

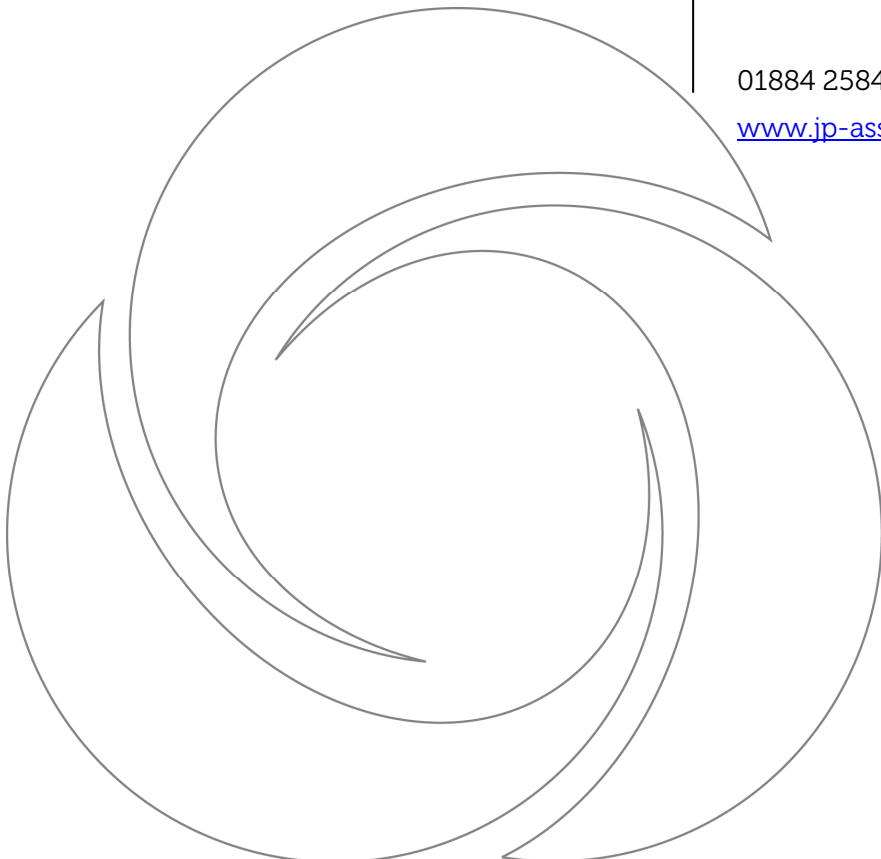
Land at Rectory Farm, Yatton

Arboricultural constraints report

Prepared for: Persimmon Homes
Project ref: D35 30 02
Date: October 2022

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1 Introduction

1.1 Instructions

Instructions were received from Persimmon Homes to undertake a survey of the trees on an area of land at Rectory Farm to comply with British Standard 5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (BS 5837) and to submit a report detailing the general condition of the principal trees.

For more general background information on BS 5837 please refer to our 'Introduction to BS 5837' available on our website www.jp-associates.co.uk or through the office.

1.2 Third party liability

The limit of JP Associates' indemnity over any matter arising out of this report extends only to the instructing client, namely Persimmon Homes. JP Associates cannot be held liable for any third-party claim that arises following or out of this report. This report remains the intellectual property of JP Associates.

1.3 Subsidence risk

This report is primarily concerned with the condition of the existing trees and hedges and the application of current guidance for their retention. Any discussion of soil characteristics is presented only where this may have a direct effect on tree or root growth. *The report does not seek to address subsidence risk: queries over subsidence should be resolved through a separate, specialist report.*

2 Site overview

2.1 The site under consideration for development is a number of grass agricultural fields, defined and separated by a series of Rynes (drainage ditches). The site lies on the Somerset Levels and is flat and low lying.

2.2 The site is bounded by wider agricultural land to the north; by existing residential properties (the west side of Yatton) to the east; by Rectory farmstead to the south (previously approved for residential development) and by a public bridleway/footway/cycleway with wider agricultural land beyond to the west.

2.3 Vehicular access into the site is principally from the Rectory farmstead in the south and from the western boundary, off the PRoW.



2.4 The most significant trees are the mature oaks around the small southern field. There are also some significant oaks in the centre and in the north of the site, adjacent to Rhynes and the northern boundary.

2.5 In line with accepted best practice, the most significant trees (A and B category) should be retained within any proposals in suitable locations to respect the various constraints indicated on the appended arboricultural constraints plans, within the layout.

2.6 The other significant arboricultural features are the various boundary hedges. While none of the hedges have been closely managed for some time, they are all significant features of the local landscape. They will all need remedial work to address the historical level of management but will remain important features and ecological habitats.

2.7 The southeast corner of the field adjacent to the farmstead was, at the time of the tree survey, being used to rear free range turkeys. In line with accepted best biosecurity and poultry disease practices, this area of the site was excluded from the survey. A further site visit will be needed after the birds have been sold to survey the southern end of the eastern boundary.

Please note: The local Rhyne network is essential to keeping the Somerset levels drained and they are (or should be) regularly maintained. Overall responsibility for the Rhynes is held by the Independent Drainage Board (IDB) and any development will need to be compliant with the IDB's requirements. The IDB will stipulate maintenance clearances around the Rhynes to allow 24hr access should it be needed. Where hedges are located adjacent to Rhynes they are generally located along one side only, to allow continuous maintenance access from the opposite side. It has been assumed that where hedges are located adjacent to Rhynes they are whole owned by the particular landowner (either on site or off-site). While this may sound straight forward, it is not always immediately clear who actually owns the hedges or indeed who may be immediately responsible for maintenance of the hedges.

3 Assessment of principal trees

3.1 The trees on the site vary in species, form and condition and there are specimens that fall into all of the four categories in BS 5837.

- A category trees (shown in green on the appended plans) are the most significant, of high quality and value.



- B category trees (shown in blue on the appended plans) are of moderate quality and value.
- C category trees (shown in grey on the appended plans) are of low quality and value.
- U category trees (shown in red on the appended plans) are either dead or unlikely to survive beyond the short term, irrespective of any development proposals.

3.1.1 According to BS 5837, the Local Planning Authority (LPA) should regard A, B and C category trees as a material consideration in the development process. However, given that it also defines C category trees as low value and of little arboricultural merit, this report regards only A and B category trees as significant.

3.2 BS 5837 requires that significant trees should be further identified according to their particular merits. Trees can be identified as being of significance as arboricultural specimens (sub-division 1), for their importance within the landscape (sub-division 2) or as having a high ecological, historical or cultural value (sub-division 3). The Standard makes clear that no one sub-division is any more important than another: they simply explain why a tree has been identified as significant.

3.3 The most significant group of trees is the mature A and B category oak trees – T24-T29, around the smaller southern field, that previously housed a number of small farm buildings (poultry sheds?). The trees are all growing on the farmstead side of a Rhyne. These trees are all important features of the local landscape and as such should be retained within any proposals where they should be located in a position that respects their associated constraints, as indicated on the appended arboricultural constraints plan.

3.4 Other A category trees are the mature oak, T13 in the centre of the site and the mature oak, T10 on the northern boundary. Again, both trees are located adjacent to Rhynes and are important features of the local landscape. As A category specimens this are the best quality trees and they should be retained within any proposals, with sufficient space to reflect their constraints. They should also be protected during construction.

3.5 Other significant features of the site are the various B category trees and hedges that should be retained where possible.



3.5.1 The trees around the smaller southern field include several B category trees that should be retained along with the A category trees.

3.5.2 T16 is a semimature oak, again growing adjacent to one of the Rhyne in the centre of the site. While it is somewhat smaller than some of the mature oaks, it has a long potential safe useful life span and will remain a feature of the local landscape for many years.

3.5.3 T17, is a mature B category oak, growing adjacent to a gateway and culvert over one of the Rhyne in the centre of the site. The tree has developed with a lean and its main trunk now reaches right over the Rhyne, it remains an important tree that should be retained within any proposals.

3.6 T11 is a crack willow pollard that is a traditional feature of the Somerset levels. As is typical for the species and the way that these trees are managed, the tree has developed into a large specimen. One of the features of these trees is that as the timber is rather brittle, the branches are prone to 'snapping out' if they are not regularly cut back to the previous pollard knuckles. It appears that the tree has not been cut back for a number of years and now a large limb has recently broken and fallen into the site. The tree should be cut back to the previous pollard points (the main trunk) and then it will need to be regularly re-pollarded as part of its ongoing management.

3.7 Ash Die Back (ADB) is present in the area and the U Category G18 trees adjacent to the central Rhyne have declined to the point where they should be felled. There are also a number of declining ash along the eastern boundary. While it is not entirely clear if they are on or off-site, it is unlikely that these trees will remain a feature of the area much beyond the short term.

4 Tree retention

4.1 While BS 5837 gives guidance on the issues that should be considered during the design of any development proposals, it does not give specific recommendations on the retention of any particular trees or categories of tree. However, best practice suggests that A category trees will usually be retained within any development proposals, B category *should* be retained, and C category *could* be retained but are of limited arboricultural or landscape merit and should not be kept where they would significantly constrain development proposals. U category trees will usually be felled as part of any development.



4.2 Decisions on tree retention are made by the project design team in response to many different constraints. This initial report seeks to help the decision-making process by giving guidance that is informed by accepted best practice.

5 Constraints background

5.1 Where retained trees may affect planned development, BS 5837 stipulates that the associated constraints should be taken into account in the development proposals.

5.2 There are two categories of constraints.

Amenity constraints that seek to protect the amenity interests of future residents by ensuring a satisfactory relationship between the proposed development and retained trees. These are the above-ground constraints and relate to the canopy and stem.

Tree protection measures that seek to ensure that the trees can be retained with a sufficient rooting environment to sustain them safely and healthily. These are the below-ground constraints and relate to the root system.

5.2.1 Both types of constraint should be considered when detailing the measures necessary to secure sustainable and harmonious retention. BS 5837 suggests that the constraint information is then used by the project design team to inform their layouts.

5.3 A constraints study needs to consider not just the significant on-site trees but also any off-site on adjacent neighbouring land (over which the development has no control) that are sufficiently close to the site boundary that they may affect the developable area.

5.4 A constraints plan that conforms to BS 5837 is appended to this report. The plan indicates amenity areas and root protection areas (RPAs) for the significant trees. If C or U category trees are also retained, appropriate amenity areas and RPAs will need to be observed.

6 Amenity constraints

6.1 Retained trees may affect future residents in terms of daylight shading and physical presence. The constraints plan shows two different amenity considerations for significant trees: the shadow length area (the grey area to the north of the tree) and the amenity separation distance (the tan circular area centred on the main stem). Collectively they form the amenity constraints.



6.2 Daylight shading is perhaps the main amenity issue. The average daily pattern of shadows (calculated from May to September) can be plotted and is presented as the shadow length area. The north-west point of the area equates to 9am, the north point to 12pm, the north-east to 3pm and the east to 6pm.

6.2.1 BS 5837 suggests an area with a radius equal to the expected mature height of the tree as an appropriate shadow clearance zone. However, it is generally accepted by professional arboriculturists that this guidance falls short of accurately representing the shaded area.

6.2.1 The shadow length area represents the area of the site that would be affected by a structure obscuring the passage of the sun: in the case of a building this would be a completely shaded area. However, tree canopies are not solid and varying amounts of light will pass through the crown creating levels of shade. How much light depends on the species, the tree's condition and any previous management.

6.2.2 The project designers may need to consider daylight issues within the indicated area: internal building configuration and window size, location and design can all help overcome potential shading/daylight problems.

6.3 The amenity separation distance between the retained trees and any proposed housing will need to be considered and may need to be reflected in the layout design. If a new building is located too close to retained trees its outlook may become oppressive. Factors such as the tree's canopy density and condition, the topography and orientation of the site and the nature of the development proposals all need to be considered.

6.3.1 There are two standards commonly used in calculating amenity separation distances: two-thirds mature tree height (used in this report) and mature canopy spread plus five metres. Both usually give similar figures.

6.4 As well as protecting the interests of residents, the amenity areas also serve to protect retained trees from unnecessary pressure to be either felled or undergo remedial surgery once the new buildings are occupied.



6.5 Non-habitable 'structures', such as garages, service buildings, roads and hard surfaced areas, can be constructed without restriction within the amenity areas - as long as there is no disturbance, construction activity or alteration of the existing ground level within the root protection areas (RPAs).

7 Tree and hedge protection measures

7.1 BS 5837 states that all retained trees should be protected by a barrier. The appended tree survey schedule indicates the minimum RPA for each tree (calculated from the formula given in BS 5837).

7.2 BS 5837 specifies the minimum RPA in m² rather than as a radial distance from the tree. The minimum RPA is shown as a circle (of the appropriate area) on the arboricultural constraints plan. Where the project arboriculturist considers that rooting is likely to be asymmetrical, the RPA is based on likely root spread (i.e., not circular).

7.3 RPAs of retained trees are designed to protect the trees' root systems and provide sufficient rooting environment to allow the trees to continue to thrive. The RPAs represent a definite constraint by prohibiting groundwork, construction, development or storage activity within the designated area.

7.4 The RPA indicated on the constraints plan should be regarded as a notional barrier position. The precise final barrier location will be shown on a tree protection plan (TPP) which will be based on the final layout.

7.5 BS 5837 allows for the project arboriculturist to slightly alter the location of the protection barriers to fit in with the development proposals. These areas are shown on the TPP as construction exclusion zones (CEZs). CEZs should also include any other areas of the site set aside for tree planting or strategic landscaping.

7.6 The protection barriers used should be appropriate for the scale of development activity and sufficiently robust to protect the trees and hedges from the expected level of groundwork, construction or demolition activity.



7.7 In some situations, where development is taking place on previously developed land, it may be necessary to demolish the existing buildings and remove areas of hard surfacing. Any trees intended to be retained should be protected during the demolition works. The barriers may need to be moved following demolition to the location indicated on the TPP before starting any groundwork or construction activity.

7.8 The TPP will also show the routes of all services, drains and sewers and the locations of all site facilities, storage areas, cement mixing areas and car parks.

7.9 The CEZs should be regarded as sacrosanct areas, within which there should be no groundwork, construction or development activity, no materials stored, fires lit, or other activities undertaken that could be harmful or injurious to the trees or their root systems.

7.10 While CEZs should be regarded as 'no-go' areas, BS 5837 states that, in certain circumstances, the protection measures can include ground protection techniques. These measures are designed to protect the underlying roots, while allowing the area to be used for other 'light' purposes - for example, scaffolding for a garage built immediately next to the CEZ could be partially located within it.

7.11 All specified and approved tree and hedge work should be completed, and the protection barriers erected before any construction or groundwork begins and before installation of the site offices, compound facilities and storage and yard areas.

7.12 The protection barriers should remain in place until the practical completion of the development. Work within, removal or alteration of the protection barriers should not be undertaken without consulting the project arboriculturist and with the prior written consent of the LPA.

7.13 Any level changes within the RPAs may have a detrimental effect on any trees to be retained. Further arboricultural advice must be sought if there are going to be any level changes within the RPA as presented on the arboricultural constraints plan.



8 Soil assessment/site history

8.1 A full soil assessment is carried out as part of the ground investigation works commissioned to inform both the architectural design and detailed engineering/design work. As well as being an important part of the arboricultural assessment of a site, the existing soil and ground conditions may also have implications for new planting proposals specified as part of the proposed landscape or tree planting schemes.

8.2 The soil type and previous land use is discussed in this report in relation only to the distribution, depth and density of tree roots and where this may have implications for the tree protection measures needed to sustain retained trees and hedges, or where the soil type and land use may affect the species choice for new tree planting.

8.3 The soil type and ground conditions are a particular factor in sites where the ground is heavy, or the soil has a high clay content as heavier clay soils are more susceptible to compaction-related root damage.

8.4 The implications of the soil type and the potential impact on retained trees should be considered by the arboricultural consultant and the design team during the design process (the AIA), so that the tree protection arrangements specified in the TPP, and AMS will reflect the implications of soil type.

8.5 The soil at the Rectory Farm site has been classified as a deep clayey to silty loam over a parent material of Quaternary marine/estuarine clay/silt, according to the UK Soil Observatory (UKSO) on-line map viewer.

8.6 The site has historically been used for grass pasture or light agricultural use. While the ground surrounding trees and gateways may be affected by compaction through agricultural management, any impact will be localised and relatively minor.

8.7 The ground appears reasonably fertile and should be suitable to support a wide palette of tree and shrub species as part of any revised landscape scheme of ecological/habitat improvements.



9 Tree work details

9.1 In addition to the work discussed above and that suggested in the appended tree survey schedule, removal of dead, diseased or defective branches of retained trees may need to be carried out in the interests of good arboricultural management and to protect the safety of the immediate area.

9.2 The retained trees may also need to be crown lifted to allow access, the construction of any approved development, or the erection of fences. Where necessary, heavy infestations of ivy should be controlled by clearing a lower section of the trunk.

9.3 A regular inspection of all retained trees should be undertaken to fulfil a landowner's duty of care obligations. Further inspections may be necessary after heavy storms or prolonged periods of bad weather.

9.4 If required a schedule detailing the work necessary for each tree may be included in the tree protection plan and/or method statements, in line with the approved proposals. All tree works should be carried out in accordance with BS 3998: 2010 Tree Work – Recommendations.

10 Ecology and wildlife

10.1 In accordance with the *Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations 2010* and *Countryside and Rights of Way Act 2000*, the timing and type of tree or hedge work operations must be considered to avoid disturbing any nesting or breeding birds or bat roosts. It is an offence (subject to certain exceptions) to intentionally kill, injure, or take any wild animal listed. The laws prohibit interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.


10.2 Non-urgent major tree work and hedge cutting should not be undertaken during the peak bird nesting season, which is considered to be from March to August. If work has to be undertaken during this period, detailed watching briefs should be carried out to ensure that there are no resident nesting birds that could be disturbed.

10.3 All species of bats and their roosts are protected under the *Wildlife and Countryside Act 1981* and the *Conservation of Habitats and Species Regulations 2010*. Deliberately capturing, disturbing, injuring or killing bats is prohibited. Damaging or destroying their breeding sites and resting places - roosts - is also prohibited.



10.3.1 Where bats are thought to be present, advice should be sought from a licensed bat specialist. If necessary relevant licences should be obtained before carrying out any major tree work or hedge cutting.

10.4 A complex development may require an ecologist to assess any potential ecological impact. The ecologist's report may include recommendations that influence the tree work and its timing.

| | | |
|---------------------|---|--|
| Survey/Date issued: | 11 October 2022 | |
| Prepared by: | Jeremy Peirce (MICFor, MArborA) Director |  |



TREE SURVEY KEY

Further information can be obtained from BS 5837: 2012 'Trees in relation to design, demolition & construction – Recommendations'; on which this survey is based.

Abbreviations: Av - average figure; OS - off-site; * - est. reading; MS – multi-stemmed; SS – single-stemmed; TS – twin-stemmed

| | |
|------------------------------------|--|
| Tree ref | Each surveyed feature is assigned a number that corresponds to any report, discussion and (attached) plans T Individual specimen G A group of two or more specimens that should be regarded as a single unit H Linear group of specimens that form a hedge W A larger group or area of trees that should be regarded as a single woodland unit. |
| Species | The accepted common name for the species. |
| Height | A measurement of the existing height, in metres. |
| Diameter | The diameter of the stem or stems (given in mm) taken from a height of 1.5m or as per BS 5837, rounded to the nearest 25mm. |
| Age | An assessment of the tree's age: Young Within first ten years of its life. S Mat Reached age of reproduction, early stage of development. E MAT Mature form but not yet full size. Mat Crown has reached full dimensions. O Mat A tree that has exceeded its expected life span. Vet A tree that should not be assessed in terms of an expected life span but as a self-contained ecological feature. |
| Crown spread | An approximate radial measurement, in metres, of the existing crown spread, taken for the four cardinal compass points. |
| Crown clearance | Height of crown clearance above ground, in metres. |
| Physiological condition | An assessment of the tree's physiological condition: Good, Normal, Declining or Dead |
| Structural condition | An assessment of the tree's structural condition: Good, Adapted or Poor |
| ERC | Estimated remaining contribution of the tree(s) in years. (<10yrs, 10-20yrs, 20-40yrs, 40yrs+) |
| Category | An assessment of the tree's categorisation as specified in BS 5837: U Trees that cannot be retained longer than 10 years due to condition, usually removed as part of the development proposals <u>but</u> may have ecological values A Trees of high value & a life expectancy of 40 years+ B Trees of moderate quality & a life expectancy of at least of 20-40 years C Trees of low quality & a life expectancy of 10-20 years. |
| Comments | Any pertinent comments on or concerning the tree including any broad wildlife habitat considerations. |
| RPA^{m²} | The tree's (theoretical) root protection area, in m ² , calculated from the formula given in BS 5837 |
| Radial RPA | Radius that defines a circle of the same area as the RPA |
| Please note | BS 5837 suggests that significant trees are also sub-categorised: 1 A tree of arboricultural value 2 A tree of landscape value 3 A tree of ecological, cultural or historical value These sub-categories are given for information only and do not confer any additional value. |

BS 5837 Tree Survey Schedule

BS 5837: Tree Survey Schedule

Site: Rectory Farm, Yatton
Client/Ref: D14 426Surveyor: JPP
Date: 11/10/22

Weather: Sunny

| Ref | Species | Height | Trunk Diam | SS/MS | Age | Crown Spread NESW (m) | Crown Clear | Condition Physiological | Condition Structural | ERC | Cat | Comments/ Recommended Work | RPA (m2) | Radial RPA (m) |
|-----|-----------------------------------|--------|------------|-------|------|--------------------------|-------------|----------------------------|-------------------------|-----|----------|---|-------------|-------------------|
| G1 | Willow scrub & pollards | 12 | 225 | MS | SMAT | Av 3 | 0 | Normal | Average | 10+ | C | Area of scrub around Rhyne | 23 | 2.7 |
| T2 | Oak | 13 | 430 | SS | EMAT | Av 6 | 2 | Good | Good | 40+ | Off site | Oak growing on far side of track | 84 | 5.2 |
| H3 | Hawthorn, willow & mixed | 7 | 100 | MS | MAT | 1.5 | 0 | Normal | Good | 20+ | B2 | Boundary hedgerow adjacent to Rhyne | 5 | 1.2 |
| T4 | Apple | 12 | 400 | SS | MAT | Av 5 | 1 | Normal | Average | 20+ | C | Apple tree at edge of hedge close to farm track | 72 | 4.8 |
| T5 | Willow | 10 | 500 | SS | EMAT | Av 5 | 1 | Normal | Average | 10+ | C | Single tree adjacent to Rhyne | 113 | 6.0 |
| H6 | Hawthorn, blackthorn & willow | 8 | 100 | MS | EMAT | Av 1.5 | 0 | Good | Average | 20+ | Off site | Boundary hedge adjacent to rhyne. Contains taller willow adjacent to HV OH | 5 | 1.2 |
| H7 | Hawthorn | 12 | 150 | MS | EMAT | Av 3 | 0 | Normal | Average | 10+ | Off site | More mature hedgerow adjacent to Rhyne | 10 | 1.8 |
| T8 | Oak | 18 | 900 | SS | MAT | Av 6.5 (ovs) | 1 | Good | Good | 20+ | Off site | Off-site oak adjacent to HV OH | 366 | 10.8 |
| T9 | Oak | 14 | 600 | SS | EMAT | Av 6 (ovs) | 1 | Good | Good | 20+ | Off site | Off-site oak | 163 | 7.2 |
| T10 | Oak | 16 | 600 | SS | EMAT | Av 8(ovs) | 1 | Good | Good | 40+ | A1 | On-site tree adjacent to Rhyne | 163 | 7.2 |
| T11 | Crack willow pollard | 18 | 1000 | SS | MAT | Av 9 | 1 | Normal | Average | 20+ | C | Boundary feature, Branch over site collapsed. Needs to be re-pollarded to become B category | 452 | 12.0 |
| H12 | Hawthorn, willow & mixed | 6 | 100 | MS | EMAT | Av 2 | 0 | Normal | Good | 20+ | B2 | Better boundary hedge | 5 | 1.2 |
| T13 | Oak | 17 | 660 | SS | MAT | Av 8 | 3 | Good | Good | 40+ | A2 | Good specimen tree adjacent to Rhyne | 197 | 7.9 |
| B14 | Mixed garden species & treatments | 6 | 100 | MS | EMAT | Av 2 | 0 | Normal | Average | 20+ | Off site | Variety of off-site boundary treatments, adjacent to Rhyne | 5 | 1.2 |
| T15 | Oak | 14 | 500 | SS | EMAT | Av 4 | 1 | Good | Good | 20+ | Off site | Off-site oak growing on far side of Rhyne | 113 | 6.0 |
| T16 | Oak | 7 | 230 | SS | SMAT | Av 4.5 | 1 | Good | Good | 10+ | B2 | Good young specimen, adjacent to Rhyne | 24 | 2.8 |
| T17 | Oak | 18 | 800 | SS | MAT | Av 8.5 | 3 | Good | Good | 20+ | B2 | Mature oak growing out of and over Rhyne and over bridge/culvert | 289 | 9.6 |
| G18 | Ash | 16 | 410 | SS | MAT | Av 4.5 | 1 | Declining | Poor | <10 | U | Group of 2 ash with ADB - fell | 76 | 4.9 |
| G19 | Ash | 16 | 400 | SS | EMAT | Av 4.5 | 0 | Declining | Poor | <10 | Off site | Group of ash within boundary hedgerow, will need to be cleared at some point - by others(?) | 72 | 4.8 |
| H20 | Blackthorn, elm, ash, hawthorn | 6 | 100 | MS | EMAT | Av 2 | 0 | Good | Average | 20+ | B2 | Mixed species boundary hedge | 5 | 1.2 |
| T21 | Ash | 17 | 650 | SS | MAT | Av 5 | 1 | Declining | Average | 10+ | C | Ash within boundary hedge, unlikely to survive | 191 | 7.8 |
| G22 | Mixed tree species | | | | | | | | | | | Growing within turkey enclosure so unable to survey (bird flu) | 0 | 0.0 |
| H23 | Blackthorn, hawthorn | 7 | 100 | MS | EMAT | Av 3 | 0 | Good | Average | 20+ | B2 | Dense hedgerow adjacent to Rhyne | 5 | 1.2 |

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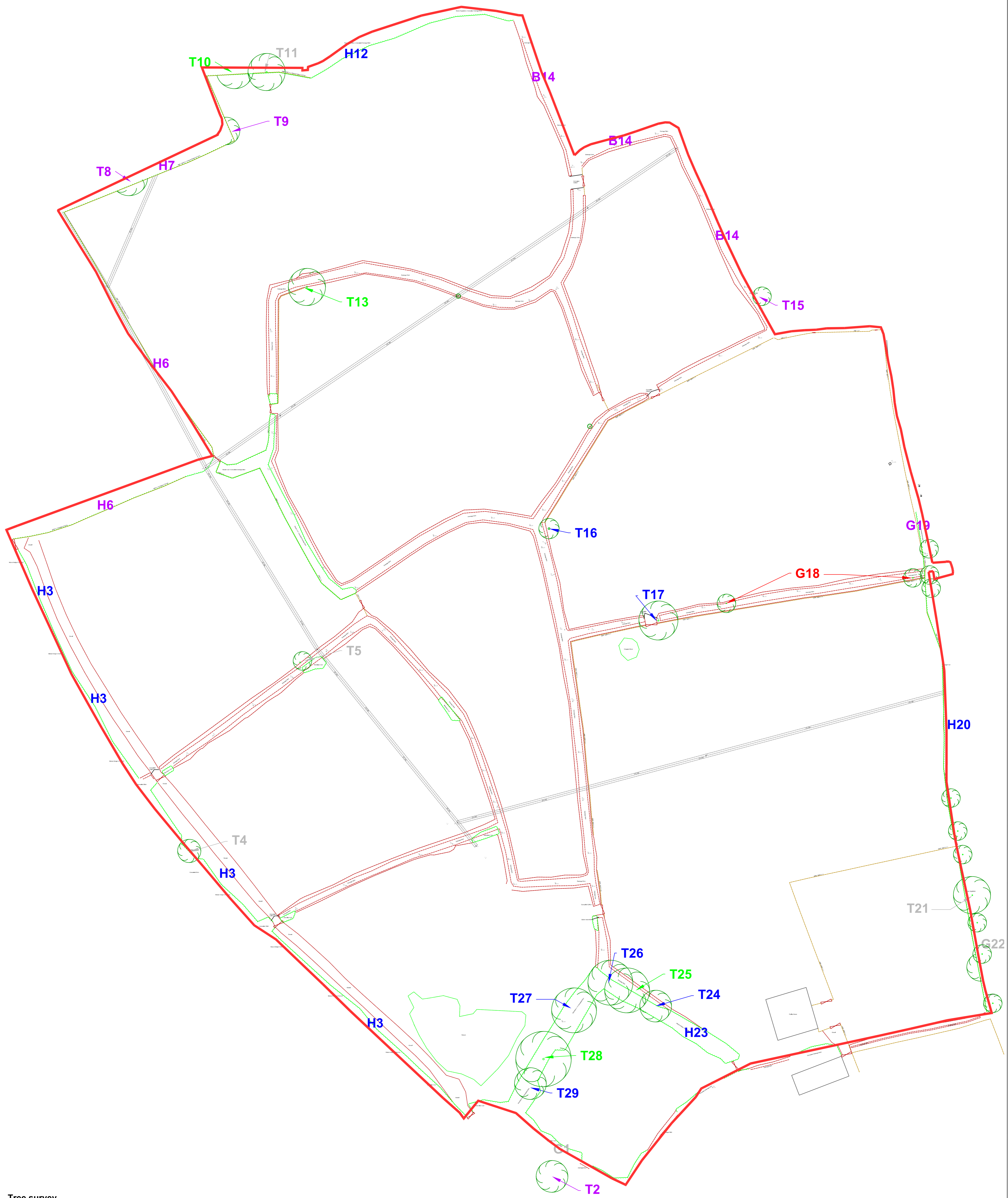
BS 5837 Tree Survey Schedule

Site: Rectory Farm, Yatton
Client/Ref: D14 426

Surveyor: JPP
Date: 11/10/22

Weather: Sunny

| Ref | Species | Height | Trunk Diam | SS/MS | Age | Crown Spread NESW (m) | Crown Clear | Condition Physiological | Condition Structural | ERC | Cat | Comments/ Recommended Work | RPA (m2) | Radial RPA (m) |
|-----|---------|--------|------------|-------|-----|--------------------------|-------------|----------------------------|-------------------------|-----|-----|---|-------------|-------------------|
| T24 | Oak | 16 | 500 | SS | MAT | Av 6 | 1 | Good | Average | 20+ | B2 | Slightly smaller than adjacent, adjacent to Rhyne | 113 | 6.0 |
| T25 | Oak | 18 | 800 | SS | MAT | Av 8.5 | 1 | Good | Good | 40+ | A2 | Old hedgrow oak pollard, dominant within landscape, adjacent to Rhyne | 289 | 9.6 |
| T26 | Oak | 16 | 550 | SS | MAT | Av 7 | 1 | Good | Average | 20+ | B2 | Slightly smaller than adjacent, adjacent to Rhyne | 137 | 6.6 |
| T27 | Oak | 15 | 550 | SS | MAT | Av 6 | 1 | Good | Average | 20+ | B2 | Slightly smaller than adjacent, adjacent to Rhyne | 137 | 6.6 |
| T28 | Oak | 18 | 800 | SS | MAT | Av 9 | 1 | Good | Good | 40+ | A2 | Largest tree in group, dominant in landscape | 289 | 9.6 |
| T29 | Oak | 14 | 600 | SS | MAT | Av 6 | 1 | Good | Average | 20+ | B2 | Smaller than adjacent & one-sided canopy | 163 | 7.2 |



- Tree survey:**
- T1A category
 - T1B category
 - T1C category
 - T1U category
 - T1 Off-site

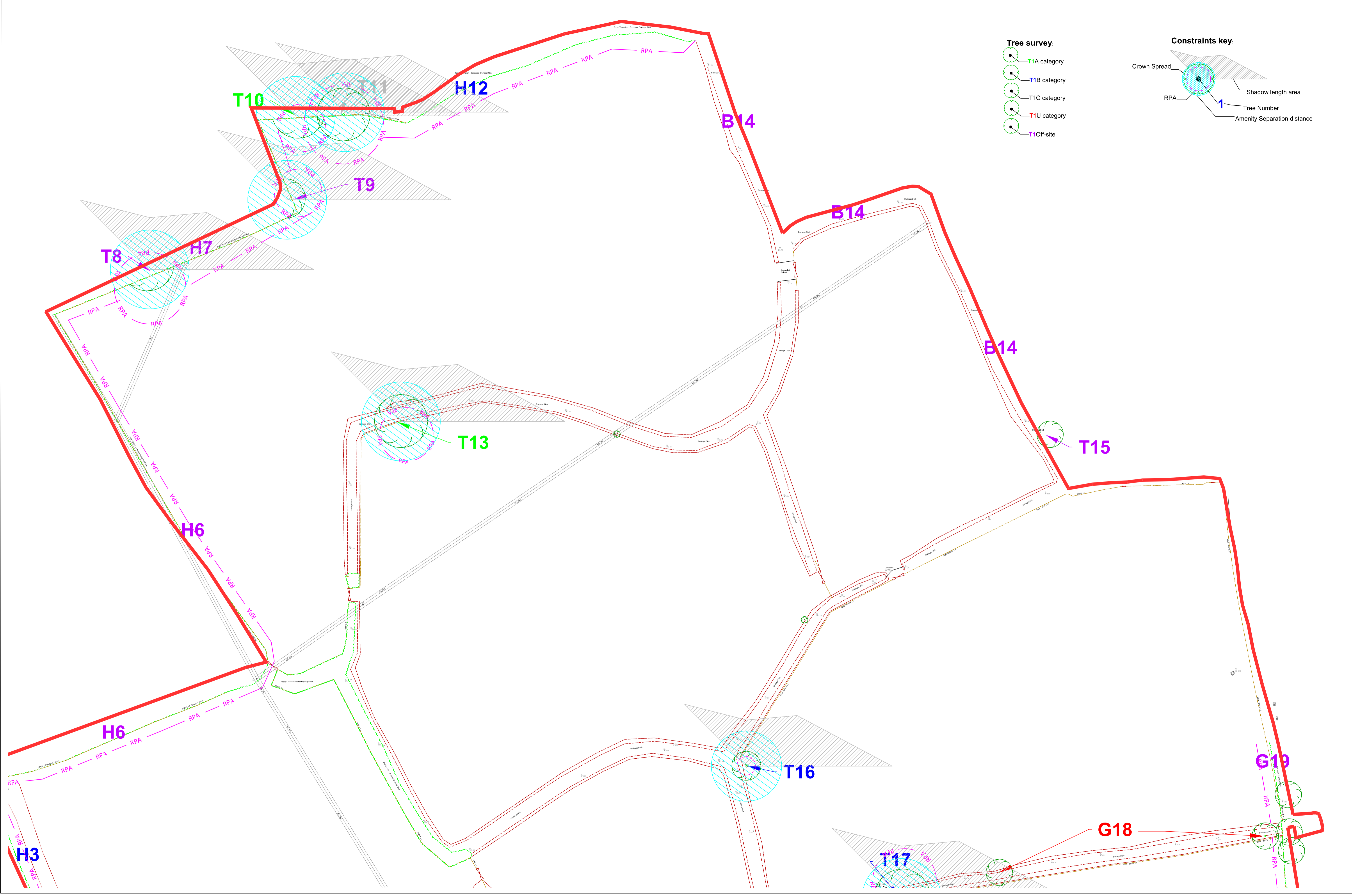


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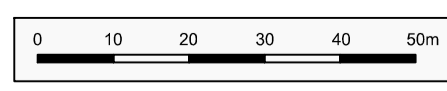
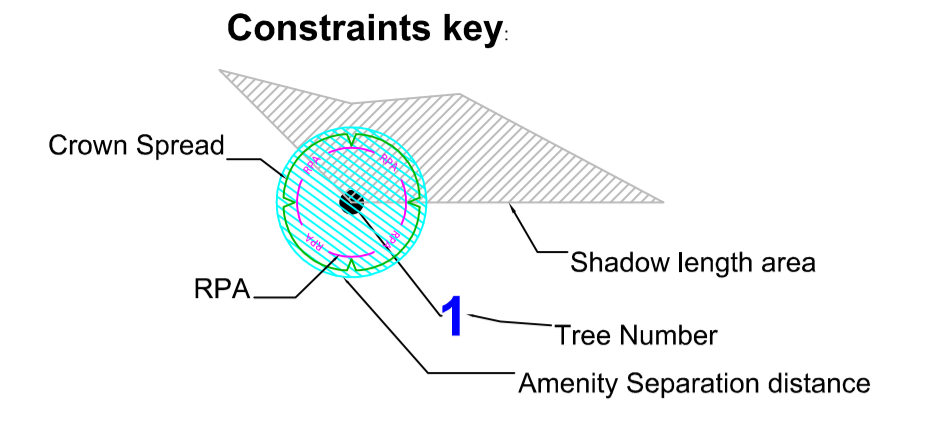
Please refer to JP Associates report
 Tree Nos. refer to tree survey schedule
 Given scale accurate @ A1

Land at Rectory Farm: Tree Survey Plan

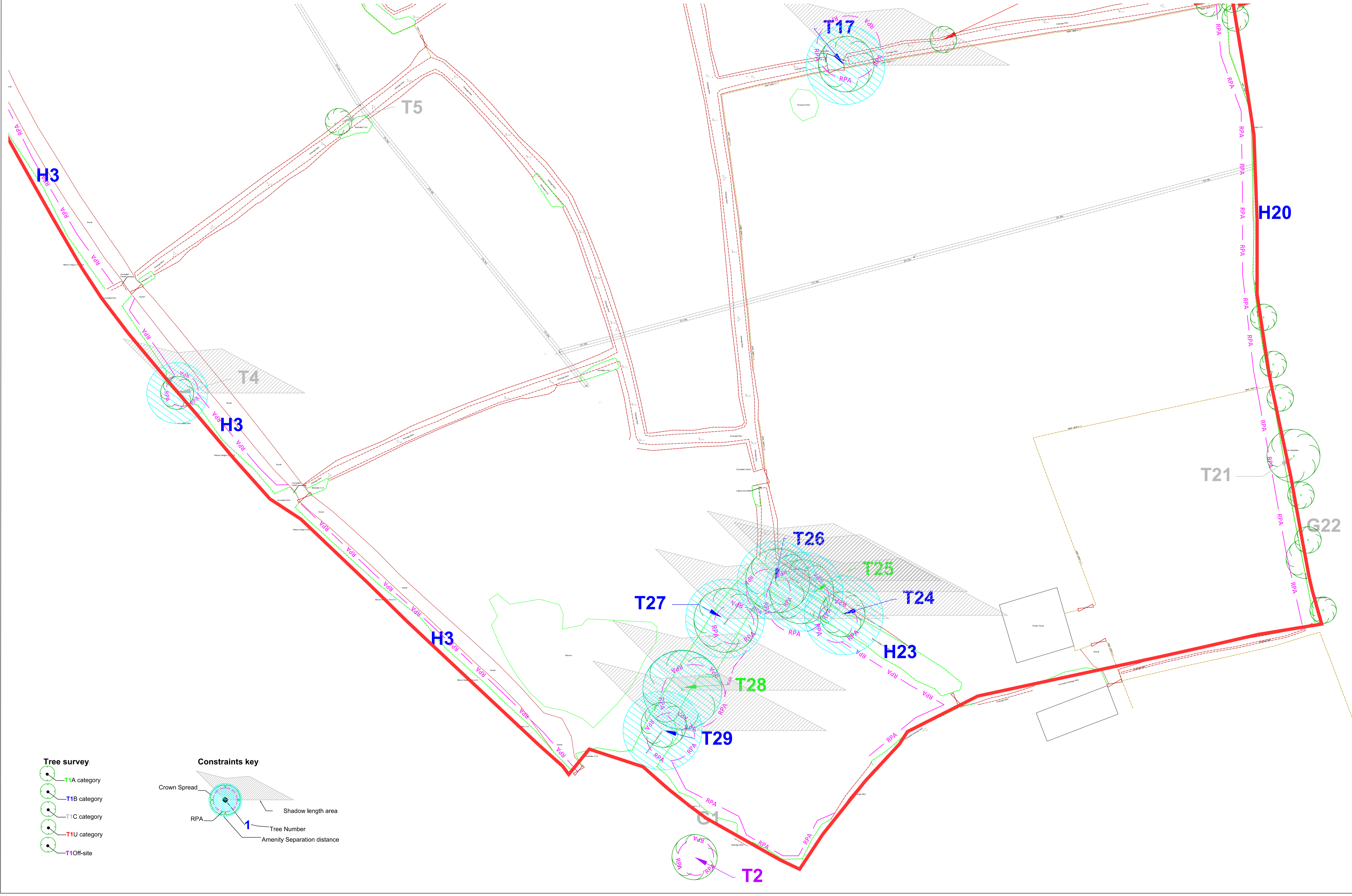
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| Client: | Persimmon SV |
| Plan Ref: | D35 39 P1 |
| Drawn by: | JPP |
| Date: 10/22 | Scale : NTS |



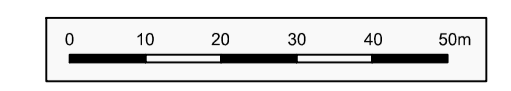
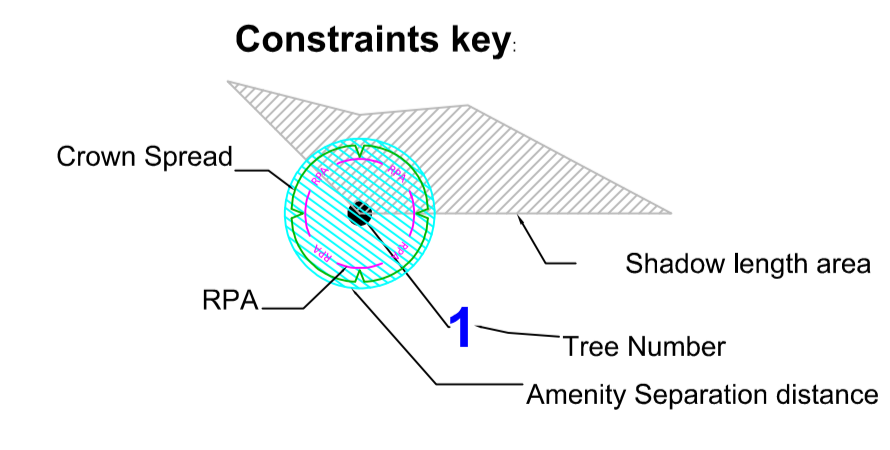
- Tree survey:**
- T1A category
 - T1B category
 - T1C category
 - T1U category
 - T1Off-site



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|------------------|------------------|
| Client: | Persimmon SV |
| Plan Ref: | D35 39 P2 1 of 2 |
| Drawn by: | JPP |
| Date: | 10/22 |
| Scale: | 1: 500 |



- Tree survey:**
- T1A category
 - T1B category
 - T1C category
 - T1U category
 - T1 Off-site



**Land at Rectory Farm:
Arboricultural Constraints Plan
2 of 2**

JP Associates
46 St. Peter Street
Tiverton
EX16 6NR
Tel: 0845 643 1161
Email: office@jp-associates.co.uk

Please refer to JP Associates report
Tree Nos. refer to tree survey schedule
Given scale accurate @ A1

| | |
|-------------|------------------|
| Client: | Persimmon SV |
| Plan Ref: | D35 39 P2 2 of 2 |
| Drawn by: | JPP |
| Date: 10/22 | Scale : 1: 500 |