mark those trees required to be removed at the north east corner to facilitate the ground level changes to ensure no unnecessary tree removal is undertaken.

5.3 Works within Root Protection Areas (RPA)

Some aspects of the proposed development will require works within the RPAs of retained trees as detailed below.

Tree/ Tree Group/ Hedgerow Reference	Species	Retention Category	Proposed Works
T4	Ash	C	Level change and subbase structure re-formation at the northeast corner of the pitch.
T5	Goat willow	C	Installation/laying of the new pitch and new perimeter fencing.
T7	Purple leaved plum	C	Installation/laying of the new pitch and new perimeter fencing.
T11	Purple leaved plum	C	Installation/laying of the new pitch and new perimeter fencing.
T13	English oak	B	Installation/laying of the new pitch and new perimeter fencing.
T14	English oak	B	Installation/laying of the new pitch and new perimeter fencing.
T16	English oak	C	Installation/laying of the new pitch and new perimeter fencing.
G2	Mixed species	C	Installation/laying of the new pitch and new perimeter fencing.
G4	Cypress sp.	B	Installation/laying of the new pitch, new floodlight and new perimeter fencing.

Table 5.2: Works in RPAs

It should be noted that the RPAs affected by works to construct the new MUGA pitch and associated infrastructure works are already hard-surfaced and root development from the surrounding trees in the affected areas may have been restricted. The potential for significant impact upon the trees as a result of the proposed works is therefore unlikely, however, further investigation through the use of root radar may be required to inform decision-making.

The new MUGA pitch installation will predominantly be located at the periphery of the RPAs of retained trees and groups and the proposed works are, therefore, unlikely to cause significant harm. The installation of the new MUGA pitch perimeter fencing and floodlight at the northwest corner will require works beneath the canopies of retained trees. All works within the RPAs or beneath the canopies of retained trees should be detailed as part of an Arboricultural Method Statement to ensure the method of construction is suitably considered.

5.4 Trees and Foundations

Any structures built on the site should comply with current building regulations and NHBC Chapter 4.2 - *Building near Trees* (2022)[6]. Foundation depths for buildings near or adjacent to trees should consider the potential size of the trees at maturity and their subsequent water demand. The soil types throughout the site should be fully investigated and appropriate

[6] National House Building Council. (2022). *NHBC Standards 2022: Chapter 4.2 - Building Near Trees*. NHBC, Milton Keynes.

measures taken. If trees are removed across the site, the potential for soil heave should be assessed and foundations designed accordingly.

This survey has been undertaken in accordance with BS5837 and further assessment in accordance with current building regulations will be required to inform foundation design.

5.5 Tree Pruning

Pruning of mature trees should only be undertaken where essential, to prevent open wounds that allow the ingress of decay and provide opportunity for fungal spores to infect the tree. Pruning works should ideally be undertaken during the winter months when the tree is dormant or during the summer months when the tree is fully active. Autumn pruning (when fungal spores are abundant in the surrounding atmosphere) should be avoided if possible. Juvenile trees should be formatively pruned in their early years to reduce the presence of potential defects into maturity that would reduce their lifespan.

All tree pruning works should be detailed as part of an Arboricultural Method Statement and completed in accordance with the current best practice guidance set out within BS3998:2010 *"Tree Work – Recommendations"*[7] by suitably competent, qualified, and insured arboricultural contractors. The extent of pruning should be identified to contractors in a pre-commencement site meeting as part of enabling works.

5.6 New Tree Planting

At the time of writing no landscape masterplan was available with details of any proposed new tree planting. The purpose and function of the new tree planting should be carefully considered so that key objectives from a wildlife habitat and landscape perspective can also be achieved.

5.7 Shading

The shade from trees can be considered both a constraint and opportunity and therefore its effect upon the new development should be fully considered to ensure a harmonious and sustainable relationship can be achieved.

[7] British Standards Institution. (2010). *British Standard 3998:2010, Tree Work – Recommendations*. British Standards Institution, London.

6. Conclusion

6.1 Summary of Impacts

The proposed development of the site is unlikely to significantly impact the visual amenity of the local area as a result of the proposed tree removal. Whilst some works are to be undertaken within the RPAs of retained trees, the nature of those works are such that they can be completed without causing significant impact, subject to the adoption of appropriate working practices as detailed in a future Arboricultural Method Statement following approval of the current planning application.

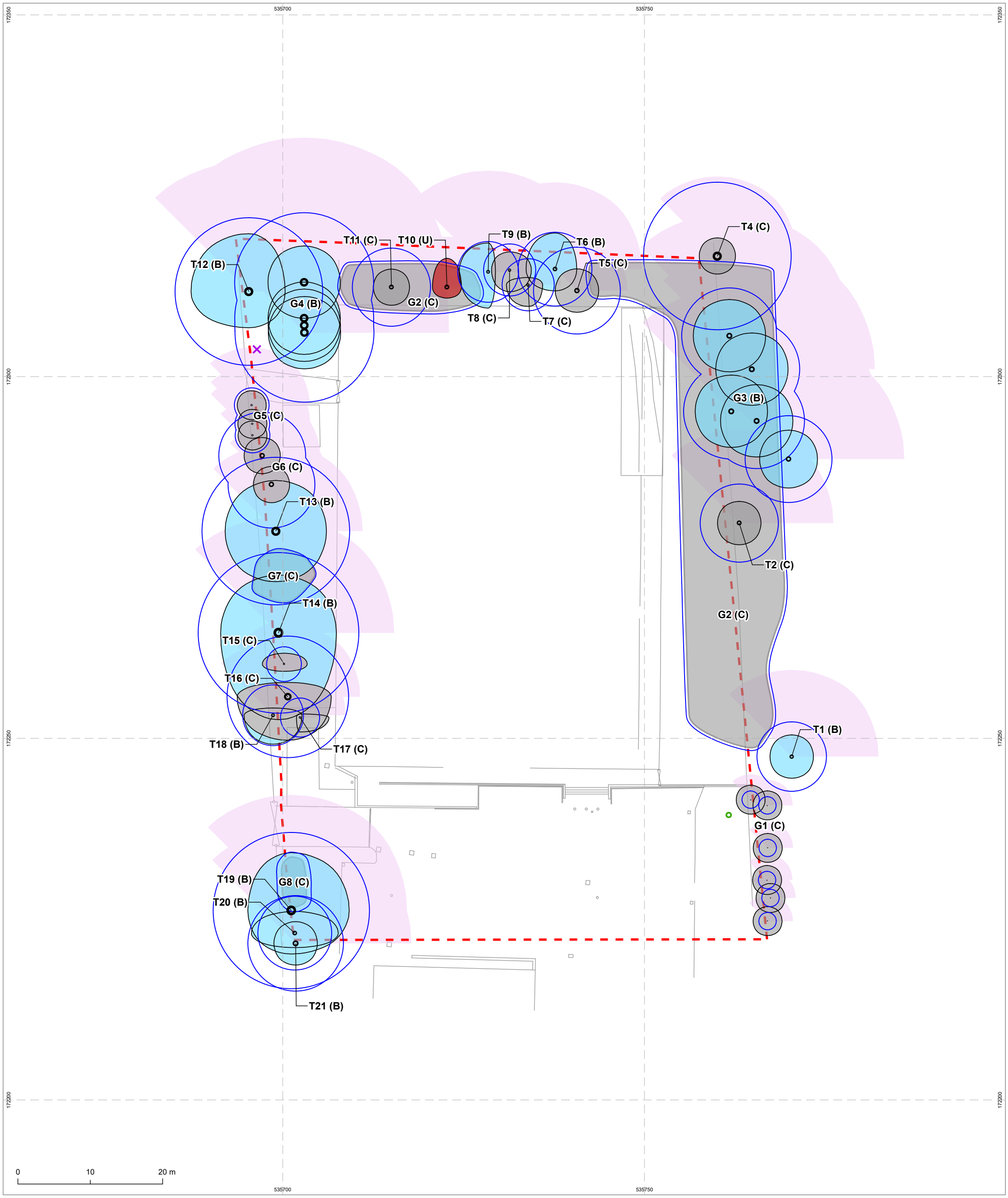
7. Further Arboricultural Works Recommendations

7.1 Arboricultural Method Statement

An Arboricultural Method Statement will be required for the site as various aspects of the proposed development affect retained trees. The purpose of an Arboricultural Method Statement is to ensure that all site operations occur with minimal risk of adverse impact upon trees that are to be retained.

In relation to this development the Arboricultural Method Statement should address the following:

Action	Required
Tree Surgery	✓
Site set up and logistics	✓
Removal of hard surfaces within RPAs	✓
Working space to construct new buildings within RPAs	✗
Installation of utilities within RPAs	✗
Site access, material storage contractor's parking and site compound location	✓
Protective barrier and ground protection location and specification	✓
Pre-commencement site meeting	✓
Arboricultural Clerk of Works supervision	✓
Audit timetable	✗



Legend

- Tree location and stem diameter
- Category B
- Category C
- Category U
- Current canopy extent
- Root Protection Area
- Dead tree
- Newly planted tree
- Indicative tree shadow
- Survey Area

NOTES
All dimensions to be verified on site. Do not scale this drawing, use figured dimensions only. All discrepancies to be clarified with Project Arboriculturist.
Drawing to be read in conjunction with Preliminary Arboricultural Assessment and Tree Schedule.
The positions of trees and their current crown spread, root protection area and shade pattern (where appropriate) havenbeen shown on the Tree Survey Plan.
All survey data is based on a topographical survey where possible, supplied by the client.
Where topographical information has not identified tree positions or Ordnance Survey mapping has been utilised, trees have been positioned using GPS and aerial photography to provide approximate locations in relation to existing surrounding features. Further confirmation of tree and hedgerow locations through a topographical survey of the site is recommended to ensure future design accuracy.
The original of this drawing was produced in colour - a monochrome copy should not be relied upon.
The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified on site prior to any decisions for foundation design, tree operations or construction activity being undertaken.
Further survey work would be required for calculating foundation depths in accordance with current Building Regulations requirements.
Trees are living organisms that change over time, the condition of all trees illustrated herein, are to be checked by the Project Arboriculturist should works commence 12 months after the date of this survey.
TREES INCLUDED DURING THE ASSESSMENT MAY BE SUBJECT TO STATUTORY CONSTRAINTS. IT IS THEREFORE ADVISED THAT NO WORKS SHOULD BE UNDERTAKEN TO ANY TREES ILLUSTRATED HEREIN WITHOUT FIRST OBTAINING THE RELEVANT AUTHORISATION TO DO SO UNLESS AGREED AS PER THE APPROVED PLANS THROUGH PLANNING CONSENT.

N

Project: Forest Hill School
Drawing: Tree Survey Plan
Client: Labosport
Drawing Number: C181796-01-01
Revision: 00
Scale @ A3: 1:500
Date: February 2025
Approved By: AH
Drawn By: BD

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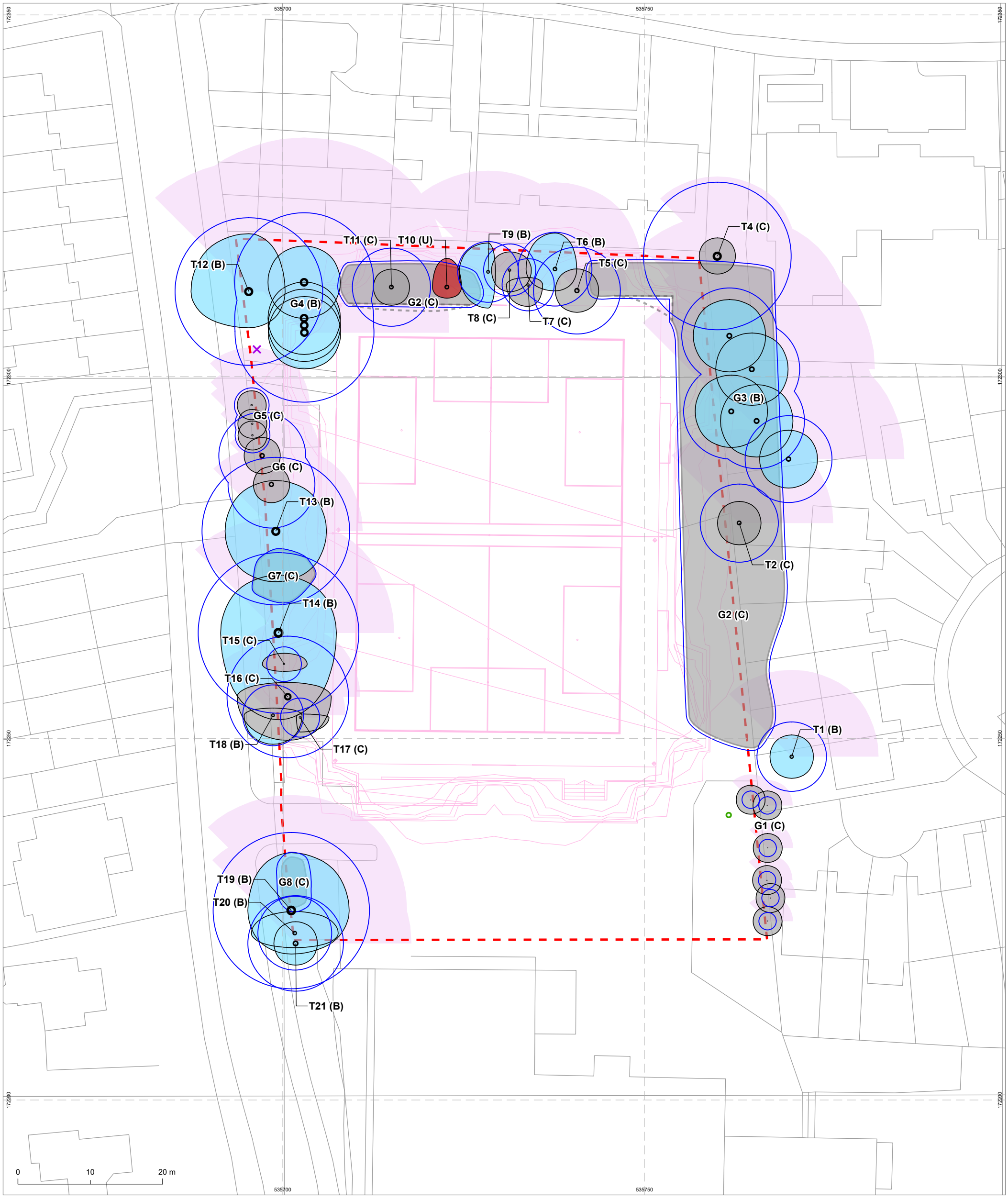
C181796-01-01



Legend

- Tree location and stem diameter
- Category B
- Category C
- Category U
- Category C group to be removed
- Current canopy extent
- Root Protection Area
- Dead tree
- Newly planted tree
- Indicative tree shadow
- Proposed site layout
- Survey Area

NOTES
All dimensions to be verified on site. Do not scale this drawing, use figured dimensions only. All discrepancies to be clarified with Project Arboriculturist.
Drawing to be read in conjunction with Preliminary Arboricultural Assessment and Tree Schedule.
The positions of trees and their current crown spread, root protection area and shade pattern (where appropriate) havenbeen shown on the Tree Survey Plan.
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N

Project: Forest Hill School
Drawing: Tree Retention Plan
Client: Labosport

Drawing Number	Revision
C181796-02-01	00
Scale @ A3	Date
1:500	March 2025
Approved By	Drawn By
AH	AW

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C181796-02-01

Appendix A - Tree Schedule

<table>
<tr><th>Measurements</th><th>Age Class</th><th>Overall Condition</th><th>Root Protection Area (RPA)</th></tr>
<tr><td>Height - measured from ground level at base of stem/s (m).</td><td>YNG: Juvenile trees that have been recently planted.</td><td>G - Good: Trees with only a few minor defects and in good overall health needing little, if any attention.</td><td rowspan="4">• The RPA column gives the required area (m²).
• The RPA Radius column gives the radius (m) of an equivalent circle.
• The RPA is calculated using the formulae described in paragraph 4.6.1 of British Standard 5837: 2012 and is indicative of the required rooting area in order for a tree to be retained.</td></tr>
<tr><td>Stem Dia. - Diameter measured (mm) in accordance with Annex C of the BS5837.</td><td>SM: Semi-mature, trees upto 1/3 life expectancy.</td><td>F - Fair: Trees with minor, but rectifiable, defects or in the early stages of stress from which it may recover.</td></tr>
<tr><td>Crown - crown spread estimated radially from the main stem (m).</td><td>EM: Early mature, trees 1/3 – 2/3 life expectancy.</td><td>P - Poor: Trees with major structural and/or physiological defects such that it is unlikely the tree will recover in the long term.</td></tr>
<tr><td rowspan="2">Abbreviations
Est - Estimated stem diameter
Avg - Average stem diameter
Max - Maximum stem diameter</td><td>M: Mature trees, upto 2/3 life expectancy.</td><td>D - Dead: Trees no longer alive. This could also apply to trees that are dying and unlikely to recover.</td></tr>
<tr><td>OM: Over mature, declining or moribund trees of low vigour.</td><td colspan="2" rowspan="2">In the assessment, of the BS category, particular consideration has been given to the following
• The health, vigour and condition of each tree
• The presence of any structural defects in each tree and its future life expectancy
• The size and form of each tree and its suitability within the context of a proposed development
• The location of each tree relative to existing site features e.g. its screening value or landscape features
• Age class
• Life expectancy</td></tr>
<tr><td></td><td>V: Veteran, tree possessing certain attributes relating to veteran trees.</td></tr>
</table>

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Structural Condition

The following has been considered when inspecting structural condition:
• The presence of fungal fruiting bodies around the base of the tree or on the stem, as they could possibly indicate the presence of possible internal decay.
• Soil cracks and any heaving of the soil around the base.
• Any abrupt bends in branches and limbs resulting from past pruning.
• Tight or weak 'V' shaped forks and co-dominant stems.
• Hazard beam formations and other such biomechanical related defects (as described by Claus Mattheck, Body Language of Trees HMSO Research for Amenity Trees No. 4 1994).
• Cavities as a result of limb losses or past pruning.
• Broken branches or storm damage.
• Canker formations.
• Loose or flaking bark.
• Damage to roots.
• Basal, stem or branch / limb cavities.
• Crown die-back or abnormal foliage size and colour.
• Any changes to the timing of normal leaf flush and leaf fall patterns.

Quality Assessment of Retention Category

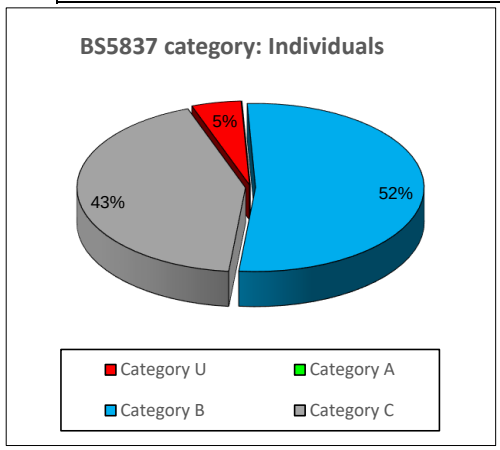
Category U - Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

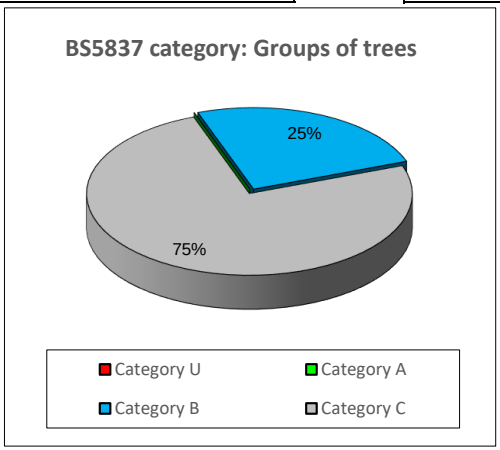
Category A - Trees of high quality with an estimated remaining life expectancy of at least 40 years.

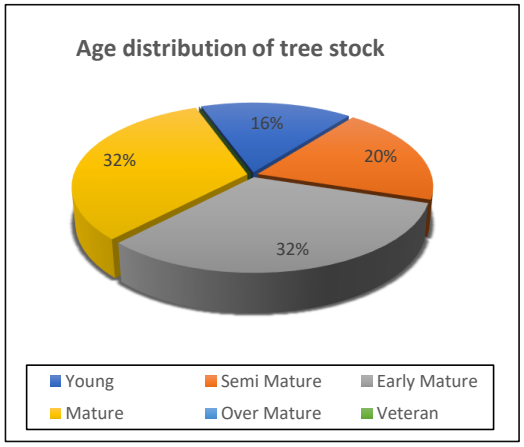
Category B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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 150mm.

Sub-categories: (i) - Mainly arboricultural value
(ii) - Mainly landscape value
(iii) - Mainly cultural or conservation value







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Appendix A - Summary

	Individual Trees	Totals	Tree Groups	Totals
Category U	T10	1		0
Category A		0		0
Category B	T1, T3, T6, T9, T12, T13, T14, T18, T19, T20, T21	11	G3, G4	2
Category C	T2, T4, T5, T7, T8, T11, T15, T16, T17	9	G1, G2, G5, G6, G7, G8	6
	Total	21	**Total**	8

	Hedgerows	Totals	Woodlands	Totals
Category U		0		0
Category A		0		0
Category B		0		0
Category C		0		0
	Total	0	**Total**	0

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Tree No	Species	Height (m)	Crown Clearance (m)	No. of Stems	Stem Dia. (mm)	Crown Radius				Age Class	Structure	Vigour	RPA (m)	RPA Radius (m)	Cat	Comments
						N	E	S	W							
T1	English oak	12.0	3.0	1	380	3.0	3.0	3.0	3.0	EM	F	F	72	4.8	B 1,2	Pruning wounds observed Pollarded form Minor deadwood in the crown Tree is located off site but overhangs the study area Building within the rooting area Hard surfaces within the rooting area
T2	English oak	13.0	6.0	2	300 320	3.0	3.0	3.0	3.0	EM	P	F	92	5.4	C 1,2	Pruning wounds observed Pollarded form Minor deadwood in the crown Included unions observed Hard surfaces within the rooting area Branch stubs observed Tree is located off site but overhangs the study area
T3	London plane	16.0	5.0	1	500	4.0	4.0	4.0	4.0	EM	P	F	113	6.0	B 1,2	Branch socket cavity observed Branch stubs observed Building within the rooting area Hard surfaces within the rooting area Area of included bark observed Included unions observed Limited inspection due to access Minor deadwood in the crown Pruning wounds observed Pollarded form

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Tree No	Species	Height (m)	Crown Clearance (m)	No. of Stems	Stem Dia. (mm)	Crown Radius				Age Class	Structure	Vigour	RPA (m)	RPA Radius (m)	Cat	Comments
						N	E	S	W							
T4	Ash	11.0	5.0	1	850	2.5	2.5	2.5	2.5	M	P	F	327	10.2	C 1,2	Branch stubs observed Epicormic growth observed in the crown Included unions observed Limited inspection due to access Minor deadwood in the crown Pollarded form Pruning wounds observed
T5	Goat willow	7.0	2.0	6	490	3.0	3.0	3.0	3.0	EM	P	F	113	6.0	C 1,2	Basal epicormic growth observed Branch stubs observed Epicormic growth on the main stem Epicormic growth observed in the crown Area of included bark observed Hard surfaces within the rooting area Included unions observed Minor deadwood in the crown
T6	Norway maple	12.0	3.0	1	410	5.0	3.0	3.0	4.0	EM	F	F	81	5.1	B 1,2	Branch stubs observed Area of included bark observed Included unions observed Minor deadwood in the crown Typical crown form Hard surfaces within the rooting area
T7	Plum	4.5	2.5	1	280	1.0	2.0	3.0	3.0	EM	P	F	41	3.6	C 1,2	Apical dieback Branch socket cavity observed Branch stubs observed Hard surfaces within the rooting area Included unions observed Area of included bark observed Minor deadwood in the crown Pruning wounds observed

Tree No	Species	Height (m)	Crown Clearance (m)	No. of Stems	Stem Dia. (mm)	Crown Radius				Age Class	Structure	Vigour	RPA (m)	RPA Radius (m)	Cat	Comments
						N	E	S	W							
T8	Norway maple	8.0	1.5	1	300	2.5	3.0	3.0	2.5	SM	P	P	41	3.6	C 1,2	Apical dieback Basal epicormic growth observed Branch stubs observed Branch socket cavity observed Epicormic growth observed in the crown Epicormic growth on the main stem Estimated dimensions Area of included bark observed Included unions observed Lateral dieback observed Limited inspection due to dense vegetation Limited inspection due to ivy Major deadwood in the crown Minor deadwood in the crown Tree is showing signs of decline
T9	Norway maple	14.0	2.5	1	350	4.0	1.0	5.0	4.0	EM	F	F	55	4.2	B 1,2	Branch stubs observed Hard surfaces within the rooting area Included unions observed Dense ivy on the stem Limited inspection due to dense vegetation Limited inspection due to ivy Minor deadwood in the crown Typical crown form

Tree No	Species	Height (m)	Crown Clearance (m)	No. of Stems	Stem Dia. (mm)	Crown Radius				Age Class	Structure	Vigour	RPA (m)	RPA Radius (m)	Cat	Comments
						N	E	S	W							
T10	Cherry	7.0	1.0	1	450	4.0	2.0	1.5	2.0	M	P	P	92	5.4	U	Branch stubs observed Apical dieback Exposed heartwood Estimated dimensions Hard surfaces within the rooting area Area of included bark observed Minor deadwood in the crown Major deadwood in the crown Limited inspection due to dense vegetation Limited inspection due to ivy Lateral dieback observed Tear wounds present Tree is showing signs of decline Wound present on main stem
T11	Purple leaved plum	8.0	2.0	6	450	2.5	2.5	2.5	2.5	SM	P	F	92	5.4	C 1,2	Branch stubs observed Estimated dimensions Hard surfaces within the rooting area Area of included bark observed Included unions observed Limited inspection due to dense vegetation Limited inspection due to ivy Minor deadwood in the crown

Tree No	Species	Height (m)	Crown Clearance (m)	No. of Stems	Stem Dia. (mm)	Crown Radius				Age Class	Structure	Vigour	RPA (m)	RPA Radius (m)	Cat	Comments
						N	E	S	W							
T12	English oak	18.0	4.0	1	850	8.0	5.0	5.0	8.0	M	P	F	327	10.2	B 1,2	Branch socket cavity observed Branch stubs observed Estimated dimensions Exposed heartwood Hard surfaces within the rooting area Area of included bark observed Included unions observed Major deadwood in the crown Minor deadwood in the crown Tear wounds present
T13	English oak	12.0	2.0	1	850	7.0	7.0	7.0	7.0	M	P	F	327	10.2	B 1,2	Apical dieback Basal epicormic growth observed Branch socket cavity observed Branch stubs observed Epicormic growth on the main stem Epicormic growth observed in the crown Exposed heartwood Hard surfaces within the rooting area Area of included bark observed Included unions observed Estimated dimensions Lateral dieback observed Major deadwood in the crown Minor deadwood in the crown Limited inspection due to dense vegetation Pruning wounds observed Tear wounds present

Tree No	Species	Height (m)	Crown Clearance (m)	No. of Stems	Stem Dia. (mm)	Crown Radius				Age Class	Structure	Vigour	RPA (m)	RPA Radius (m)	Cat	Comments
						N	E	S	W							
T14	English oak	16.0	2.0	1	920	8.0	8.0	12.0	8.0	M	F	F	387	11.1	B 1,2	Branch socket cavity observed Branch stubs observed Exposed heartwood Hard surfaces within the rooting area Area of included bark observed Included unions observed Minor deadwood in the crown Pruning wounds observed Major deadwood in the crown Tree is located off site but overhangs the study area Tear wounds present
T15	Goat willow	6.0	2.0	2	130 120	1.5	3.2	1.0	3.0	SM	P	F	18	2.4	C 1,2	Tree is located off site but overhangs the study area Spreading crown form Pruning wounds observed Minor deadwood in the crown Included unions observed Hard surfaces within the rooting area Branch stubs observed Bifurcation at base

Tree No	Species	Height (m)	Crown Clearance (m)	No. of Stems	Stem Dia. (mm)	Crown Radius				Age Class	Structure	Vigour	RPA (m)	RPA Radius (m)	Cat	Comments
						N	E	S	W							
T16	English oak	10.0	2.0	1	680	2.0	6.0	6.0	7.0	M	P	F	222	8.4	C 1,2	Basal epicormic growth observed Branch socket cavity observed Branch stubs observed Epicormic growth on the main stem Exposed heartwood Hard surfaces within the rooting area Area of included bark observed Included unions observed Major deadwood in the crown Minor deadwood in the crown Pruning wounds observed Tear wounds present Tree is showing signs of decline Tree is located off site but overhangs the study area Large basal cavity and evidence of hollowing stem heartwood decay
T17	Goat willow	4.0	1.0	3	150 130 90	0.5	4.0	2.0	0.5	SM	P	F	23	2.7	C 1,2	Branch stubs observed Hard surfaces within the rooting area Included unions observed Basal epicormic growth observed Minor deadwood in the crown Pruning wounds observed

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Tree No	Species	Height (m)	Crown Clearance (m)	No. of Stems	Stem Dia. (mm)	Crown Radius				Age Class	Structure	Vigour	RPA (m)	RPA Radius (m)	Cat	Comments
						N	E	S	W							
T18	English oak	10.0	2.5	2	190 280	1.0	4.0	4.0	4.0	EM	P	F	55	4.2	B 1,2	Dense ivy on the stem Dense ivy in the crown Hard surfaces within the rooting area Included unions observed Area of included bark observed Limited inspection due to ivy Minor deadwood in the crown Pruning wounds observed Tree is located off site but overhangs the study area
T19	English oak	16.0	3.0	1	880	8.0	8.0	6.0	6.0	M	P	F	366	10.8	B 1,2	Branch socket cavity observed Branch stubs observed Building within the rooting area Epicormic growth observed in the crown Exposed heartwood Hard surfaces within the rooting area Area of included bark observed Included unions observed Major deadwood in the crown Minor deadwood in the crown Tree is located off site but overhangs the study area Pruning wounds observed Heavy reduction west

Tree No	Species	Height (m)	Crown Clearance (m)	No. of Stems	Stem Dia. (mm)	Crown Radius				Age Class	Structure	Vigour	RPA (m)	RPA Radius (m)	Cat	Comments
						N	E	S	W							
T20	English oak	14.0	3.0	1	420	3.0	6.0	2.0	6.0	EM	F	F	81	5.1	B 1,2	Branch socket cavity observed Branch stubs observed Epicormic growth on the main stem Epicormic growth observed in the crown Hard surfaces within the rooting area Area of included bark observed Included unions observed Major deadwood in the crown Minor deadwood in the crown Pruning wounds observed Tree is located off site but overhangs the study area Tear wounds present
T21	English oak	16.0	4.0	1	550	3.0	3.0	3.0	3.0	M	F	F	137	6.6	B 1,2	Epicormic growth on the main stem Epicormic growth observed in the crown Hard surfaces within the rooting area Building within the rooting area Area of included bark observed Included unions observed Minor deadwood in the crown Major deadwood in the crown Pruning wounds observed Tear wounds present Tree is located off site but overhangs the study area

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Tree No	Species	Height (m)	Crown Clearance (m)	No. of Stems	Stem Dia. (mm)	Crown Radius				Age Class	Structure	Vigour	RPA (m)	RPA Radius (m)	Cat	Comments
						N	E	S	W							
G1	Hazel Blackthorn Elder	3.5	0.5	-	100	2.0	2.0	2.0	2.0	Y	P	F	5	1.2	C 2	Group is sparse in areas Minor deadwood in the crowns Typical crown forms
G2	Ash Blackthorn Elder English oak Goat willow Sycamore Hazel Yew Holly	6.0	0.5	-	200	2.0	2.0	2.0	2.0	Y SM	P	F	18	2.4	C 1,2	Conjoined canopy Group is sparse in areas Hard surfaces within the rooting area Branch stubs observed Minor deadwood in the crowns Provides screening Pruning wounds observed Self seeded trees present
G3	English oak	17.0	4.0	-	550	5.0	5.0	5.0	5.0	EM	P	F	137	6.6	B 1,2	Branch stubs observed Dense ivy on the stems Conjoined canopy Minor deadwood in the crowns Limited inspection due to access Included unions observed Provides screening Pruning wounds observed Pollarded forms
G4	Lawson cypress	20.0	2.0	-	800	5.0	5.0	5.0	5.0	M	F	F	290	9.6	B 1,2	Conjoined canopy Hard surfaces within the rooting area Minor deadwood in the crowns Provides screening No obvious defects observed
G5	Ash	8.0	2.5	-	180	2.0	2.0	2.0	2.0	Y	F	F	18	2.4	C 1,2	Conjoined canopy Branch stubs observed Group is located off site but overhangs the study area Hard surfaces within the rooting area Typical crown forms No obvious defects observed

Tree No	Species	Height (m)	Crown Clearance (m)	No. of Stems	Stem Dia. (mm)	Crown Radius				Age Class	Structure	Vigour	RPA (m)	RPA Radius (m)	Cat	Comments
						N	E	S	W							
G6	English oak	8.0	2.0	-	500	2.5	2.5	2.5	2.5	M	P	P	113	6.0	C 1,2	Pruning wounds observed Pruning wounds through pollarding Pollarded forms Tear wounds observed Major deadwood in the crowns Minor deadwood in the crowns Limited inspection due to ivy Hard surfaces within the rooting area Included unions observed Group is located off site but overhangs the study area Conjoined canopy Branch stubs observed
G7	Ash Elder Cherry laurel English oak	3.5	0.5	-	180	2.0	2.0	2.0	2.0	Y	P	F	18	2.4	C 1,2	Branch stubs observed Conjoined canopy Dense ivy on the stems Hard surfaces within the rooting area Included unions observed Minor deadwood in the crowns Provides screening Self seeded trees present
G8	Yew	3.0	0.5	-	140	1.0	1.0	1.0	1.0	Y SM	F	F	10	1.8	C 2	Conjoined canopy Hard surfaces within the rooting area Provides screening Pruning wounds observed Typical crown forms