

ARBORICULTURAL IMPACT ASSESSMENT

(INC. TREE SURVEY TO BS 5837:2012)

CLIENT - Bridge UK Properties 7 LP
PROJECT - Bridge Point Weybridge
DOC. REF - P2062–AIA01 V3
PLANNING REF - n/a
CREATION DATE - 14/10/2022

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PURPOSE OF DOCUMENT

This document assesses the anticipated impact that the proposed scheme will have on the surrounding tree population, and outlines possible technical design considerations and mitigation measures that should be implemented in order to minimise the overall arboricultural impact.

ARBORICULTURAL DOCUMENT REGISTER

Planning Documents		Version Issued	
Document	Ref.	Current Version	Document Date
Arb. Impact Assessment	P2062-AIA01	V3	14/10/2022
Arb. Site Plan (Existing)	P2062-ASP01	V2	22/09/2022
Arb. Site Plan (Proposed)	P2062-ASP02	V3	22/09/2022

Technical Documents		Version Issued	
Document	Ref.	Current Version	Document Date
Arb. Method Statement	P2062-AMS01	V3	14/10/2022
Tree Protection Plan	P2062-TPP01	V3	14/10/2022

1. SUMMARY

1.1 PROPOSED DEVELOPMENT

1.1.1 Demolition of existing buildings and the development of three employment units within Classes E(g)ii, E(g)iii, B2 and B8, with ancillary office accommodation, new vehicular access, associated external yard areas, HGV and car parking, servicing, external lighting, hard and soft landscaping, infrastructure and all associated works.

1.2 TREE SURVEY

1.2.1 81 individual trees, 7 groups of trees and 3 hedges were recorded as being significant within the context of the development proposals.

1.3 PROTECTION MEASURES

1.3.1 The implementation of tree protection measures will be required to ensure that the site’s retained trees remain undamaged. Information as to the requirements of such can be found in *Section 3.8*.

1.4 TECHNICAL DESIGN CONSIDERATIONS

1.4.1 The design team must consider and implement the design advice provided in *Section 3.9* of this document.

1.5 PROVISION OF NEW TREE PLANTINGS

1.5.1 It is recommended that at least 50 new trees are included within the landscaping of the site. These can be planted as specimen trees or to enhance existing groups.

1.5.2 A new enhanced riverside buffer is to be planted so as to provide high value screening between the river and the site.

1.6 CONCLUSION

1.6.1 The table below summarises the trees which will be lost, pruned, or protected by special measures during the development project.

	Tree Category			
	A	B	C	U
Trees/groups to be removed (* groups to have sections removed)	-	T2, T3, T4, T6, T19, T32, T36, T37, T38, T40, T42, T45, T46, T47, T50, T68, T73, G1, *G3	T1, T7, T8, T9, T10, T12, T13, T14, T15, T16, T17, T18, T20, T22, T23, T24, T25, T26, T27, T28, T31, T33, T34, T35, T39, T41, T51, T67,	T5, T11, T21, T44, T59

			T69, T70, T71, T72, G2, *G6	
Hedges/shrubs to be removed (* hedges to have sections removed)	-	-	H1, H2, H3	-
Trees/groups/hedges to be pruned	-	G5	-	-
Trees to be subjected to RPA incursions (excl. no-dig techniques)	-	-	-	-
Trees to be protected through arboricultural measures / supervision (other than barriers and ground protection)	T74	G5, G7	G6	
Trees requiring specialist design considerations (for purposes of minimising arboricultural impact)	-	-	-	

- 1.6.2 Considering the anticipated arboricultural impact from the construction and demolition activities associated with the development of the site, and the implementation of the proposed mitigation measures outlined in this document, the proposed development’s arboricultural impact is considered to be the proposed development’s arboricultural impact is considered to be acceptable in the short to medium term.
- 1.6.3 However, over the long-term (25 years plus), it is considered that the scheme will result in a significant arboricultural and amenity net gain. This is primarily owing to the provision of more than 50 new high-quality tree plantings and enhanced screening with the riverside.

2 GENERAL INFORMATION

2.1 BRIEF

2.1.1 Ligna Consultancy Ltd were instructed by the client, Bridge UK Properties 7 LP, to undertake a tree survey in accordance with BS 5837:2012 and to prepare an arboricultural impact assessment for the proposed scheme at Bridge Point Weybridge.

2.2 PROPOSED DEVELOPMENT

2.2.1 Demolition of existing buildings and the development of three employment units within Classes E(g)ii, E(g)iii, B2 and B8, with ancillary office accommodation, new vehicular access, associated external yard areas, HGV and car parking, servicing, external lighting, hard and soft landscaping, infrastructure and all associated works.

2.3 SITE

2.3.1 The site discussed within this report is located at:

Weybridge Business Park,
Addlestone Road,
Addlestone,
Surrey,
KT15 2UP

2.4 PROJECT CONTACT

Role	Name	Telephone	Email
Arboricultural Consultant			

2.5 SCOPE OF REPORT

2.5.1 This report consists of the following:

- Appraisal of arboricultural impact
- Outline of tree protection & mitigation measures

2.5.2 Appendices included with this report are:

- Tree Survey
- Site Photos
- Arboricultural Site Plan (Existing) (P2062-ASP01 V2)
- Arboricultural Site Plan (Proposed) (P2062-ASP02 V3)

2.6 DOCUMENTS PROVIDED

2.6.1 The following documents were submitted to Ligna Consultancy Ltd for consideration:

- Topographical Survey
- Drawing Pack 21490-UMC (October 22)

2.7 AUTHOR

2.7.1 Benjamin Hallinan is a professional member of the Arboricultural Association. He has worked in arboriculture for over ten years, including management and supervisory roles undertaking both domestic and commercial arboricultural work. He possesses a FdSc in arboriculture, LANTRA Professional Tree Inspection training, and has also received advanced training in tree related subsidence and BS 5837. A full CV and list of experience and CPD is available on request.

2.8 LIMITATIONS

- 2.8.1 Detailed inspections and recommendations relating to tree condition and health are not included within this report.
- 2.8.2 Any engineering solutions presented within this document are recommendations for their suitability from an arboricultural viewpoint. The architect and structural engineers should make the final decision on the suitability of the methods advised.
- 2.8.3 Information provided by third parties, considered in the creation of this report, is assumed to be correct.

2.9 PROTECTED TREES

- 2.9.1 Details of trees (if any) that are protected by Tree Preservation Orders (TPOs) or are situated within Conservation Area are available upon request.
- 2.9.2 It is the standard approach of Ligna Consultancy not to obtain this information from the LPA prior to an application, as the LPA will provide details of nearby protected trees as part of the consultation.
- 2.9.3 It should also be noted that granted planning permission that includes tree work specifications overrides Tree Preservation Orders and Conservation Area protections (approved works only).

2.10 NESTING BIRDS / BATS

- 2.10.1 Officially, the 'Bird Nesting Season' is between February and August (Natural England). During this time, it is recommended that vegetation works (tree or hedge cutting) or site clearance is avoided if there is a reasonable potential for the disruption of nesting birds.
- 2.10.2 All parties involved in the management and/or development of a site must actively avoid causing disturbance and disruption to nesting birds. Failure to do this may result in an infringement of the *Wildlife and Countryside Act 1981* and the *European Habitats Directive 1992 / Nesting Birds Directive*.
- 2.10.3 When tree or vegetation clearance work has to be undertaken during the nesting season, a pre works survey needs to be carried out by a suitably competent person.

2.10.4 Generally, it should be assumed that birds will be nesting in trees, and it is down to the site/project manager that any activities that have the potential to disturb nesting birds are assessed for their suitability and potential impact, and records are kept that show that any works carried out in the management of trees and other vegetation have not disturbed nesting birds.

2.11 SUMMARY OF TERMS

Term	Definition
Species	The type of tree.
Stem	The main woody upright portion of a tree that is supported by the roots and supports the crown.
Branch Spread	The length of a tree’s branches from stem to tip measured from the north, east, south and western sides of the crown.
BS 5837	The commonly used name for the official guidance document relating to trees and development (<i>BS 5837:2012 - Trees in relation to design, demolition and construction – Recommendations</i>)
Canopy / Crown	The branches, leaves, and reproductive structures extending from the trunk or main stems of a tree/trees.
DBH	Diameter of a tree’s stem, measured as per BS 5837:2012
RPA	The root protection area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority.
Facilitation Tree Works	Tree pruning/felling required in order to facilitate the implementation of the proposed development.
Tolerance	The relative tolerance the species can show to construction related activities such as root-loss, soil compaction and other development pressures.
Category (Cat.)	Categorisation of the tree’s value based on the methodology shown in Appendix 1, A1.4. This rating takes into account the size, quality, condition, estimated remaining life expectancy and legal status of each tree.

2.12 COPYRIGHT

2.12.1 This report was prepared for use by the Clients and their contractors for planning purposes. The report and its appendices may not be copied, modified, or distributed beyond the necessary parties without the written consent of Ligna Consultancy Ltd.

3 ARBORICULTURAL IMPACT ASSESSMENT

ASSESSMENT & APPRAISAL OF IMPACTS

The following section lists and discusses any aspects of the proposed design and its implementation that has the potential to harm nearby trees, and outlines possible mitigation measures:

3.1 TREES/GROUPS TO BE REMOVED TO FACILITATE THE PROPOSED SCHEME

Affected Trees Cat. B: T2 (Robinia pseudoacacia), T3 (Robinia pseudoacacia), T4 (Robinia pseudoacacia), T6 (Pinus sylvestris), T19 (Robinia pseudoacacia), T32 (Prunus spp.), T36 (Malus sylvestris), T37 (Acer platanoides), T38 (Pinus sylvestris), T40 (Pinus sylvestris), T42 (Aesculus hippocastanum), T45 (Alnus glutinosa), T46 (Acer campestre), T47 (Alnus glutinosa), T50 (Alnus glutinosa), T68 (Robinia pseudoacacia), T73 (Prunus avium), G1 (Mixed group)

Cat. C: T1 (Robinia pseudoacacia), T7 (Fraxinus excelsior), T8 (Prunus spp.), T9 (Malus sylvestris), T10 (Malus sylvestris), T12 (Malus sylvestris), T13 (Mixed group), T14 (Acer platanoides), T15 (Fraxinus excelsior), T16 (Fraxinus excelsior), T17 (Fraxinus excelsior), T18 (Sorbus aucuparia), T20 (Acer platanoides), T22 (Fraxinus excelsior), T23 (Fraxinus excelsior), T24 (Fraxinus excelsior), T25 (Fraxinus excelsior), T26 (Malus sylvestris), T27 (Sorbus aucuparia), T28 (Fraxinus excelsior), T31 (Sorbus aucuparia), T33 (Fagus sylvatica), T34 (Malus sylvestris), T35 (Malus sylvestris), T39 (Acer ginnala), T41 (Acer pseudoplatanus), T51 (Salix spp.), T67 (Ailanthus altissima), T69 (Acer campestre), T70 (Ailanthus altissima), T71 (Ailanthus altissima), T72 (Ailanthus altissima), G2 (Mixed group), H1 (Mixed group), H2 (Cupressus x leylandii), H3 (Prunus laurocerasus)

Cat. U: T5 (Rhus typhina), T11 (Sambucus nigra), T21 (Acer platanoides), T44 (Salix spp.), T59 (Ulmus)

Impact Appraisal & Mitigation

The following trees are to be removed as part of the proposed scheme:

17 category 'B' trees will require removal in order to facilitate the site layout. Only 8 of these trees (T19, T32, T36, T37, T38, T40, T42, T73) are easily visible from public land. The other trees are all internal to the site.

To offset the loss of these trees, at least 28 new tree plantings should be included within the landscaping of the site.

1 category 'B' group (G1) is to be removed in order to facilitate the proposed scheme. The existing group does provide valuable screening of the site from the riverside. *However, it is believed that the removal and the establishment of an enhanced group planting will result in*

improved screening over the medium to long-term. Therefore, suitably mitigating the loss.

32 individual trees, 1 group, and 3 hedges of category 'C' value are to be removed as part of the proposed scheme.

In order to help mitigate against their loss, it is recommended that 13 new trees are included within the landscaping of the site.

5 category 'U' trees are to be removed owing to their poor condition. No mitigation is required for their removal.

Owing to the extensive number of new tree plantings included within the landscape design of the site (particularly the proposed screening along the riverside) the proposed tree removals are suitably offset.

Significance <i>(with mitigation)</i>	Acceptable
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3.2 GROUPS TO HAVE SECTIONS REMOVED TO FACILITATE THE PROPOSED SCHEME

Affected Trees	Cat. B: G3 (Mixed group)
	Cat. C: G6 (Mixed group)

Impact Appraisal & Mitigation	As part of the proposed scheme, 1 category 'B' group and 1 category 'C' group are to have sections removed. The total canopy area lost as a result is 234 m ² .
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G3 is considered to be of moderate arboricultural and landscape value and G6 is considered to be of low value.

To offset any wider landscape and environmental impact resulting from the reduction in group canopy area, the following mitigation is proposed:

At least 5x new trees with a height of 3.5m+ at time the time of planting should be interplanted within the existing group areas. It has been calculated that over a period of 25 years, this will provide a 10% net gain in canopy cover.

Canopy area lost	234 m ²
Area of replacement canopy cover (with mitigation planting after 25 years + 10% net gain) <i>Assumed 4m branch spread at 25 years.</i>	256 m ²
No. replacement trees needed	5

Table showing the canopy loss mitigation calculation for the loss of Category B & C groups

Significance 10% net arboricultural gain
(with mitigation)

3.3 TREES TO BE PRUNED AS PART OF THE PROPOSED SCHEME

Affected Trees Cat. B: G5 (Mixed group)

Pruning works G5 is to be reduced back in line with proposed surfacing to facilitate construction (refer to *Arboricultural Site Plan (Proposed)*).

Significance Negligible
(with mitigation)

3.4 TREES SUSCEPTIBLE TO DAMAGE DURING THE DEMOLITION OF STRUCTURES & REMOVAL OF SURFACING

Affected Trees Cat. A: T74 (Quercus robur)
Cat. B: G3 (Mixed Group), G5 (Mixed Group), G7 (Mixed Group)
Cat. C: G6 (Mixed Group)

Impact Appraisal & Mitigation T74, G3, G5, G6 and G7 are susceptible to damage during the removal of existing surfacing.
T74 is also susceptible to damage during the demolition of the existing adjacent building
To prevent damage from occurring, arboriculturally sensitive methods will need to be used.

Significance Negligible
(with mitigation)

3.5 INSTALLATION OF NEW SURFACING WITHIN RPAS OF RETAINED TREES

Affected Trees Cat. B: G5 (Mixed group), G7 (Mixed group)
Cat. C: G6 (Mixed group)

Impact Appraisal & Mitigation	<p>New surfacing is proposed within the RPAs of the following trees and groups:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Reference</th> <th>RPA Incursion</th> </tr> </thead> <tbody> <tr> <td>G5</td> <td><17% (1 tree) – Shallow incursion <300mm</td> </tr> <tr> <td>G6</td> <td>< 17% (6 trees) – Shallow incursion <300mm</td> </tr> <tr> <td>G7</td> <td><14.7% (1 tree) – Shallow incursion <300mm</td> </tr> </tbody> </table> <p><i>These incursions are considered acceptable subject to being done under the supervision of an arboriculturalist, and with the pruning of any exposed roots with a diameter >20mm.</i></p> <p>All of these trees have additional high quality rooting area in addition to that of their RPAs which will help to minimise any long-term impact on their overall health or condition.</p>	Reference	RPA Incursion	G5	<17% (1 tree) – Shallow incursion <300mm	G6	< 17% (6 trees) – Shallow incursion <300mm	G7	<14.7% (1 tree) – Shallow incursion <300mm
Reference	RPA Incursion								
G5	<17% (1 tree) – Shallow incursion <300mm								
G6	< 17% (6 trees) – Shallow incursion <300mm								
G7	<14.7% (1 tree) – Shallow incursion <300mm								
Significance (with mitigation)	Acceptable								

3.6 IMPLEMENTATION OF PROPOSED SCHEME

Affected Trees	All retained trees
Impact Appraisal & Mitigation	<p>During the construction process, all retained trees are susceptible to damage from general construction related activities.</p> <p><i>In order to reduce the risk of construction damage to the site’s retained trees, tree protection must be installed before the commencement of any site works.</i></p>
Significance (with mitigation)	Negligible

TREE RELATED SHADING AND NUISANCES

3.7 LONG-TERM IMPACT OF RETAINED TREES ON PROPOSED SCHEME

3.7.1 Canopy Growth

3.7.1.1 The layout of the scheme has been designed with consideration of the location and growth potential of nearby trees. Owing to such, no noteworthy contention between tree canopies and property are anticipated.

3.7.2 Nuisances

3.7.2.1 Owing to the tree species present within and around the site, and the layout of the proposed scheme, additional unreasonable tree-related nuisances, such as leaf and fruit-fall, are not thought to exist

beyond what might generally be considered as acceptable limits.

MITIGATION PROPOSAL

The following proposals have been detailed in an Arboricultural Method Statement and Tree Protection Plan:

3.8 PROTECTIVE MEASURES

3.8.1 Tree Protection Barriers

3.8.1.1 Barriers shall be erected, and a construction exclusion zone established, to protect all retained trees during the construction of the proposed scheme.

3.8.2 Arboriculturally Sensitive Removal of Surfacing

3.8.2.1 Where existing surfacing is to be removed from within the RPA of a retained tree, the following methods must be used:

- i) Any machinery involved in the removal of the surfacing from within an RPA must be situated atop intact existing surfacing or ground protection matting.
- ii) During the removal of the surfacing, no excavation of the underlying soil is to be permitted- Any roots that are exposed during the removal of the surfacing must be covered with topsoil within 48 hours.
- iii) The exposed RPA's must be cordoned off using tree protection barriers or metal stake and plastic mesh barriers. Any access within the cordoned off area must be preapproved by the Arboricultural Clerk of Works.

3.8.3 Arboriculturally Sensitive Demolition

3.8.3.1 Where the existing building is to be demolished near to T74, the following method must be used to ensure damage is not caused.

- i) Any plant and vehicles engaged in demolition works must either operate from outside the RPA of all trees or from atop existing surfacing or temporary ground protection.
- ii) Where within 5m of the crown of any trees branches, the demolition should be undertaken inwards, within the footprint of the existing building (often referred to as "top down, pull back" demolition).
- iii) Where abutted with the RPA, the removal of the existing building foundations should be accomplished via excavation on the internal edge of the foundations. Excavations on the outer edge of the foundations should be avoided.

- iv) The removal of the existing foundations from within an RPA must be done under the supervision of the Arboricultural Clerk of Works.

3.8.4 Installation of New Surfacing Within RPAs

- 3.8.4.1 New surfacing is to be installed within the RPAs of multiple trees. The excavations required for the installation of the surfacing should be done under the supervision of an arboriculturalist, and with the pruning of any exposed roots with a diameter >20mm.

3.9 TECHNICAL DESIGN CONSIDERATIONS

3.9.1 Routing and Installation of Utility Apparatus

- 3.9.1.1 Wherever possible, utility apparatus should be routed outside of any RPAs. Failing this, services should be routed together in common ducts, with any inspection chambers being located outside of the RPA.
- 3.9.1.2 Where it is necessary for underground services to intersect an RPA, specialist excavation methods should be used.
- 3.9.1.3 In such situations, the design team should consult with Ligna Consultancy in order to establish a suitable services route, and specify the specialist excavation method most suitable.

3.9.2 Potential for Subsidence & Heave

- 3.9.2.1 Where shrinkable sub-soils may be present, the potential for tree related subsidence and/or ground heave (resultant from proposed tree removals) must be considered by a structural engineer prior to the final specification of foundation depth/type.

3.10 PROVISION OF NEW TREE PLANTINGS

- 3.10.1 It is recommended that at least 50 new trees are included within the landscaping of the site. These can be planted as specimen trees or to enhance existing groups.
- 3.10.2 A new enhanced riverside buffer is to be planted so as to provide high value screening between the river and the site.

CONCLUSION

3.11 SUMMARY OF THE DEVELOPMENT'S OVERALL IMPACT

- 3.11.1 The table below summarises the trees which will be lost, pruned, or protected by special measures during the development project.

	Tree Category			
	A	B	C	U
Trees/groups to be removed (* groups to have sections removed)	-	T2, T3, T4, T6, T19, T32, T36, T37, T38, T40, T42, T45, T46, T47, T50, T68, T73, G1, *G3	T1, T7, T8, T9, T10, T12, T13, T14, T15, T16, T17, T18, T20, T22, T23, T24, T25, T26, T27, T28, T31, T33, T34, T35, T39, T41, T51, T67, T69, T70, T71, T72, G2, *G6	T5, T11, T21, T44, T59
Hedges/shrubs to be removed (* hedges to have sections removed)	-	-	H1, H2, H3	-
Trees/groups/hedges to be pruned	-	G5	-	-
Trees to be subjected to RPA incursions (excl. no-dig techniques)	-	-	-	-
Trees to be protected through arboricultural measures / supervision (other than barriers and ground protection)	T74	G5, G7	G6	
Trees requiring specialist design considerations (for purposes of minimising arboricultural impact)	-	-	-	

3.11.2 Considering the anticipated arboricultural impact from the construction and demolition activities associated with the development of the site, and the implementation of the proposed mitigation measures outlined in this document, the proposed development’s arboricultural impact is considered to be acceptable in the short to medium term.

3.11.3 However, over the long-term (25 years plus), it is considered that the scheme will result in a significant arboricultural and amenity net gain. This is primarily owing to the provision of more than 50 new high-quality tree plantings and enhanced screening with the riverside.

4 APPENDICES

4.1 APPENDICES

4.1.1 The following appendices are included within this document:

Appendix	Document
1	Tree Survey
2	Site Photos
3	Arboricultural Site Plan (Existing) (P2062-ASP01)
4	Arboricultural Site Plan (Proposed) (P2062-ASP02)

APPENDIX 1 TREE SURVEY

APPENDIX 1 – TREE SURVEY

A1.1 SITE VISIT

- i) A site visit was undertaken by Oliver Halladay and Jennifer Sinclair of Ligna Consultancy, on the 10/11/2021.

A1.2 METHOD OF DATA COLLECTION

- i) Data was collected using the recommendations laid out in British Standard 5837:2012 as a guide. All observations were from ground level without detailed or invasive investigations.
- ii) Measurements have been calculated using a laser measurer and diameter tape/calipers. Where this was not possible or reasonably practical, measurements have estimated by eye.
- iii) The trees were surveyed and assessed impartially and irrespective of the proposed development. Management recommendations should be implemented regardless of any proposed development for reasons of sound arboricultural management or safety.
- iv) The method used for categorising the trees can be seen in section A1.3. This is an improved variation of the method suggested in BS 5837:2012.
- v) BS 5837:2012 recommends that better quality (category A and B trees) are retained where possible. Planning permission overrides a Tree Preservation Order and Conservation Area. Furthermore, trees are a material consideration in the UK planning system irrespective of their legal status. Trees in land adjacent to the site are considered where they may be impacted by development; for example, when roots or branches encroach onto the site.
- vi) Trees may be recorded as group or woodland where:
 - The canopies touch.
 - The trees have more group value than individual merit.
 - They are part of a formal landscape feature like an avenue.
 - It is impractical to record them individually.
- vii) Trees within groups or woodlands etc. are recorded individually where it is necessary to distinguish them from others.

A1.3 SURVEY KEY & GLOSSARY OF TERMS

Term	Definition
Ref.	Tree reference number
Tag	Physical tag attached to some trees with unique identification number (not the same as Ref.)
Species	The trees’ scientific and common name
Height	The measured/estimated height of the tree (measured in metres)
Branch Spread	The length of a tree’s branches from stem to tip measured from the north, east, south and western sides of the crown.
Crown Clearance	Crown clearance is the measurement of height between the trees branches in the outer third of its crown and the floor. Crown clearance has only been recorded where it is considered to be of relevance to the proposed scheme. The height of the first significant branch is also generally recorded and is discussed where relevant.
DBH	Diameter of a trees’ stem, measured as per BS 5837:2012
RPA	The root protection area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority.
Life Stage	A quantification of a trees’ state of physical maturity: <ul style="list-style-type: none"> • Young • Semi-mature • Early-Mature • Mature • Late-mature • Veteran • Dead
Structural	Summary statement relating to the structural condition of a tree: <ul style="list-style-type: none"> • Good (no apparent problems / normal optimal condition for a tree of its species.) • Fair (minor problems, no instabilities) • Poor (major problems, potential instabilities) • Unstable (extreme problems, likely to result in failure)
Vitality	Summary statement relating to the overall observed vitality of a tree: <ul style="list-style-type: none"> • Good (no apparent problems / normal optimal vitality for a tree of its species) • Fair (minor / temporary reduction in tree vitality) • Poor (major reduction in tree vitality, often with some branch dieback) • Dead / Dying (extreme / total reduction in tree vitality)
General Management Recommendations	Remedial tree works recommended regardless of whether the site is developed or not.
Facilitation Tree Works	Tree pruning/felling required in order to facilitate the implementation of the proposed development.
Development Related Tree Works	Tree works that are required as part of the proposed scheme.
Tolerance	The relative tolerance the species can show to construction related activities such as root-loss, soil compaction and other development pressures.
Cat.	Categorisation of the tree’s value based on the methodology shown in A1.4. This rating takes into account the size, quality, condition, estimated remaining life expectancy and legal status of each tree.

A1.4 TREE CATEGORISATION METHODOLOGY

Category and definition	Criteria / Subcategories			Label on plan
	1 – Mainly arboricultural qualities	2 – Mainly landscape qualities	3 – Mainly cultural values/conservation	
Trees worthy of being a material constraint:				
<p>Category A</p> <p>Trees of high quality, capable of providing a significant contribution to local amenity (usually large in size) and that generally possess an estimated remaining life expectancy of 40+ years.</p>	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Cat. A</div>
<p>Category B</p> <p>Trees of moderate quality and with an estimated remaining life expectancy of 20+ years, that are capable of providing a notable contribution to local amenity but are lacking the condition of category A trees (usually medium to large in size).</p>	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage); or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Cat. B</div>
Trees worthy of material consideration:				
<p>Category C</p> <p>Trees of a low quality, small size, or incapability to be protected within the legal framework. These trees generally possess an estimated remaining life expectancy of 10+ years.</p>	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Cat. C</div>
Trees unsuitable for retention owing to condition:				
<p>Category U</p> <p>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.</p>	<ul style="list-style-type: none"> • Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality 			<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Cat. U</div>

A1.5 SUMMARY OF DATA

- i) 81 individual trees, 7 groups of trees and 3 hedges were recorded as being significant within the context of the development proposals.
- ii) The following tables show the category distribution and life stage of the trees distributed within the site:

	Tree Category			
	A	B	C	U
Individual Trees	1	28	46	6
Groups	-	4	3	-
Woodland Groups	-	-	-	-
Hedges	-	-	3	-
Shrubs	-	-	-	-

Table 1 - Table showing category distribution within site.

	Life Stage						
	Young	Semi-Mature	Early-Mature	Mature	Late-Mature	Veteran	Dead
Individual Trees	8	47	-	24	-	-	2
Groups	-	5	-	2	-	-	-
Woodland Groups	-	-	-	-	-	-	-
Hedges	-	-	-	3	-	-	-
Shrubs	-	-	-	-	-	-	-

Table 2 - Table showing life stage distribution within the site.

Ref.	Tag	Species	Height (m)	Crown (N/E/S/W)	Crown Clearance (m)	DBH (mm)	Life Stage	Structural	Vitality	Additional Notes	General Management Recommendations	Priority	Development Related Tree Works	Tolerance	RPA Radius (m)	RPA Area (m ²)	Cat.
T1		Robinia pseudoacacia (Black locust)	9.5	1.5 / 4 / 3.8 / 4	3	290	Semi-Mature	Good	Poor	Robinia pseudoacacia "Unifolia". Dieback in upper crown, central leader in decline. Phellinus robiniae visible on West of main stem at 4m.	Remove major deadwood throughout crown.	12 months	Remove	Good	3.5	38.0	C3
T2		Robinia pseudoacacia (Black locust)	13	4 / 4 / 2 / 4	2.5	340	Semi-Mature	Good	Good	Robinia pseudoacacia "Unifolia". Branches on Northern side of crown in contact with building.	Reduce Northern portion of crown to give 1.5m clearance with building.	Optional	Remove	Good	4.1	52.3	B3
T3		Robinia pseudoacacia (Black locust)	7.8	5 / 5 / 4 / 5	2.5	367	Semi-Mature	Good	Good	Surrounded by hedge of suckers.		-	Remove	Good	4.4	60.8	B3
T4		Robinia pseudoacacia (Black locust)	7	5 / 4 / 4 / 5	2.5	360	Semi-Mature	Good	Good			-	Remove	Good	4.3	58.6	B3
T5		Rhus typhina (Staghorn sumac)	7.5	3 / 2 / 1 / 2	-	236	Semi-Mature	Fair	Fair	Necrotic bark visible on southern side of all stems, with black exudate. Root disfunction likely attributed to disturbance from neighbouring site. All 4 stems in latter stages of decline.	Fell existing mature stems and allow regrowth from suckers.	12 months	Remove	Good	2.8	25.1	U
T6		Pinus sylvestris (Scots pine)	16	3 / 3 / 3 / 3	4	360	Semi-Mature	Good	Good			-	Remove	Good	4.3	58.6	B2
T7		Fraxinus excelsior (Ash)	17	2 / 4 / 5 / 4	7	490	Mature	Good	Fair	Ivy clad stem. Heavily pruned to North East for HV line clearance. Early ash dieback.		-	Remove	Moderate	5.9	108.6	C3
T8		Prunus spp. (Plum)	7	2 / 2 / 2 / 2		280	Semi-Mature	Good	Good	Prunus domestica.		-	Remove	Moderate - Good	3.4	35.5	C3
T9		Malus sylvestris (Crab apple)	10	1.5 / 1.5 / 1.5 / 1.5	-	230	Semi-Mature	Good	Good	Pillar apple. Unable to access base.		-	Remove	Moderate - Good	2.8	23.9	C3
T10		Malus sylvestris (Crab apple)	10	1.5 / 1.5 / 1.5 / 1.5	-	310	Semi-Mature	Fair	Good	Pillar apple. Unable to access base. Densely ivy clad stem.		-	Remove	Moderate - Good	3.7	43.5	C3
T11		Sambucus nigra (Elder)	4	1 / 1 / 1 / 2	-	234	Dead	Unstable	Dead/Dying	Dead ivy clad elder. Tree has fallen and is leaning on building steps.	Fell.	12 months	Remove	Good	2.8	24.8	U
T12		Malus sylvestris (Crab apple)	10	1.5 / 2 / 2 / 2	-	180	Semi-Mature	Good	Good	Pillar apple.		-	Remove	Moderate - Good	2.2	14.7	C3
T13		Mixed group	10	3 / 3 / 4 / 4.5	-	252	Semi-Mature	Good	Good	Intertwined pillar apple and plum.		-	Remove	-	3.0	28.6	C3
T14		Acer platanoides (Norway Maple)	11	4 / 2 / 5 / 5	-	200	Semi-Mature	Good	Good			-	Remove	Moderate - Good	2.4	18.1	C3
T15		Fraxinus excelsior (Ash)	11	1 / 1 / 3 / 1	-	220	Semi-Mature	Fair	Fair	Unable to access base. Previously pruned to West. Asymmetrical crown. Early ash dieback.		-	Remove	Moderate	2.6	21.9	C3
T16		Fraxinus excelsior (Ash)	11	3 / 2 / 2 / 2	-	250	Semi-Mature	Fair	Fair	Unable to access base.		-	Remove	Moderate	3.0	28.3	C3
T17		Fraxinus excelsior (Ash)	15	4 / 4 / 4 / 4	-	310	Semi-Mature	Good	Fair	Unable to access base. Early ash dieback. Small Rowan at base.		-	Remove	Moderate	3.7	43.5	C3
T18		Sorbus aucuparia (Rowan)	5	0.15 / 1.5 / 1.5 / 1.5	-	142	Semi-Mature	Good	Fair			-	Remove	Moderate	1.7	9.1	C3
T19		Robinia pseudoacacia (Black locust)	14	4 / 4 / 4 / 4	1.7	370	Semi-Mature	Good	Good	Robinia psuedoacacia "Unifolia".	Crown lift to 2.5m over parking spaces.	Optional	Remove	Good	4.4	61.9	B3
T20		Acer platanoides (Norway Maple)	8	3 / 3 / 3 / 3	-	220	Semi-Mature	Good	Good			-	Remove	Moderate - Good	2.6	21.9	C3
T21		Acer platanoides (Norway Maple)	8	4 / 4 / 5 / 3	3	310	Semi-Mature	Poor	Poor	Extensive dieback throughout crown. Suspended branches in upper crown.	Fell.	12 months	Remove	Moderate - Good	3.7	43.5	U
T22		Fraxinus excelsior (Ash)	13	3 / 3 / 3 / 4	4	280	Semi-Mature	Good	Good	Unable to access base.		-	Remove	Moderate	3.4	35.5	C3
T23		Fraxinus excelsior (Ash)	13	4 / 4 / 2 / 4	2.5	266	Semi-Mature	Good	Fair	Unable to access base. Early ash dieback.		-	Remove	Moderate	3.2	32.0	C3

Ref.	Tag	Species	Height (m)	Crown (N/E/S/W)	Crown Clearance (m)	DBH (mm)	Life Stage	Structural	Vitality	Additional Notes	General Management Recommendations	Priority	Development Related Tree Works	Tolerance	RPA Radius (m)	RPA Area (m ²)	Cat.
T24		Fraxinus excelsior (Ash)	10	2 / 1 / 2 / 3	-2	240	Semi-Mature	Good	Good			-	Remove	Moderate	2.9	26.1	C3
T25		Fraxinus excelsior (Ash)	10	2 / 2 / 2 / 3	2	260	Semi-Mature	Good	Fair	Early ash dieback.		-	Remove	Moderate	3.1	30.6	C3
T26		Malus sylvestris (Crab apple)	12	2 / 1.5 / 1.5 / 2	3.5	280	Semi-Mature	Good	Good	Pillar apple.		-	Remove	Moderate - Good	3.4	35.5	C3
T27		Sorbus aucuparia (Rowan)	4	1 / 1 / 1 / 1	1.8	110	Young	Good	Good			-	Remove	Moderate	1.3	5.5	C3
T28		Fraxinus excelsior (Ash)	5	2 / 2 / 2 / 2	2.5	180	Young	Good	Good			-	Remove	Moderate	2.2	14.6	C3
T29		Sorbus aucuparia (Rowan)	5	1 / 1 / 1 / 1	1.6	100	Young	Good	Good			-		Moderate	1.2	4.5	C3
T30		Sorbus aucuparia (Rowan)	4.5	1 / 1 / 1 / 1	1	100	Young	Good	Good			-		Moderate	1.2	4.5	C3
T31		Sorbus aucuparia (Rowan)	5.2	1 / 1 / 1 / 1	1	100	Young	Good	Good			-	Remove	Moderate	1.2	4.5	C3
T32		Prunus spp. (Plum)	9	3.5 / 3 / 4 / 2	1.5	340	Mature	Good	Good	Unable to access base. Low crown over pavement.	Crown lift to 2.5m over pavement.	6 months	Remove	Moderate - Good	4.1	52.3	B2
T33		Fagus sylvatica (Beech)	4	1 / 1 / 1 / 1	-	200	Young	Good	Good	Fastigate beech.		-	Remove	Poor	2.4	18.1	C3
T34		Malus sylvestris (Crab apple)	9	1.5 / 1.5 / 1 / 1	-	190	Semi-Mature	Good	Good	Unable to access base. Pillar apple.		-	Remove	Moderate - Good	2.3	16.3	C3
T35		Malus sylvestris (Crab apple)	8	1.5 / 1.5 / 1 / 1.5	-	180	Semi-Mature	Good	Good			-	Remove	Moderate - Good	2.2	14.7	C3
T36		Malus sylvestris (Crab apple)	9.5	1.5 / 1.5 / 1.5 / 1.5	-	210	Semi-Mature	Good	Good			-	Remove	Moderate - Good	2.5	20.0	B3
T37		Acer platanoides (Norway Maple)	14	6 / 6 / 5 / 4	2.2	420	Mature	Good	Good			-	Remove	Moderate - Good	5.0	79.8	B3
T38		Pinus sylvestris (Scots pine)	13	1.1 / 2 / 1.5 / 3	1.8	290	Semi-Mature	Good	Good	Low crown over pavement.	Crown lift to 2.5m over pavement.	6 months	Remove	Good	3.5	38.0	B3
T39		Acer ginnala (Amur maple)	6.5	3 / 2 / 1 / 3.5	1.7	233	Semi-Mature	Fair	Good	Included union at base. Low crown over pavement.	Crown lift to 2.5m over pavement.	6 months	Remove	-	2.8	24.7	C3
T40		Pinus sylvestris (Scots pine)	16	2 / 3.5 / 2 / 2.5	4	330	Semi-Mature	Good	Good	Crown close to external staircase, although no current contention.		-	Remove	Good	4.0	49.3	B3
T41		Acer pseudoplatanus (Sycamore)	6	1 / 1 / 1 / 1	-	241	Young	Good	Good	Self set sycamore.		-	Remove	Moderate	2.9	26.2	C3
T42		Aesculus hippocastanum (Horse chestnut)	16.5	5 / / /	2	670	Mature	Good	Good	Stem and base of tree engulfed in ivy obscuring survey. Tree has historically had 1 large limb on southern side of tree Pollarded/ heavily reduced away from road. Minor deadwood throughout crown, predominantly in upper crown.	Sever and remove ivy from base.	-	Remove	Moderate - Good	8.0	203.1	B1
T43		Aesculus hippocastanum (Horse chestnut)	5.5	1 / / /	-	650	Mature	Good	Good	Estimated dimensions used as unable to access tree. tree has historically been Pollarded to a single stem with mature epicormic regrowth.		-		Moderate - Good	7.8	191.1	C1
T44		Salix spp. (Willow)	6	2.5 / / /	-	255	Semi-Mature	Poor	Fair	Unable to access base. Prostrate tree with root system still attached and functioning.	Remove to ground level	-	Remove	Good	3.1	29.4	U
T45		Alnus glutinosa (Common alder)	14.5	4.5 / 4.5 / 4.5 / 4.5	-	532	Mature	Good	Fair	Estimated dimensions used as unable to access tree. Stem and base engulfed in ivy obscuring survey. Tree has historically been Pollarded with mature regrowth.	sever and remove ivy from base.	-	Remove	Good	6.4	127.8	B2

Ref.	Tag	Species	Height (m)	Crown (N/E/S/W)	Crown Clearance (m)	DBH (mm)	Life Stage	Structural	Vitality	Additional Notes	General Management Recommendations	Priority	Development Related Tree Works	Tolerance	RPA Radius (m)	RPA Area (m ²)	Cat.
T46		Acer campestre (Field maple)	7	3.5 / / /	-	375	Semi-Mature	Good	Good	Estimated dimensions used as unable to access tree. Stem and base engulfed in ivy obscuring survey. Tree has historically been Pollarded with mature regrowth.		-	Remove	Good	4.5	63.7	B2
T47		Alnus glutinosa (Common alder)	14.5	3.5 / 3.5 / 3.5 / 3.5	-	330	Mature	Good	Good	Estimated dimensions used as unable to access tree. Stem and base engulfed in ivy obscuring survey. Tree has historically been Pollarded with mature regrowth.		-	Remove	Good	4.0	49.3	B2
T48		Alnus glutinosa (Common alder)	12.5	3 / 3 / 3 / 3	-	280	Mature	Good	Good	This and previous 3 trees are the other side of a boundary fence.		-		Good	3.4	35.5	B3
T49		Acer campestre (Field maple)	10.5	6 / 2 / 6 / 6	2.5	375	Mature	Good	Good	Stem and base of tree engulfed in ivy obscuring survey.		-		Good	4.5	63.7	B3
T50		Alnus glutinosa (Common alder)	12.5	5 / 5 / 5 / 5	4	400	Mature	Good	Good	Estimated dimensions used as tree located on adjacent site with overhanging branches. Branch tips in contact with existing building. Tree engulfed in ivy obscuring survey.	Reduce crown away from building by 1.5m	-	Remove	Good	4.8	72.4	B3
T51		Salix spp. (Willow)	10	5.5 / 5.5 / 5.5 / 5.5	1.5	400	Mature	Good	Good	Estimated dimensions used as tree located on adjacent site with overhanging branches. Branch tips in contact with existing building. Tree engulfed in ivy obscuring survey.	Reduce overhanging branches by 2m.	Optional	Remove	Good	4.8	72.4	C1
T52		Salix spp. (Willow)	14	4.5 / 4.5 / 4.5 / 4.5	-	450	Mature	Fair	Fair	Estimated dimensions used as tree located on adjacent site with overhanging branches. Tree engulfed in ivy obscuring survey.		-		Good	5.4	91.6	B3
T53		Alnus glutinosa (Common alder)	10	3.5 / 3.5 / 3.5 / 3.5	5	250	Semi-Mature	Fair	Fair	Estimated dimensions used as tree located on adjacent site with overhanging branches. Branch tips in contact with existing building. Tree engulfed in ivy obscuring survey.		-		Good	3.0	28.3	C1
T54		Salix spp. (Willow)	12	3.5 / 3.5 / 3.5 / 3.5	-	200	Semi-Mature	Fair	Fair	Estimated dimensions used as tree located on adjacent site with overhanging branches. Tree engulfed in ivy obscuring survey.		-		Good	2.4	18.1	C1
T55		Quercus coccinea (Scarlet oak)	11	4 / 4 / 4 / 4	-	250	Semi-Mature	Fair	Fair	Estimated dimensions used as tree located on far side of adjacent site.		-		Poor - Good	3.0	28.3	C1
T56		Fraxinus excelsior (Ash)	13.5	3 / 3 / 3 / 3	2	220	Semi-Mature	Fair	Fair	Estimated dimensions used as tree located on far side of adjacent site. Stem and base engulfed in ivy obscuring survey. Tree leans northwards - not of current concern due to small size of tree.		-		Moderate	2.6	21.9	C1
T57		Fraxinus excelsior (Ash)	13.5	3.5 / 3.5 / 5.5 / 4.5	3	270	Semi-Mature	Fair	Fair	Estimated dimensions used as tree located on adjacent site with overhanging branches. Stem and base of tree engulfed in ivy obscuring survey.		-		Moderate	3.2	33.0	B3

Ref.	Tag	Species	Height (m)	Crown (N/E/S/W)	Crown Clearance (m)	DBH (mm)	Life Stage	Structural	Vitality	Additional Notes	General Management Recommendations	Priority	Development Related Tree Works	Tolerance	RPA Radius (m)	RPA Area (m ²)	Cat.
T58		Salix caprea (Goat willow)	7.5	0 / 3.5 / 5.5 / 3	-	350	Mature	Poor	Fair	Estimated dimensions used as tree located on adjacent site with overhanging branches. Tree has snapped and is currently hung up in hedge growth along boundary line. Tree in contact with existing building.	Remove portion of tree overhanging property.	12 months		Moderate - Good	4.2	55.4	U
T59		Ulmus (English elm)	14	1 / 3 / 4 / 4	1	299	Dead	Poor	Dead/Dying	Dead Elm.	Fell.	12 months	Remove	-	3.6	40.6	U
T60		Quercus robur (English oak)	17	7 / 7 / 6 / 7	3	490	Mature	Good	Good	Unable to access base, tree in neighbouring buffer strip		-		Moderate - Good	5.9	108.6	B3
T61		Quercus robur (English oak)	16	7 / 6 / 8 / 7	6	470	Mature	Good	Good	Unable to access base, tree in neighbouring buffer strip.		-		Moderate - Good	5.6	99.9	B3
T62		Salix caprea (Goat willow)	10	1 / 3 / 7 / 2	3	460	Mature	Fair	Good	Leaning into site from neighbouring buffer strip.		-		Moderate - Good	5.5	95.9	C3
T63		Quercus rubra (Red oak)	17	2 / 4 / 6 / 6	4	400	Mature	Good	Good	Unable to access base, tree in neighbouring buffer strip.		-		-	4.8	72.4	B3
T64		Salix caprea (Goat willow)	15	4 / 5 / 4 / 3	1.4	440	Mature	Good	Good	Unable to access base. Neighbouring tree overhanging property.	Crown lift to 2.5m	Optional		Moderate - Good	5.3	87.6	C3
T65		Fraxinus excelsior (Ash)	19	4 / 5 / 6 / 6	10	614	Mature	Good	Good	Previously reduced.		-		Moderate	7.4	170.3	B3
T66		Populus spp. (Poplar)	22	5 / 7 / 9 / 8	9	510	Mature	Good	Good	Unable to access base. Previously reduced.		-		Good	6.1	117.7	C3
T67		Ailanthus altissima (Tree of heaven)	13	3 / 4 / 2 / 2	5	380	Semi-Mature	Good	Good	Previously reduced.		-	Remove	Good	4.6	65.3	C3
T68		Robinia pseudoacacia (Black locust)	17	4 / 4 / 4 / 4	6	390	Semi-Mature	Good	Good	Previously reduced.		-	Remove	Good	4.7	68.8	B3
T69		Acer campestre (Field maple)	8	4 / 4 / 3 / 2	2.8	307	Mature	Fair	Good	Included fork at 1.2m		-	Remove	Good	3.7	42.6	C2
T70		Ailanthus altissima (Tree of heaven)	9	3 / 5 / 4 / 5	4	370	Semi-Mature	Good	Good	Unable to access base. Previously reduced.		-	Remove	Good	4.4	61.9	C3
T71		Ailanthus altissima (Tree of heaven)	12	1 / 3 / 4 / 4	3	340	Semi-Mature	Good	Good	Unable to access base. Previously reduced.		-	Remove	Good	4.1	52.3	C3
T72		Ailanthus altissima (Tree of heaven)	14	5 / 6 / 2 / 4	2.5	440	Semi-Mature	Good	Good	Unable to access base. Previously reduced.		-	Remove	Good	5.3	87.6	C3
T73		Prunus avium (Cherry)	9	6 / 4 / 4 / 5	1.5	230	Semi-Mature	Good	Good	Unable to access base. Low crown.	Crown lift to 2.5m.	12 months	Remove	-	2.8	23.9	B3
T74		Quercus robur (English oak)	25	9 / 9 / 6.5 / 10	2	1150	Mature	Good	Good	Pruned back from buildings to give 3m clearance.		-		Moderate - Good	13.8	598.3	A1
T75		Betula pendula (Silver birch)	12.5	3 / 2.5 / 3 / 3	-	300	Semi-Mature	Good	Good			-		Poor - Moderate	3.6	40.7	B1
T76		Betula pendula (Silver birch)	9	3 / 2 / 2.5 / 3	1	210	Semi-Mature	Good	Good			-		Poor - Moderate	2.5	20.0	C1
T77		Betula pendula (Silver birch)	12	4 / 2 / 2 / 2.5	-	230	Semi-Mature	Good	Good			-		Poor - Moderate	2.8	23.9	C1
T78		Salix babylonica (Weeping willow)	7	1.5 / 1.5 / 1.5 / 1.5	-	830	Mature	Good	Good	Recently pollarded.		-		Moderate - Good	10.0	311.7	C1
T79		Quercus robur (English oak)	8	6.5 / 5 / 4 / 0	-	270	Semi-Mature	Good	Good	Offsite tree.		-		Moderate - Good	3.2	33.0	B1
T80		Alnus glutinosa (Common alder)	10	5 / 3 / 1 / 4	-	650	Mature	Fair	Good	Estimated stem diameter.		-		Good	7.8	191.1	B2
T81		Alnus glutinosa (Common alder)	10	3 / 3 / 3 / 2.5	-	264	Young	Good	Good	Multi stemmed tree on river bank.		-		Good	3.2	31.6	C1

Ref.	Tag	Species	Height (m)	Crown (N/E/S/W)	Crown Clearance (m)	DBH (mm)	Life Stage	Structural	Vitality	Additional Notes	General Management Recommendations	Priority	Development Related Tree Works	Tolerance	RPA Radius (m)	RPA Area (m ²)	Cat.
G1		Mixed group	10	1 / 1 / 1 / 1	1.5		Semi-Mature	Good	Good	Mixed species buffer planting comprising of fastigate hombeam, staghorn, Scots pine, ash, rowan, field maple, blackthorn, lime, pillar apple, English oak, amur maple, English oak and cotoneaster. Approximately 70 trees. High habitat and amenity value.	Crown lift group to 2.5m	Optional	Remove	-			B3
G2		Mixed group	9	1 / 1 / 1 / 1	3		Semi-Mature	Fair	Fair	Mixed group of 2 ash, 1 Norway maple and 3 rowan. 1 Small dead rowan stem within group.	Remove dead rowan stem.	Optional	Remove	-			C3
G3		Mixed group	14	/ / /	-	200	Semi-Mature	Good	Good	Group located along Southern and Eastern boundary, group has river running through centre. High presence of undergrowth. Group consists of alder, laurel, willow, holly, large choisya shrubs and brambles. Group has minor deadwood - low risk posed.		-	Remove section of group as per Arb. Site Plan (Proposed).	-	2.4	18.1	B2
G4		Prunus laurocerasus (Laurel)	5	2.5 / 4 / 2 / 4	-	228	Mature	Good	Good	Group of multiple mature laurel clusters along boundary line with a sycamore sapling within Eastern end of group.		-		Good	2.7	23.4	C1
G5		Mixed group	10	1 / 1 / 1 / 1	1.2		Semi-Mature	Good	Good	Mixed species group running along Southwestern border, comprising of field maple, willow, ash, tree of heaven, poplar, alder, robinia, sycamore and laurel. Dense understorey of native and non native shrubs. Group significantly encroaching onto site due to lack of maintenance.	Prune group back to paving boundary.	12 months	Branches to be reduced back inline with proposed surfacing to facilitate construction.	-			B2
G6		Mixed group	10	1 / 1 / 1 / 1	-		Semi-Mature	Good	Good	Group comprising of young to mature trees running along the Southern border of the property. Species present are field maple, ash, robinia, poplar, plane, alder and laurel. Dense undergrowth of native and non native shrubs. Stream running through group.		-	Remove section of group as per Arb. Site Plan (Proposed).	-			C3
G7		Mixed group	15	1 / 1 / 1 / 1	3		Mature	Good	Good	Woodland strip along the Northern border of the property. Species present include red oak, scarlet oak, english oak, robinia, ash, hawthorn, goat willow, alder and poplar. Dense understorey of shrubs and young trees.				-			B2
H1		Mixed group	3	1 / 1 / 1 / 1	-		Mature	Good	Good	Mixed hedge of cornus and cotoneaster.		-	Remove	-			C2

Ref.	Tag	Species	Height (m)	Crown (N/E/S/W)	Crown Clearance (m)	DBH (mm)	Life Stage	Structural	Vitality	Additional Notes	General Management Recommendations	Priority	Development Related Tree Works	Tolerance	RPA Radius (m)	RPA Area (m ²)	Cat.
H2		Cupressus x leylandii (Leylandii)	6	1 / 1 / 1 / 1	-		Mature	Good	Good			-	Remove	Good			C3
H3		Prunus laurocerasus (Laurel)	2.8	1 / 1 / 1 / 1	-		Mature	Good	Good			-	Remove	Good			C3

APPENDIX 2

SITE PHOTOGRAPHS

APPENDIX 2 – SITE PHOTOGRAPHS

Note - Below is a selection of site photographs intended for general site context. Should you require supplementary site/tree photographs please contact info@lignaconsultancy.co.uk:



Figure 1 - Northern side of business park (looking West at G6)

APPENDIX 2 – SITE PHOTOGRAPHS



Figure 2 - Northern side of business park (looking Southwest at G3 and G6)

APPENDIX 2 – SITE PHOTOGRAPHS



Figure 3 - Northern side of business park (looking North along G3)

APPENDIX 2 – SITE PHOTOGRAPHS



Figure 4 - Northern side of business park (looking Northwest at G7)

APPENDIX 2 – SITE PHOTOGRAPHS



Figure 5 – Various pictures of Southern side of business park.

APPENDIX 3

ARB. SITE PLAN (EXISTING)



Use of This Document

This document should be viewed in conjunction with the relevant arbicultural impact assessment and/or tree survey schedule.

Tree Categorisation & Numbering

The method used for categorising the trees can be seen in Appendix 1 of the Trees Survey/Arbicultural Impact Assessment. The categorisation method used is an improved variation of the method suggested in BS 5837:2012.

BS 5837:2012 recommends that better quality trees (Cat. A & B) are retained where possible. Trees in land adjacent to the site are considered where they may be impacted by development.

The trees considered significant within the context of the development are numbered and assigned a prefix of 'T' or 'C' to describe whether they are an individual or a group, and 'S' or 'V' for a shrub or hedge. Using this identification number, further information for each tree/group can be found within the survey schedule.

Cat. A High or exceptional aesthetic, landscape or ecological value (likely of being a material constraint.)	Cat. B Moderate aesthetic, landscape or ecological value (likely of being a material constraint.)
Cat. C Low quality or small trees, trees worthy of being a material constraint.	Cat. S Such poor quality or condition that retention is considered to be a material constraint.

Root Protection Areas

In order to avoid damage to the roots or rooting environment of retained trees, the Root Protection Areas (RPAs) should be plotted around each of the category A, B and C trees. This is a notional depiction of the minimum rooting area in m² which should be left undisturbed around each tree. The RPA is calculated using the British Standard BS 5837:2012. Trees in relation to design, demolition and construction - Recommendations, unless otherwise stated within the survey schedule.

Where there appears to be restrictions to root growth the root protection area is reshaped to more accurately reflect the likely distribution of the roots.

Root Protection Area (RPA) The minimum area which should be left undisturbed during the development of the site.	RPA Excursion An additional area which should be left undisturbed around the root protection area of a large tree which may result in root excursions.
Arbiculturally Sensitive Demolition (Removal) A structure or surface to be removed using special methods to avoid damage to trees.	Specialist Foundations Line impact foundations to be used to preserve underlying tree roots.

Further Object Key

Tree Stem / Stem Line Diameter of stem at 1.4m	Tree Removal Trees designated for removal will comprise of a root and full canopy.
Site Boundary Extent of site boundary (illustrative only)	Buildings/structures to be removed Buildings/structures to be removed will generally be shown with a dashed red line.

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Project: Bridge Point Weybridge
 Client: Bridge UK Properties 7 LP
 Drawing: Arbicultural Site Plan (Existing)
 Drawing Ref: P2062-ASP01 V2 Date: 22/09/2022
 Scale: 1:500 - A1 Drawn by: B. Hallinan
 Based on: Topographical Survey

An impression should be checked on site. No dimensions to be used from this drawing. Please refer to the site plan for dimensions. Ligna Consultancy Ltd. does not accept responsibility for information on the site plan which is not its own. This drawing is for information only and is not to be used for the purpose of the project or legal proceedings, and is not to be used for the purpose of retained trees.

This drawing was produced in colour - a reproduction copy should not be relied upon.

APPENDIX 4

ARB. SITE PLAN (PROPOSED)



Use of This Document
 This document should be viewed in conjunction with the relevant arboricultural impact assessment and/or tree survey schedule.

Tree Categorisation & Numbering
 The method used for categorising the trees can be seen in Appendix 1 of the Tree Survey/Arboricultural Impact Assessment. The categorisation method used is an improved variation of the method suggested in BS 5837:2012.
 BS 5837:2012 recommends that better quality trees (Cat. A & B) are retained where possible. Trees in land adjacent to the site are considered where they may be impacted by development.
 The trees considered significant within the context of the development are numbered and assigned a prefix of 'T' or 'C' to describe whether they are an individual or a group, and 'S' or 'V' for a shrub or hedge. Using this identification number, further information for each tree/group can be found within the survey schedule.

Category A: High or exceptional decorative, landscape or ecological value (likely of being a material constraint).	Category B: Moderate arboricultural, landscape or ecological value (likely of being a material constraint).
Category C: Low quality or small trees that are not worthy of being a material constraint.	Category U: Such poor quality or condition that retention is not worthy of being a material constraint.

Root Protection Areas
 In order to avoid damage to the roots or rooting environment of retained trees, the Root Protection Areas (RPAs) should be plotted around each of the category A, B and C trees. This is a notional depiction of the minimum rooting area in m² which should be left undisturbed around each tree. The RPA is calculated using the British Standard BS 5837:2012. Trees in relation to design, demolition and construction recommendations, unless otherwise stated within the survey schedule.
 Where there appears to be restrictions to root growth the root protection area is reshaped to more accurately reflect the likely distribution of the roots.

Root Protection Area (RPA): The notional area around each tree which should be left undisturbed during the development of the site.	RPA Incursion: The notional area into the root protection area which may result in root disturbance.
Arboriculturally Sensitive Demolition (ASD): A structure or surface to be removed using purpose made pruning loppers to avoid damage to trees.	Specialist Foundations: Low impact foundations to be used to preserve underlying tree roots.

Further Object Key

Tree Stem / Stem Line: Diameter of stem at 1.3m.	Tree Removal: Trees designated for removal will appear as a red line canopy.
Site Boundary: Extent of the boundary (illustrative only).	Building/Refurbishing to be Demolished: Buildings removed will generally be shown with a dashed red line.

Ligna Consultancy

Bridge Point Weybridge
 Bridge UK Properties 7 LP
 Arboricultural Site Plan (Proposed)
 Drawing: P2062-ASP02 V3 14/10/2022
 Scale: 1:500 - A1
 Drawn by: B. Hallinan

Proposed Block Plan
 All dimensions should be checked on site. No dimensions to be taken from this drawing. Please refer to the development brief, site constraints, etc. for any other information for construction of the site. All dimensions are to the face of the wall unless otherwise stated. All dimensions are to be taken to the centre of the line unless otherwise stated.
 All dimensions are in metres unless otherwise stated. All dimensions are to be taken to the centre of the line unless otherwise stated.
 This drawing was produced in colour. A monochrome copy should not be relied upon.



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