Arboricultural Impact Assessment

Land South of Warren Lane, Long Ashton, North Somerset

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Section 1: Introduction

2.1 This BS5837 Tree Quality Survey report has been prepared by Tyler Grange Group Ltd (TG) to accompany the outline planning application for a prospective residential development at Land South of Warren Lane, Long Ashton, North Somerset, (hereafter referred to as the 'site').

2.2 The site comprises part of an arable field bound by hedgerows with occasional trees to the east and north. Located to the west of the village of Long Ashton, the site lies to the north of Weston Road and to the west of Warren Lane.

2.3 This report considers the existing arboricultural context of the site and sets out the potential implications of the proposed outline development.

2.4 The findings and recommendations included within this report are informed by survey work, which involved collecting data relating to the tree stock to ascertain the baseline arboricultural context in order to inform the proposed development. Where appropriate, recommendations for the removal of trees or tree management are made in order to facilitate development, or to improve the overall condition of the existing tree stock.

Tree Survey

2.5 The original tree survey was carried out on 30th June 2014 for a larger site area (covering the entire field). An updated tree survey was carried out on April 2020 and August 2021 to verify the previous baseline findings and to update this data where necessary in relation to the revised application area (eastern part of the field).

2.6 No invasive investigations or climbing inspections were necessary to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken. Where identified, signs of substantial defects or debility significant to the pre-development context have been recorded.

2.7 A total of 11 tree groups and 4 individual trees were surveyed, as shown on the **Tree Constraints Plan** located to the rear of this report.

Survey Methodology

2.8 The pre-development survey and assessment was undertaken in accordance with British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' (hereafter BS5837:2012).

2.9 In accordance with the above recommendations, the tree survey included all trees within the Site boundary that were over 7cm diameter at breast height (dbh). Topographical survey data was available for the majority of the tree stock; however, some areas of denser tree planting have been approximately placed within groups that form cohesive arboricultural features either aerodynamically, visually, culturally or in biodiversity terms.

2.10 The tree survey involved collecting the following data:

- Tree Number / Group Reference;

- Species;
- Height;
- Branch Spread (in metres taken at the four cardinal points);
- Crown Clearance (in metres above the adjacent ground level);
- Age Class;
- Physiological Condition;
- Structural Condition;
- Estimated Remaining Contribution (in years);
- Management Recommendations; and
- Notes.

2.11 For further clarification, please refer to the tree survey explanatory notes in **Appendix 1**.

Tree Categorisation

2.12 The quality and value of each tree or group of trees has been recorded in accordance with the Cascade Chart for Tree Quality Assessment included at **Appendix 3**. The purpose of the tree categorisation method is to identify the quality and value of the existing tree stock, allowing informed decisions to be made in conformity with BS5837:2012, concerning which trees should be removed or retained, should development occur.

2.13 Categories A, B and C deal with trees that should be a material consideration in the development process and are divided into subcategories that reflect arboricultural, landscape and cultural values. Category U trees are those which would be removed in the short term for reasons connected with their physiological or structural condition. For this reason, they should not be considered in the planning process.

Category Grading A: Trees of high quality and value, which are in such a condition as to be able to make a substantial contribution from an arboricultural, landscape or cultural perspective;

Category Grading B: Trees of moderate quality and value, which are in such a condition as to make a significant contribution from an arboricultural, landscape or cultural perspective;

Category Grading C: Trees of low quality and value, which are currently in adequate condition to remain until new planting could be established or young trees with a stem diameter below 150mm; and

Category Grading U: Trees which are in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

2.14 The subcategories included within the Cascade Chart for Tree Quality Assessment (1, 2 and 3) are intended to reflect arboricultural, landscape and cultural values respectively.

2.15 Findings for each tree group surveyed are illustrated on the **Findings of BS5837 Tree Quality Survey & Root Protection Areas** plan contained at the rear of this report and listed within the Tree Survey Table at **Appendix 2**.

Preliminary Management Recommendations

2.16 Recommendations made for the management of trees (e.g. tree works) prior to any proposed development are not a detailed 'specification' for tree work and should not be considered as such. These recommendations are proposed on the basis that they are advised and undertaken by a qualified arboricultural contractor working in accordance with best practice as, for instance, embodied in BS3998:2010 Recommendations for Tree Work, or in the European Tree Pruning Guide, published in 2001 by the Arboricultural Association and who must be listed in the Arboricultural Association's Approved Contractors Directory *www.trees.org.uk*.

Limitations

2.17 The comments made are based on observable factors present at the time of inspection and are based on maximising the trees' safe life expectancy given their existing context. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be stressed that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.

2.18 No tree is entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. Assessment of the potential influence of trees upon buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

2.19 Measurements were taken using a diameter tape. Where this was not possible or reasonably practical, measurements have been estimated by eye.

Un-assessable Risks

2.20 Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

2.21 The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended).

2.22 A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.

Section 2: Findings of the Tree Survey

Tree Cover

2.1 Surveyed trees included naturalised tracts of southern boundary roadside Ash (G1) and scrub clad bushy hedgerows (G2, G3, G4, G6, G9), typical of the wider arrangement of typical arable enclosure seen across the locality. Tree cover predominantly consists of stands of field edge tree stock, typical of the wider agricultural context with scattered semi-mature Ash and Field Maple (T2, G7, G8). Ornamental trees and hedgerows are present to the eastern fringes of the site (T1, T4, G10), owing to the adjoining residential context.

2.2 Selected site photography is included at **Appendix 5**. Photography taken from the previous tree survey in 2014 has been included as the weather conditions were preferable. The images have been reviewed following the updated tree survey and no significant changes are noted.

Tree Preservation Orders and Conservation Areas

2.3 As shown on the North Somerset Council online planning map (accessed on 05/05/2020), no on-site trees are protected by Tree Preservation Orders (TPOs). T3 is a large Copper Beech located beyond the north eastern site boundary. This tree is protected by TPO no. 872 (TPO dated 5th August 2005).

2.4 A Tree Preservation Order (TPO) is made to protect trees that have a high amenity value and have a positive impact on their immediate surroundings, providing protection for trees which are under threat or would be threatened in the future. The landowner is still responsible for the protected trees but must request permission from the Council to do any work that may affect the TPO trees.

2.5 The few exceptions to this include undertaking work to dead, dying or dangerous trees, although it is advisable to contact the Council to inform them of any works being done to a protected tree. Unauthorised work can lead to prosecution in the Magistrates Court and a fine of up to £20,000, as well as having to replace any trees that have been lost.

2.6 The site is not located within a Conservation Area and no trees are identified as Ancient Woodland as shown on DEFRA's Magic Interactive Map (accessed on 05/05/2020).

Species Composition

2.7 A total of 10 principal species were recorded on-site, and these included:

- Alder *(Alnus glutinosa);*
- Ash *(Fraxinus excelsior);*
- Blackthorn *(Prunus spinosa);*
- Elder *(Sambucus nigra);*
- Elm *(Ulmus sp.);*

- Field Maple *(Acer Campestre);*
- Hawthorn *(Crataegus monogyna);*
- Hazel *(Corylus sp.);*
- Holly *(Ilex sp.); and*
- Sycamore (*Acer pseudoplatanus*).

2.8 Off-site trees and ornamental planting were identified within the adjoining residential curtilage to the south east (G10) and along Warren Lane to the north east (T3, T4) was identified, these included:

- Apple *(Malus sp);*
- Copper Beech *(Fagus sylvatica f. purpurea) – T3;*
- Laurel *(Laurus sp.);*
- Leyland Cypress *(Cupressus × leylandii);*
- Plum *(Prunus sp.);* and
- Fir *(Abies sp.) – T4.*

Health, Physiological and Structural Condition

2.9 The survey involved ground level examination of the external features of the trees. Growing conditions were noted together with the presence of dead branch wood and die-back or obvious signs of decay. Definitions and criteria for assessing a tree's physiological and structural condition are included in the Tree Survey Explanatory Notes at **Appendix 1**.

2.10 Surveyed tree stock was largely found to be in a fair to good physiological and structural condition. This relates to the urban fringe / arable setting and associated past management, including roadside and agricultural works, mostly undertaken in order to minimise obstruction to vehicular routes around the site boundaries and to cut hedgerow tree belts back from the field margins. This level of management has ensured a degree of structural and physiological well-being, allowing several trees to mature, without a stringent programme of regular pruning, maintenance and regular inspection.

2.11 Inspection of semi-mature tree stock (notably G7) has largely been neglected with resultant crossing laterals, dense infill and an increase in presence of deadwood and brambles / scrub.

2.12 No major health problems were noted other than the general site-wide presence of hanging and standing deadwood, with minor dieback in several of the more mature individual trees and stands of naturalised field side stock, most of which appeared to be age related and associated with the agricultural site context.

2.13 No disease or fruiting fungal bodies were recorded during the visual survey.

Age Class

2.14 Definitions and criteria for assessing a tree's age classification are included in the Tree Survey Explanatory Notes at **Appendix 1**.

2.15 The majority of the tree stock can be classified as young-mature in terms of age class, with tracts of established hedgerows with mature rooting stock (G2, G3, G4, G9) and younger infill vegetation with scattered semi-mature (G5, G7, G8, T2) and mature specimens (T3), giving a fairly broad spread of ages across the surveyed tree stock.

2.16 It should be noted that many of the more mature trees will be in the final third of their life span and should be incorporated with new tree planting (within groups and hedgerows) and retained and managed as part of the boundary treatments for the proposed development to ensure a continued tree presence and good age diversity across the site.

Category Grading

2.17 The vegetation surveyed is dominated by self-seeded Category C trees, considered to be of generally low quality and value and groups of moderate quality trees and hedgerows (Category B) present where there is a collective value to the boundary and field edge groupings of linear hedgerows with trees of a similar age, quality, contribution and character providing typical agricultural enclosure. This reflects the overall fair to moderate quality of the tree stock.

2.18 Whilst the naturalised arable setting of the site has downgraded the category grading of much of the surveyed tree stock, T3 is considered to be of notably higher value (Category A) given the prominence and maturity of this off-site Copper Beech.

Root Protection Areas

2.19 The **Tree Constraints Plan** located to the rear of this report shows the approximate extent of Root Protection Areas (RPAs). The RPAs have been calculated in accordance with the methodology set out within Appendices C and D of BS5837: 2012, using the stem diameter dimensions obtained during the site visit. The RPAs are considered to contain sufficient rooting volume to ensure the survival of the tree and should be left undisturbed in order to avoid damage to the roots or rooting environment surrounding the tree. Particular care is needed regarding the proximity of trees which may become enclosed within new development, or are disturbed by unsuitable working methods or proximity during the construction phase of a development.

2.20 Whilst the locations of RPAs must be respected, and development or excavations avoided wherever within them, regulated minor works can be undertaken within the root protection area in some cases, but this must be carried out carefully by hand, avoiding damage to roots. Appropriate protective measures should be implemented to avoid desiccation and undue disturbance of roots if a tree is to be retained. Hand digging rather than excavation by mechanical means has proved to be an effective way of limiting the effects of construction within RPAs.

2.21 Any sudden and major alteration of the soil or surface conditions within RPAs will lead to progressive shoot and branch dieback until the roots have adapted to the altered conditions and have been able to source sufficient water and oxygen levels. If damage is progressive or so severe that the tree is unable to adapt then it is likely that the tree will ultimately die. It should be noted that

in general, with increased maturity of a specimen, the ability of that tree to adapt to dramatic alterations in relation to its root system is lessened.

Shadowing and Impact on Future Residential Amenity

2.22 Where larger trees and areas of denser tree planting are present on sites such as this, the RPAs and below ground context of trees should also be considered in association with above ground constraints. The current and ultimate height of any tree needs to be appreciated in terms of its size, dominance, shade and movement in strong winds and the likely pressure for tree removals from future site occupants where new dwellings are positioned in too closer proximity to large trees.

2.23 In accordance with BS5837:2012, the **Tree Constraints Plan** plan illustrates the potential direct obstruction of sunlight illustrated with a segment, plotted with a radius from the centre of the tree stems equal to the height of the tree, indicating the shadow pattern through the main part of the day. The indicative principal shading constraints posed by existing surveyed trees indicates the area within which the amenity interests of shading, available daylight and the proximity of trees for any future site occupants may be impacted upon should a tree be retained.

2.24 The detailed design response can seek to addresses such constraints to ensure that conflicts between tree canopies and future residential amenity is minimised wherever possible. Mature trees can be excluded from proposed private gardens and the outline proposals include for the provision of informal public open spaces across the northern reaches of the site to exclude G7 from proposed gardens. This will assist in limiting the impact of potential leaf litter and proximity issues in relation to habitable rooms and private garden spaces.

2.25 To further assist with mitigating the potential adverse impact of leaf litter where gardens are to be sited in close proximity to trees, detailed design interventions can be sought to assist with the positive assimilation of retained trees. The use of non-slip paving and the provision of leaf-guards or grilles on gutters and gullies for units across the southern site boundary can assist with reducing this impact and the associated pressure for future tree removal by site occupants.

Section 3: Arboricultural Impact Assessment

Development Implications (Outline Planning Application)

3.1. On review of the Illustrative Site Plan produced by Nash Partnership (see **Appendix 4**), there will be negligible to no adverse impacts towards existing arboricultural features to facilitate the proposed development. A development buffer is provided along the eastern boundary, supporting the retention of the existing trees and enhancement through new tree planting. The development will also be located away from the northern boundary tree stock, demonstrating the retention of trees with group G7 and individual trees T2 and T1. As the trees are on the site edges, any potential impacts would relate only to one small section of footpath running under one tree (T2) and this can be addressed through an appropriate specification and working methodology at the detailed design stage, secured by a planning condition.

3.2. Extensive planting will be provided within areas of proposed public open space and internally within the proposed development through the provision of new street trees, incidental landscaping and strengthened site boundary planting. New trees can serve to not only enhance existing features but also to create new habitats, filter views and break up the overall development with the creation of landscape buffers.

3.3. It should be noted that the development is presented in outline ahead of preparing fully detailed designs. This assessment therefore should be considered as an initial appraisal of expected arboricultural impacts given infancy of the scheme design. It is reasonable to expect that changes to the general layout of the development would form part of subsequent detailed designs. Further assessment work will therefore be required to provide a definitive assessment of arboriculutral impacts based on proposals presented in detail.

3.4 An Arboricultural Method Statement and Tree Protection Plan could be secured by a suitably worded planning condition.

Appendix 1: Tree Survey Explanatory Notes

Tree Numbers

'T' prefixes have been used to identify individual trees and commence with 'T1'.

'G' prefixes have been used to identify groups of trees.

Species

A1.1 Species are listed by their common name, both in the schedule and in the report text.

Height and Stem Diameter

A1.2 The stem diameter of single stemmed trees is measured at 1.5m above ground level and given in millimetres (mm). The diameter measurement of multi-stemmed trees is taken immediately above the root flare. Tree heights are measured in metres (m).

Crown Spread and Height of Crown Clearance

A1.3 Radial crown spread is measured in metres and is listed for each of the four cardinal points. The canopy shape for individually surveyed trees depicted on the accompanying plans accurately represents the canopy spread as measured on-site.

A1.4 The height crown clearance is measured above ground in metres from the attachment point of the first significant branch, or the height to which the lowest (living) branch reaches; whichever is the lower.

Age Class

A1.5 The age of each tree is defined as follows:

Young - within the first third of life expectancy;

Young-Mature - within the second third of life expectancy;

Mature - within the last third of life expectancy;

Over mature - Tree in decline; and

Veteran – tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species' concerned. For the purpose of this report the term 'ancient tree' and 'veteran tree' are interchangeable.

Physiological and Structural Condition

The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

A1.6 An assessment of a tree's physiological condition is defined as:

Good – fully functioning biological system showing expectant vitality for the species i.e. normal bud growth, leaf size, crown density and wound closure.

Fair – fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure

Poor – a biological system with limited functionality showing clear physiological decline, disease or significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure.

A1.7 An assessment of a tree's structural condition is defined as:

Good – no significant structural defects.

Fair – structural defects which could be alleviated through remedial tree surgery or arboricultural management practices

Poor – structural defects which cannot be alleviated through tree surgery or arboricultural management practices.

Estimated Remaining Contribution (ERC) in Years

A1.8 The Estimated Remaining Contribution (ERC) for each tree is based on species and existing and apparent physiological and structural condition of the tree. The ERC may affect the proposed development layout, since the longer the tree is likely to live the greater the contribution it will make and the greater the need for retention.

<10 - Consider supplementing / replacement

10 - 20 - Can be retained in the short term

20 – 40 - Will continue to offer benefits for the foreseeable future

40+ - Good longevity potential

Appendix 2: Tree Survey Table

No	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Category Grading	Preliminary Management Recommendations	*Root Protection Area msq (and off-set radius in metres from stems)*
				N	S	E	W								
G	Elm, Sycamore	2.5	Up to 150	n/a	n/a	n/a	n/a	0	Y	Fair	Fair	10 – 20	C2	Thin site side brambles and deadwood, concentrating on the outer canopy areas of the northern site-side canopies to achieve an even foliage density and a well-spaced and balanced branch structure. Removal of standing deadwood, Ivy and litter.	***1.8m offset from larger stems***
Notes: Ivy and bramble clad southern boundary self-seeded elm with larger sycamore forming a weak screen. Unmanaged form.															
G3	Sycamore, Elm, Elder, Ash, Field Maple, Hazel, Blackthorn, Hawthorn,	2.5	Av. 80	n/a	n/a	n/a	n/a	0	Y – YM	Fair – Good	Fair – Good	10 – 20	C2/B2	Thin site side brambles and deadwood, concentrating on the outer canopy areas of the northern site-side canopies to achieve an even foliage density and a well-spaced and balanced branch structure. Removal of standing deadwood, Ivy and litter. Hedges should be cut on a two or three-year (or longer) cycle.	***0.96m offset from stems***
Notes: Dense belt of bramble and nettle clad hedgerow tree planting at southern site boundary on Weston Road. More established to the west.															
G4	Elder, Elm, Blackthorn, Hawthorn, Field Maple	3 – 4	Up to 150	n/a	n/a	n/a	n/a	0	YM	Fair – Good	Fair – Good	20 +	B2	n/a (off-site hedgerow)	***1.8m offset from larger stems***
Notes: Field side hedgerow tree belt forming typical agricultural enclosure. Mature rooting stock with grassy margins and occasional breaks for field entrances.															
G5	Field Maple, Sycamore	12 – 14	Av. 400	n/a	n/a	n/a	n/a	4	YM – M	Fair – Good	Fair – Good	20 +	B2	Thin understorey and re-stock with an enhanced native mix of planting. Removal of conflicting adjacent hedgerow / scrub from lower eastern and western canopy. Thin canopies by removing deadwood ≥50mm dia, or more than 0.5m long, on site-side of trees only.	***4.8m offset from larger stems***
Notes: Tall stand of mature sycamore and maple trees. Ivy clad and raised over field side. Several prominent multi-stemmed specimens with minor dieback and deadwood, typical of maturity and arable setting. Ivy and scrub to understoreys.															

No	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Category Grading	Preliminary Management Recommendations	*Root Protection Area msq (and off-set radius in metres from stems)*
				N	S	E	W								
G6	Hawthorn, Sycamore, Blackthorn, Hazel, Elm, Elder	3 – 4	Up to 150	n/a	n/a	n/a	n/a	0	YM	Fair – Good	Fair – Good	20 +	B2	Thin site side brambles and deadwood, concentrating on the outer canopy areas to achieve an even foliage density and a well-spaced and balanced branch structure. Re-stock with native hedgerow standards as required. Removal of standing deadwood and Ivy. Hedges should be cut on a two or three-year (or longer) cycle.	***1.8m offset from larger stems***
Notes: Field side hedgerow tree belt forming typical agricultural enclosure. Some scrub and ivy encroachment, typical of arable setting. Mature rooting stock with grassy margins and occasional breaks for field entrances.															
G7	Elder, Elm, Hawthorn, Field Maple, Ash, Hazel, Sycamore, Hawthorn, Alder, Cypress	10 – 12	Av. 250	n/a	n/a	n/a	n/a	0	YM – M	Fair – Good	Fair – Good	20+	B2	Remove ivy and thin canopies by removing deadwood ≥50mm dia, or more than 0.5m long, on site-side of trees only. Selected thinning and re-stocking with native hedgerow standards to plug bramble smothered gaps. Introduce shade tolerant species including Holly to ensure future enclosure.	***3m offset from larger stems***
Notes: Ivy clad northern boundary linear hedgerow tree belt of semi-mature Ash and Field Maples. Leggy understorey, forming characteristic agricultural enclosure. Lower canopies cut back and lifted from field edge to facilitate farming access. Scrubby margins and self-seeded infill. Dense naturalised screen with crossing laterals, canopy conflicts and occasional torn limbs. Hanging and standing deadwood noted.															
G8	Ash	Up to 14	Up to 700	n/a	n/a	n/a	n/a	1.5	YM – M	Fair – Good	Fair	20 +	B2	Ensure suitable development offset from adjoining off-site tree stock in accordance with calculated RPAs.	***8.4m offset from largest stem***
Notes: Three open grown Ash trees beyond northern site boundary. Typical form with notable deadwood.															
T1	Alder	9	200	2.5	2.5	2.5	2.5	0	YM	Fair	Fair	10 – 20	C1	Cut back conflicting lower canopy scrub / hedgerow if retained.	***18.1m² (2.4m offset from stem)***
Notes: Conical north eastern boundary Alder tree with sparse, declining canopy, dieback and minor deadwood.															
T2	Ash	10	400	5	7.5	7	7.5	4	YM	Fair – Good	Fair	20 + `	B1	Remove ivy and thin canopy by removing deadwood ≥50mm dia, or more than 0.5m long, on site-side of tree only. Monitor dieback and cut back conflicting lower canopy hedgerow where required.	***72.4m² (4.8m offset from stem)***
Notes: Eastern boundary mature Ash. Several past pruning wounds where canopy has been lifted over field side to west and over adjacent road to east. Minor dieback and notable deadwood throughout, otherwise a nice tree.															

No	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Category Grading	Preliminary Management Recommendations	*Root Protection Area msq (and off-set radius in metres from stems)*
				N	S	E	W								
G9	Ash, Elder, Elm, Blackthorn, Holly, Hazel, Hawthorn	2.5	Av.150	n/a	n/a	n/a	n/a	0	YM	Fair – Good	Fair – Good	20 +	C2/B2	Thin site side brambles and deadwood, concentrating on the outer canopy areas to achieve an even foliage density and a well-spaced and balanced branch structure. Re-stock with native hedgerow standards as required. Removal of standing deadwood and Ivy. Hedges should be cut on a two or three-year (or longer) cycle.	***1.8m offset from larger stems***
Notes: Linear field side hedgerow forming a consistent screen along Warren Lane on eastern site boundary. Mature rooting stock and minor ivy and bramble encroachment to form a dense arable enclosure with scrubby margins.															
G10	Elder, Copper Beech, Holly, Ash, Apple, Laurel, Hawthorn, Rhododendrons, Cypress, Field Maple, Blackthorn, Plum, Alder	7 max. 2 av.	100 av.	n/a	n/a	n/a	n/a	0	Y – YM	Fair – Good	Fair – Good	20 +	C2	-	***1.2m offset from larger stems***
Notes: Ornamental hedgerow and garden planting aligning southern site boundary. Taller clumps of naturalised Alder, Hawthorn and Ash forming a dense screen. Observed from site side only.															
T3	Copper Beech	14	Approx. 800	7	7	8	4	5	FM	Fair – Good	Fair – Good	20 +	A1	Ensure suitable development offset from adjoining off-site tree stock in accordance with calculated RPAs.	***289.5m² (9.6m offset from stem)***
Notes: Large mature Beech tree by the entrance to Warren Gardens. Growing atop raised embankment beyond eastern site boundary. Good maturity with several prominent past pruning wounds where the canopy has been lifted over the roadside. Tree protected by TPO no.872 (ref T3).															
T4	Fir	7	Approx. 300	4	4	4	4	2	M	Fair	Fair	10 – 20	C2	Ensure suitable development offset from adjoining off-site tree stock in accordance with calculated RPAs.	***40.7m² (3.6m offset from stem)***
Notes: Ivy clad fir within adjoining residential curtilage beyond eastern site boundary. Sparse canopy with degraded conical form. Previously topped.															
G11	Beech, Ash, Hawthorn	2 – 10	Up to 500	n/a	n/a	n/a	n/a	n/a	Y – YM	Fair – Good	Fair	10 – 20	C2	Ensure suitable development offset from adjoining off-site tree stock in accordance with calculated RPAs.	***6m offset from larger stems***
Notes: Unmanaged Hawthorn and some semi-mature trees. Typical form.															

Appendix 3: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (i.e. 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. (**NOTE**: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B ***Trees of moderate quality*** *with an estimated remaining life expectancy of at least 20 years*	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits.	MID BLUE
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*	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 temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY

Appendix 4: Proposed Indicative Masterplan (Nash Partnership)

Application boundary

Development with Planning/PIP Approval layout shown in purple for information (not yet constructed) details as follows

1 Address: 1 Warren Lane
Type: Full Planning approval on 01/04/2021
Amount: 3 New Homes
Ref: 20/P/2145/FUL

2 Address: Builder's Yard, Weston Road
Type: Permission in Principle approved at appeal on 24/02/2021
Amount: 2-5 New Homes
Ref: 20/P/0640/PIP

Rev.	Date	Notes	Init.
3	01.11.21	Planning Issue	PM

CDM Regulations

0 1 2cm

Drawing Scale 1:1250 @ A3

0 25 50m

nash partnership

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File name: 21077_NP_XX_DR_A_1003

PLANNING ISSUE

Job Number	Originator	Zone	Level
21077	NP	XX	XX

Type	Role	Drawing Number	Revision
DR	A	1003	3

Project
Land South of Warren Lane, Long Ashton

Title
Illustrative Site Plan

Drawn by	Project Manager	Scale
PM	PM	1:1250 @ A3

Appendix 5: Site Photography (from 2014)

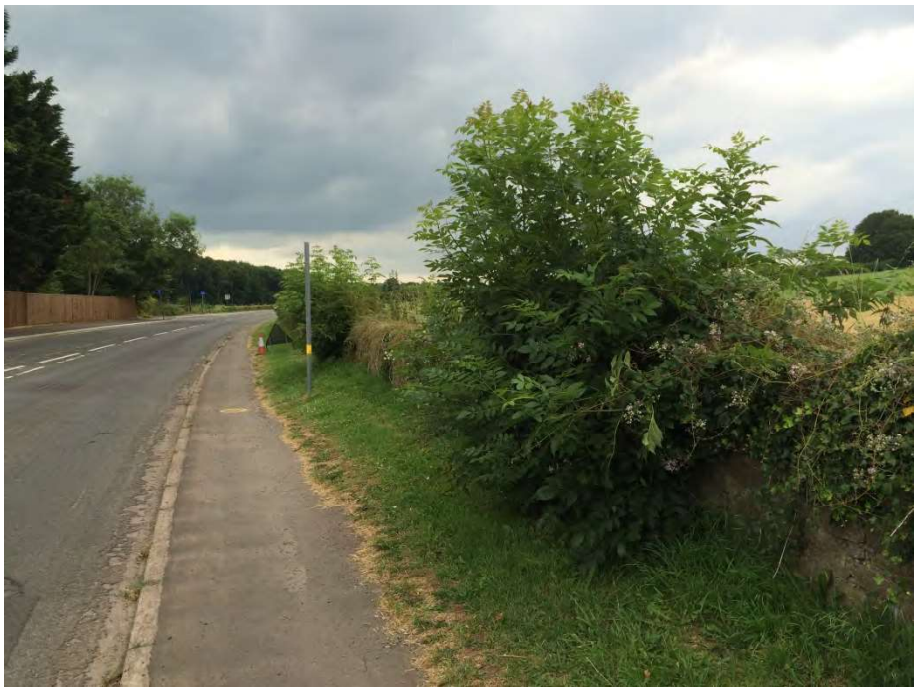

Photo 1: Southern boundary G1 Ash along Weston Road

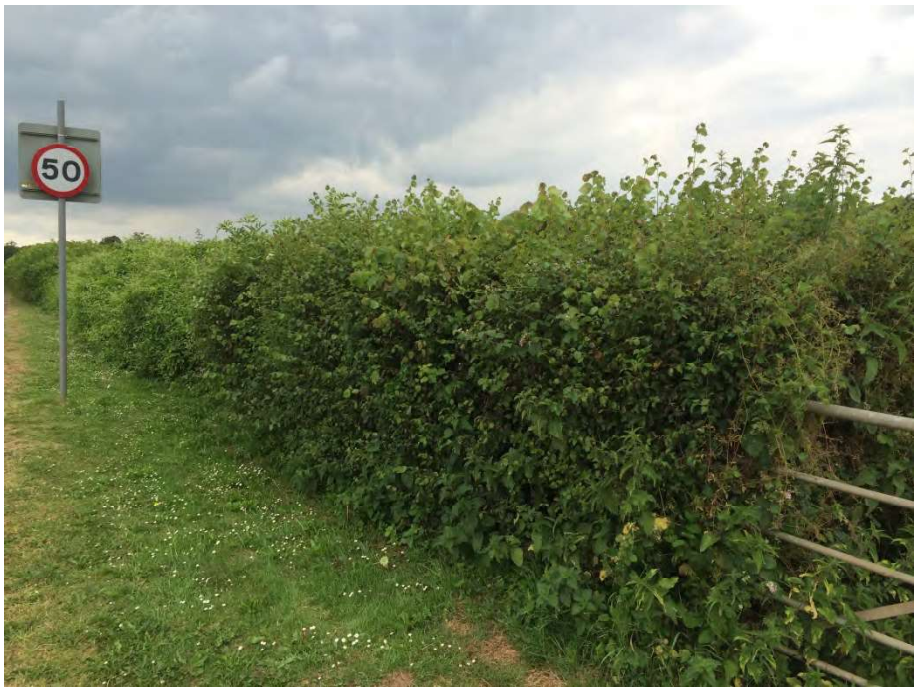

Photo 2: G2 roadside hedgerow. Typical scrub encroached form, previously flail cut to form characteristic arable enclosure.

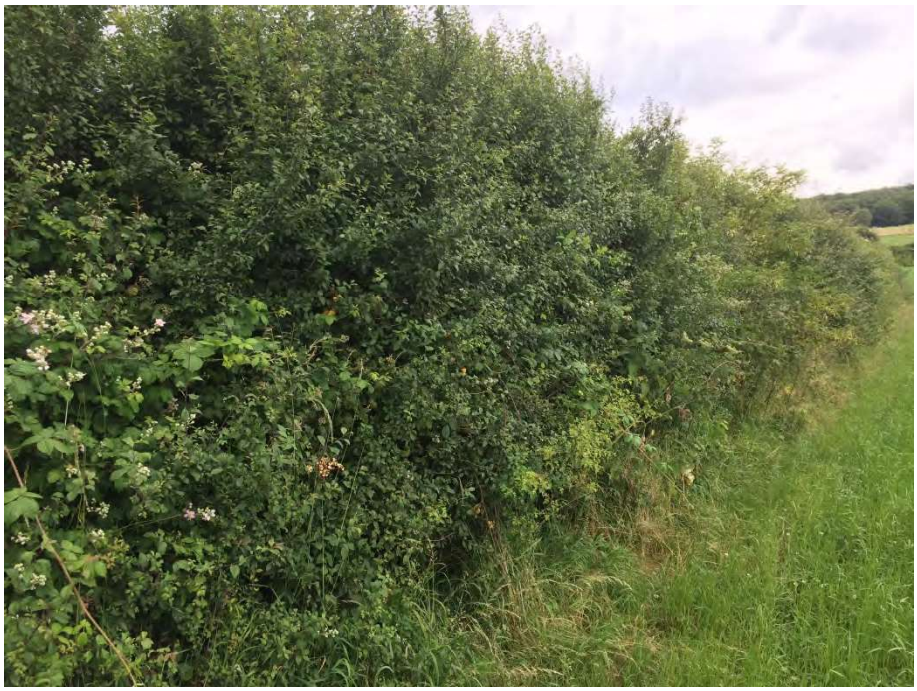

Photo 3: G6 hedgerow tree belt with remnant timber fencing and naturalised scrub / bramble cladding requiring selected thinning.

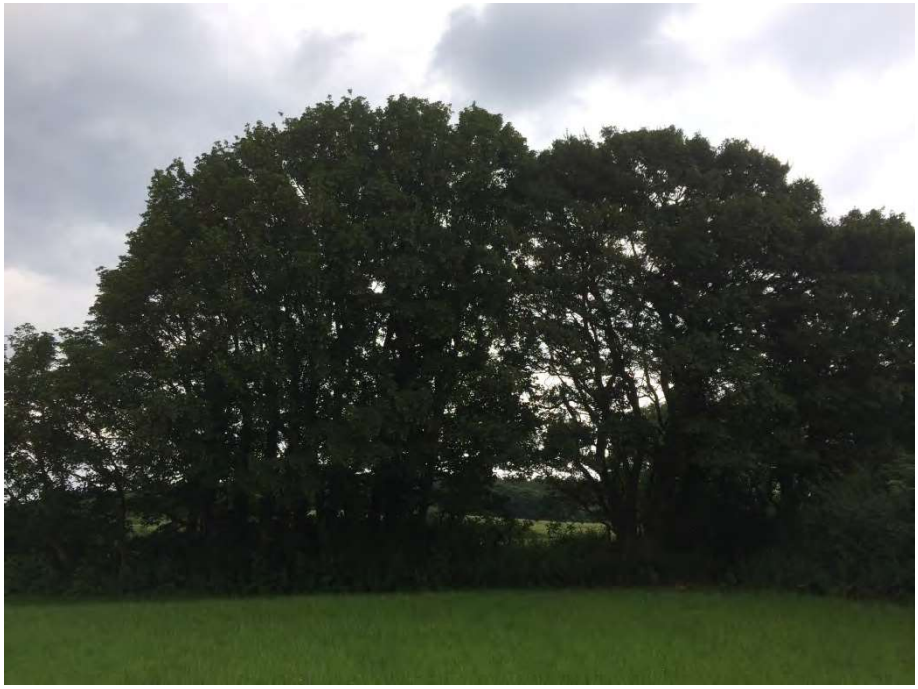

Photo 4: G7 stand of northern boundary Ash and Field Maple. Semi-mature canopy layer with naturalised understorey.

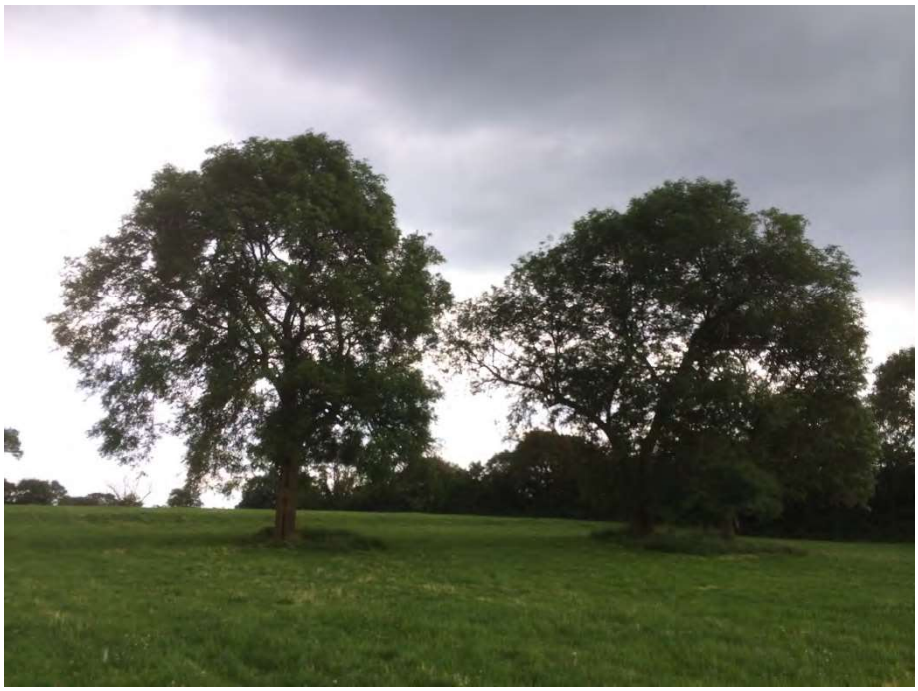

Photo 5: Off-site G8 beyond northern site boundary. Typical form with notable deadwood.

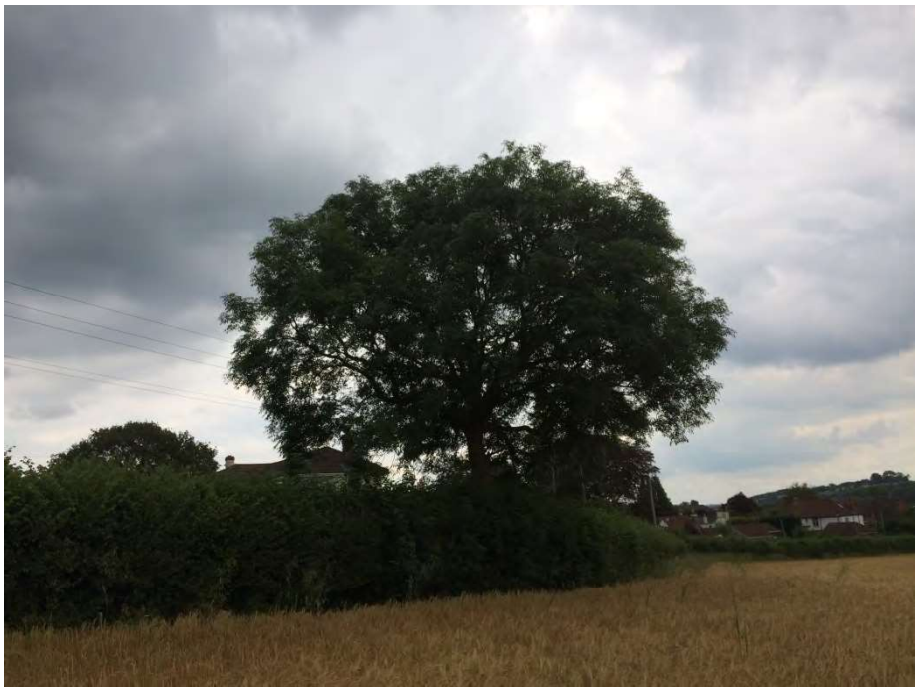

Photo 6: T2 eastern boundary semi-mature Ash. Several past pruning wounds where canopy has been lifted over field side to west and over adjacent road to east.

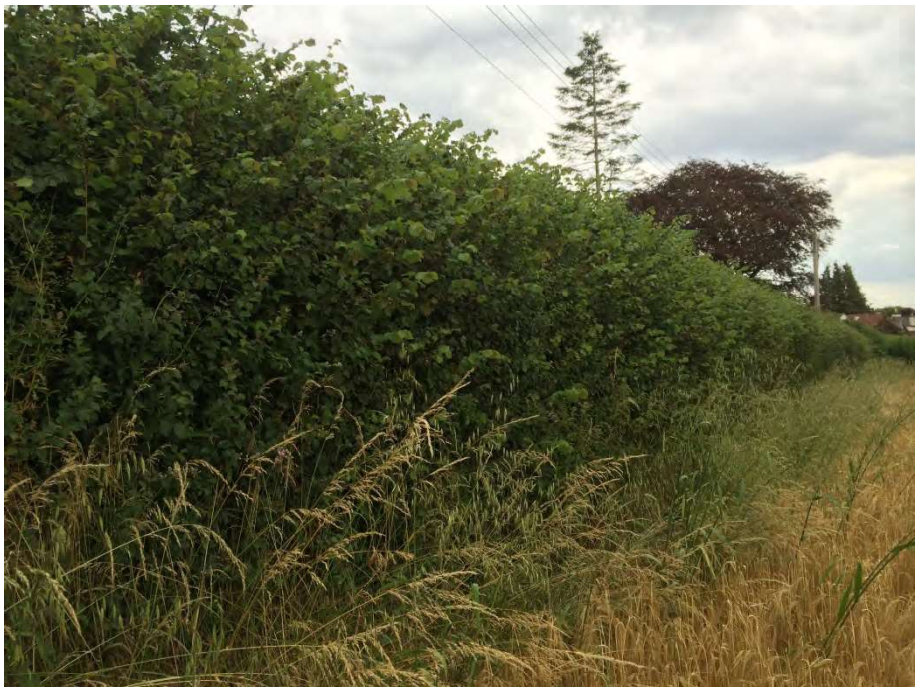

Photo 7: G9 hedgerow forming a linear consistent screen and typical arable enclosure.

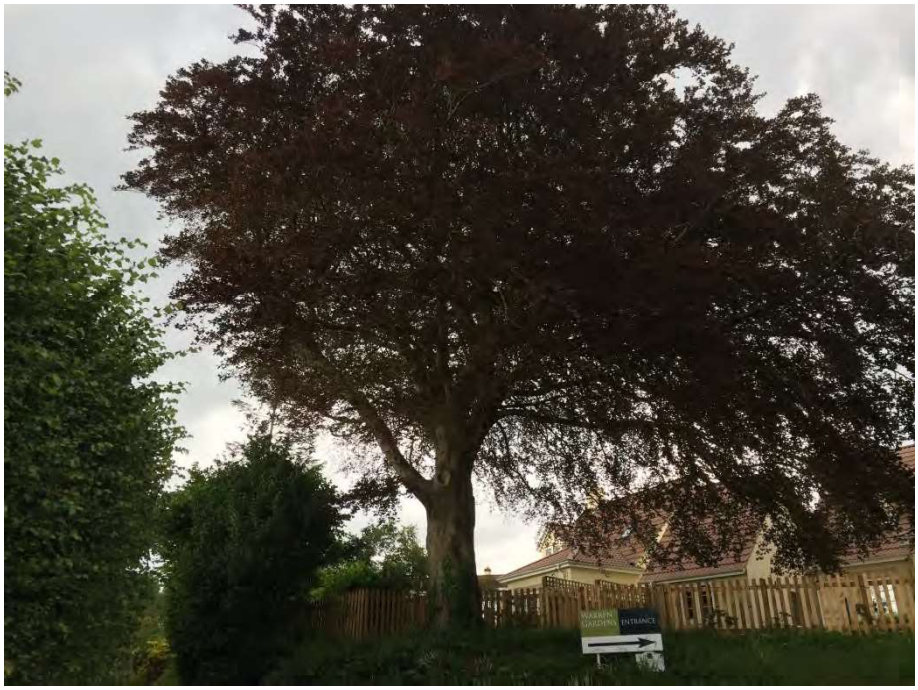

Photo 8: Large Copper Beech beyond eastern site boundary. Rounded form and good maturity. Tree protected by TPO no.872.

Plan

Tree Constraints Plan (1478/P25)

Tree Retention Plan (1478/P26)

Site Boundary

Trees of High Quality and Value to be Retained

Trees of Moderate Quality and Value to be Retained

Trees of Low Quality and Value to be Retained

Root Protection Areas

Tree Shading Constraints

*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.

Rev	Description	Date
-	-	-

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Project title

Land south of Warren Lane, Long Ashton

Drawing title

Tree Retention Plan

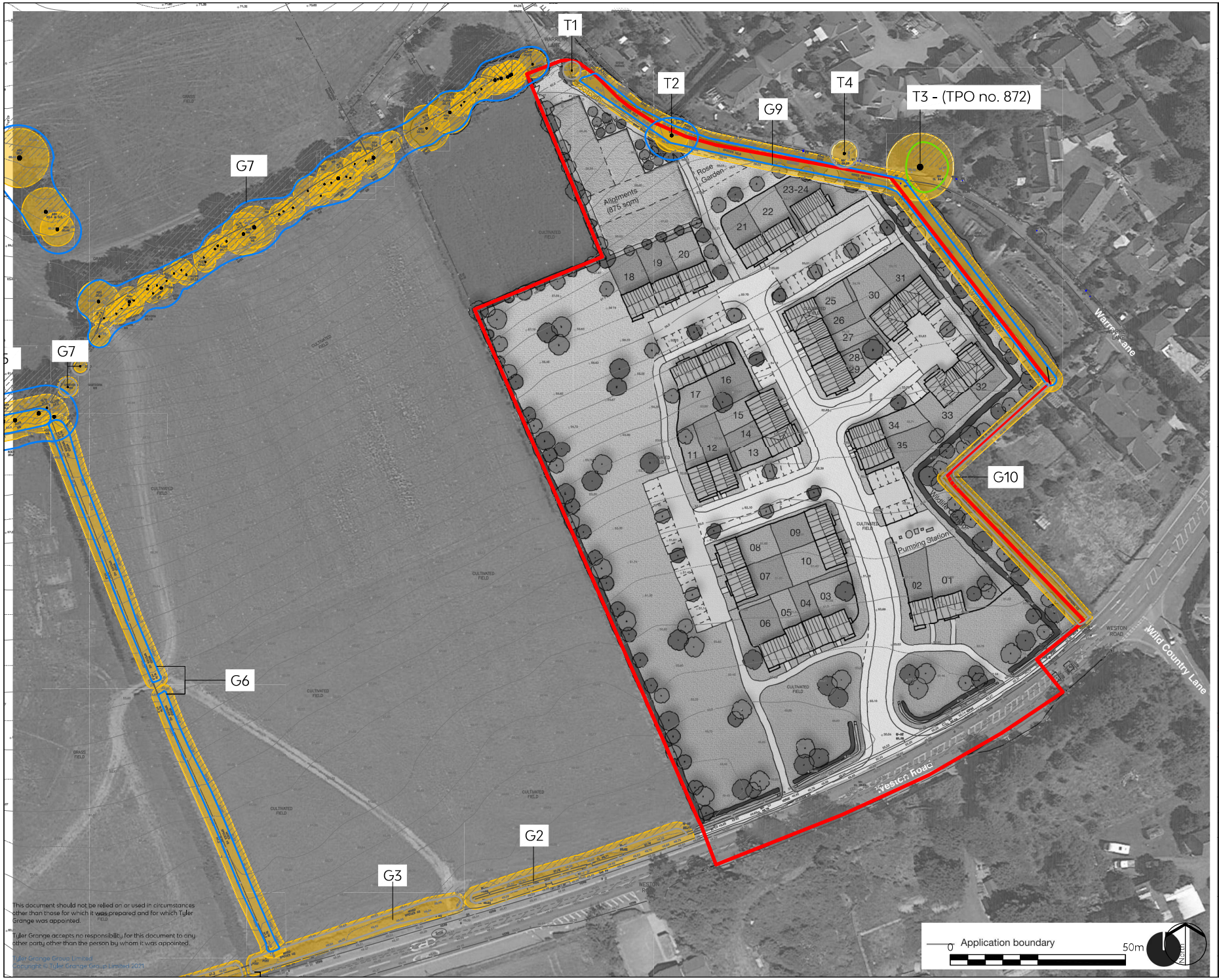
Scale	1:1000 @ A3	Drawn	LS
Date	23.08.2021	Checked	JJ

Drawing number

1478_P10

Revision

C



Site Boundary

Trees of High Quality and Value to be Retained

Trees of Moderate Quality and Value to be Retained

Trees of Low Quality and Value to be Retained

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Revision C

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Landscape | Ecology | Arboriculture