Great Cauldham Farm
Capel-le-Ferne

Arboricultural Impact Assessment

February 2024
11830_AIA.001

Project Details	
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Limitations

This assessment has been prepared in respect of the proposed development and should not be interpreted as a report on tree health and safety. Reasonable effort has been made to identify visible defects whilst undertaking the tree survey; trees are however, prone to natural failure without warning therefore no guarantee can be made as to the absolute safety of any of the trees surveyed. Aspect's opinion of tree condition and structural potential is therefore valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees' existing context. Reliance should not be given to comments made in respect of other disciplines i.e. landscape, ecology or civil engineering without first consulting an appropriate expert.

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Contents

Text:

Executive Summary 1

1 Introduction 2

2 Statutory Designations 3

3 Policy Review 3

4 Arboricultural Impact 8

5 Conclusions 11

6 Recommendations 12

Tables:

Table 1. Tree Removals by BS5837:2012 Category.

Appendices:

Appendix A	Tree Constraints Plan	11830 TCP 01 Rev A
Appendix B	Tree Survey Schedule	11830 TS 01
Appendix C	Tree Protection Plan	11830 TPP 01
Appendix D	Tree Survey Methodology	11830 TSM 01

Executive Summary

i) Introduction. Aspect Arboriculture are commissioned by Quinn Estates Ltd to prepare an Arboricultural Survey and Impact Assessment relating to proposed development of land at Great Cauldham Farm, Capel-le-Ferne.

ii) Proposals. The scheme comprises an *'*outline planning application for the erection of up to 90 dwellings with associated parking and infrastructure following demolition of existing dwelling; with all matters reserved except access*'*.

iii) Surveys. The site was surveyed by Aspect in September 2023 following the guidance contained within BS5837:2012. Copies of the tree survey information are available within appendices A and B.

iv) Statutory Designations. Background checks reveal that the site does not occur within a Conservation Area, although it is known that an Area type Tree Preservation Order influences a number of third-party trees which bound the north-eastern corner of the application area.

v) Arboricultural Impact. The arboricultural impact of the proposed development is described by net tree losses, totalling a single low-quality tree, a collection of unremarkable ornamental shrubs/trees, the partial clearance of a group of trees and the partial removal of three hedges. The submitted Landscape Strategy Plan includes the provision of replacement trees in response to these losses. A preliminary tree protection drawing is appended to this document to demonstrate the deliverability of safeguarding measures. In the absence of any unacceptable tree losses, conclusions drawn against the Framework and Dover District Council's adopted and emerging policies which relate to trees, conclude that the development proposal is acceptable from the arboricultural perspective. This is subject to continued arboricultural input during detailed design, the implementation of a high quality scheme of tree planting and safeguards for retained trees during construction.

1 Introduction

1.1 Background & Proposals

1.1.1 Aspect Arboriculture are instructed by Quinn Estates Ltd to prepare an Arboricultural Survey and Impact Assessment relating to proposed development at Great Cauldham Farm, Capel-le-Ferne.

1.1.2 The scheme comprises an *'outline planning application for the erection of up to 90 dwellings with associated parking and infrastructure following demolition of existing dwelling; with all matters reserved except access'*.

1.2 Purpose of the Report

1.2.1 This report documents the methods and findings of the baseline arboricultural survey and desktop study carried out to establish the existing arboricultural interest of the site. To inform the planning balance, it provides an appraisal of the direct and any likely residual effects of the proposals, and provides a review of any mitigation and enhancement measures to safeguard any significant arboricultural interest. The baseline arboricultural survey can be reviewed at Appendix A and B.

1.3 Site Overview

1.3.1 The application area falls within Dover District Council's administrative control, and comprises part of an agricultural field to west of Capel Street, Capel-le-Ferne, with an adjoining paddock to the west. The eastern, southern and western boundaries are enclosed by existing residential development comprised of detached and semi-detached dwellings, associated with Capel Street and Cauldham Lane. Their rear gardens back on to the site and define the boundary with a mixture of domestic planting and timber fencing. The northern boundary is open and fronts agricultural land which extends to the north.

1.4 Existing Tree Stock

1.4.1 There are twenty-six individual trees, ten groups of trees/scrub, a single agricultural hedgerow and three domestic hedgerows within influence of the development proposal; they have all been considered in full during the design stages of the project in accordance with BS5837:2012 Trees in relation to design, demolition and construction – recommendations.

1.4.2 The site is largely enclosed by domestic scale trees and hedging where they define the rear boundaries of residential units which enclose the eastern, southern, and western boundaries. Domestic trees vary in size, quality and condition, with larger canopied species recognised as moderate value trees which provide a positive contribution to the site's amenity, although in the main, they typically represent unremarkable examples of their type. Species present include an assortment of broadleaved and evergreen species, such as Eucalyptus, Norway Maple 'Crimson King', Silver Birch, Leyland Cypress, Contorted Willow, Cherry Plum and Magnolia.

1.4.3 Existing residential boundaries also contain the occasional field boundary remnant, majoring on Ash and self-sown examples of Sycamore, albeit these occur less frequently and are mostly absorbed into adjacent residential curtilages. Ash T14, represents the principal tree from this cohort and is captured within an area type Tree Protection Order known as TPO no.7 1997:A1.

1.4.4 Where the redline boundary extends over the adjoining paddock to the west of the main application area, collections of Alder, Holm Oak, Norway Maple, Field Maple, Corsican Pine, Beech and Cherry Plum frame the paddock. Collectively, they provide a cohesive canopy area which makes a positive contribution to the site's amenity, equivalent to BS5837:2012 category B.

2 Statutory Designations

2.1 Conservation Area

2.1.1 Background checks have confirmed that the site does not occur within a Conservation Area (Dover District Council, February 2024). Accordingly, the amenity value of the trees is not elevated to preserving or enhancing any unique or distinctive interest linked to the setting.

2.2 Tree Preservation Orders

2.2.1 Background checks have also confirmed the presence of a single area type Tree Preservation Order known as TPO no.7 1997:A1 which adffords protection to trees within the north-eastern corner of the application area (Dover District Council, February 2024).

3 Policy Review

3.1 The National Planning Policy Framework

3.1.1 The NPPF (December 2023) provides planning policy guidance at a National level. Paragraph 136 of the Framework sets out aspirations to secure increased tree cover within new developments, comprising both new tree planting, and the retention of existing trees where possible: 'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible'.

3.1.2 Building upon paragraph 136, the Framework also considers that 'decisions should contribute to and enhance the natural and local environment by: recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland' (para 180b).

3.1.3 In respect of Veteran Trees and Ancient Woodland, paragraph 186c requires that development proposals award particular consideration to these features, stating that *'*development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*'*. For clarity, there is no ancient woodland, or any veteran or ancient trees, within influence of the site against which paragraph 186c can be applied.

3.1.4 Lastly, paragraph 186d also emphasises the benefit that can be secured through the provision of public access to, and resultant appreciation of, retained tree cover, stating: *'*...opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can... enhance public access to nature where this is appropriate*'*.

3.2 Dover District Local Plan

3.2.1 The site occurs within the administrative control of Dover District Council which has a statutory obligation to ensure adequate provision is made for the preservation of trees through Section 197 of the Town and Country Planning Act (1990). It is understood that the Council's primary development control documents, which relate to trees, are the adopted Core Strategy (February 2010), and the adopted Local Plan (2002).

3.2.2 Within the Council's development control documents, the relationship between trees and development are understood to be included within Policy DM15 of the Core Strategy & Policy CO8 of the Local Plan, where trees are implicitly recognised as features which contribute to the character, appearance, and ecological value of the countryside. In the context of development, there is a default preference for important trees to be retained and protected within new developments.

3.2.3 POLICY DM15: Protection of the Countryside

*'*Development which would result in the loss of, or adversely affect the character or appearance, of the countryside will only be permitted if it is:

i. In accordance with allocations made in Development Plan Documents, or
ii. justified by the needs of agriculture; or
iii. justified by a need to sustain the rural economy or a rural community;
iv. it cannot be accommodated elsewhere; and
v. it does not result in the loss of ecological habitats.

Provided that measures are incorporated to reduce, as far as practicable, any harmful effects on countryside character.*'*

3.2.4 POLICY CO8:

'Development which would adversely affect a hedgerow will only be permitted if:-

i. no practicable alternatives exist;
ii. suitable native replacement planting is provided; and
iii. future maintenance is secured through the imposition of conditions or legal agreements.'

3.2.5 It is also known that Dover District Council are in the process of preparing a new Local Plan which once adopted will guide planning decisions until 2040. A regulation 19 submission (October 2022) version is publicly available; within which, emerging policies SP13 and CC8 are relevant to trees in the context of development, with a site-specific draft allocation noted under policy SP13 (relevant parts are reproduced below).

3.2.6 EMERGING POLICY SP 13: Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets.

'Irreplaceable habitats

g. Development which would result in the loss or deterioration of irreplaceable habitats, including ancient woodland and ancient or veteran trees, will only be permitted in wholly exceptional circumstances, where the public benefit would clearly outweigh the loss or deterioration, and where a suitable compensation strategy exists.'

3.2.7 EMERGING POLICY CC8: Tree Planting and Protection

'Tree Planting

a. A minimum of two new trees will be required to be planted for each new dwelling (this does not apply to applications for conversions and changes of use to residential), and a minimum of one new tree will be required to be planted for every 500sqm of new commercial floorspace created.

b. Trees should be native Kent species, of local provenance from a bio-secure source, and should be standard size in specification as a minimum.

c. A presumption that the trees will be planted on-site rather than off-site will apply. For major development where it is demonstrated that new trees cannot be provided on-site, a financial contribution will be required towards the planting of trees off-site in accordance with the requirements of the Council's Green Infrastructure Strategy.

d. A detailed landscaping scheme and landscape management plan should be submitted for all major development schemes, including, but not limited to, details of the trees and shrubs to be planted, and proposals for how the

landscaping scheme will be managed and maintained over the lifetime of the development.

Tree Protection and Replacement

e. Dover District Council will make Tree Preservation Orders (TPOs) when necessary in order to protect specific trees, groups of trees, or woodlands, in the interests of amenity and biodiversity.

f. Development involving the loss of or damage to a tree, group of trees or areas of woodland that are designated as being of significant amenity, biodiversity or historic value in the Council's Green Infrastructure Strategy will only be permitted when the benefits of the development clearly outweigh the benefits of their retention and the applicant has demonstrated that no alternatives are available.

g. Trees protected by Tree Preservation Orders should be retained wherever possible, unless:

   i. it is demonstrated by an arboriculturist report that they are dead, dying, diseased or represent a hazard to public safety; or

   ii. The Council deems the felling to be acceptable with regards to the Council's policy on tree management; or

   iii. The benefit of the proposed development outweighs the benefit of their retention.

h. If felling is deemed acceptable by parts (f) or (g) then the planting of two replacement trees for each tree felled in an appropriate location will be required.

3.2.8 DRAFT ALLOCATION SAP44: Land to the east of Great Cauldham Farm, Capel-le-Ferne (CAP006).

'The site, Land to the east of Great Cauldham Farm, Capel-le-Ferne, as shown on the policies map is allocated for an indicative capacity of 70 dwellings. Development proposals for the site shall include the following:

a. Design should take into account the topography of the site, including the relationship with existing residential properties. Development should be set back from the existing residential properties and be sensitively designed to respect the character of the area in relation to scale, form, materials and colour palette and to allow transition to the rural landscape;

b. An appropriate landscape buffer determined by a Landscape Visual Impact Assessment is required to mitigate the impact of development on the setting of the AONB to the north west;

c. Consideration will be to be made regarding the quality and condition of trees and hedgerows within the site. Detailed proposals should aim to protect those of

importance and incorporate them in the overall design of the development and to provide opportunities for biodiversity habitat creation and enhancement;

d. Primary vehicular, pedestrian and cycle access to the site shall be provided from Capel Street. Access should not be taken from Cauldham Lane;

e. In accordance with Policy SP13, a wintering bird survey must be undertaken in advance of a planning application on the site. If the bird survey identifies that the development will exceed the threshold of significance, mitigation will be required. A suitable scheme of mitigation will need to be submitted with the planning application for the site;

f. A site-specific Flood Risk Assessment is required to address the issue of surface water flooding and consider the impacts of climate change over the lifetime of the development;

g. An Archaeological Assessment for the site must be carried out in accordance with Policy HE3 Archaeology, the results of which should inform the layout and design of the development which is necessary to avoid harm to any archaeological assets identified through the assessment;

h. Layout is designed to ensure future access to existing wastewater infrastructure for maintenance and up sizing;

i. A Transport Assessment is required in accordance with Policy TI2 to identify off-site highway improvements and sustainable transport measures that are necessary to serve the development. The transport assessment must consider and identify mitigation for the Capel Street/Dover Road also taking into account the cumulative impact of other sites allocated in this Plan; and

j. Open space requirements in accordance with Policy PM3 shall be provided. However, due to the location nearby to existing open space infrastructure, off-site contributions to upgrade or enhance those facilities may be sought rather than on-site provision.'

4 Arboricultural Impact

4.1 Tree Removals[1]

4.1.1 As shown at Table 1, the proposals necessitate the removal of a single low-quality tree, a collection of unremarkable ornamental shrubs/trees, the partial clearance of a group of trees and the partial removal of three hedges.

4.1.2 Table 1: Tree Removals by BS5837 Category.

Category A	Category B	Category C
None	None	T10 Contorted Willow G1+**Δ** G10+ H2+**Δ** H3 Beech **Δ** H4+**Δ**

+ Denotes assemblage of two or more species (refer to appendix B)
Δ Denotes partial removal of hedgerow or scrub

4.1.3 Removals detailed within Table 1 are necessary and unavoidable to accommodate the development proposal, whilst delivering the aspired housing density and a suitable access arrangement off Capel Street. They are however focussed entirely on unremarkable trees, scrub and hedgerow which are not important to the amenity of the site. Subsequently, it will be possible to mitigate for their loss through the introduction of replacement planting of a comparable scale and assemblage without harming the amenity of the application area or the wider setting.

4.1.4 Except for trees necessary to accommodate the access, all trees which influence the site will be retained and safely integrated within the proposed scheme. There are also opportunities within the layout to provide new planting including tree lined streets and outlying trees within areas of public open space. Although detailed planting design will be undertaken at a later stage i.e. in response to a planning condition, a landscape strategy plan has been prepared to demonstrate the preferred approach to incorporating new tree planting (in accordance with emerging Policy CC8).

4.2 Vulnerable Trees

4.2.1 Although the application seeks only outline planning permission and therefore the layout is not fixed at this stage, thorough consideration has been given as to how the development will potentially interact with the site's retained trees. Accordingly, RPA encroachment is expected to be low and for there to be a negligible risk of residual pressure to undertake unsympathetic tree works.

The only works within retained tree's RPAs concern the formation of the access to the north of T8 and T9, where there is an unavoidable requirement to cross their RPAs

[1]All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

with new hard surfacing. Whilst the extent of encroachment within T9's RPA is at c.29% and is recognised as being beyond the British Standard threshold for acceptability put forward within clause 7.4.2.3, it is considered that the works can be managed within the interest of the tree by way of sensitive excavation and root pruning. When T9 Goat Willow's capacity to tolerate disturbance and pruning is also taken into account, the risk to the tree can be considered low and to be within its capacity to accommodate. In both cases, there will also remain an equivalent (or larger) area of undisturbed soft landscape conducive to their RPAs which will be capable of enabling root recovery.

4.2.2 Across the wider site, the constraints posed by the site's existing trees have been identified in accordance with BS5837:2012, and there is sufficient information available to progress detailed design whilst providing a high level of confidence with regards to the scheme's capacity to maintain compatibility with all retained trees. When detailed design is undertaken, arboricultural advice in accordance with Clause 5 of BS5837:2012 should be provided to minimise any potential arboricultural impact of the final scheme of development. Regard will be given to this assessment and there will be a further opportunity for any adverse impact to be assessed, with any additional impacts addressed as part of a future reserved matters application. Further arboricultural input could be secured by condition via a request for an Arboricultural Method Statement or an additional Arboricultural Impact Assessment.

4.3 Pruning Works[2]

4.3.1 Requirements for pruning works are also projected to be low and limited to the ongoing maintenance of retained hedgerows. Provided pruning works are undertaken to an agreed specification per BS3998:2010, the function, integrity and health of retained hedgerow should not be harmed.

4.3.2 Although not required to facilitate construction, it is also recommended that dead branches are removed from the canopies of retained trees which oversail the site. This will help mitigate the risk of future tree related hazards emerging and associated apprehension.

4.3.3 Pruning works should be undertaken in accordance with section 7.3 (for removal of deadwood) and section 7.8 (for selective pruning) of BS3998:2010. Works should be undertaken by a competent tree contractor, to ensure that cuts are performed correctly and positioned to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

[2] All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

4.4 Protective Barriers

4.4.1 It will be important to protect retained trees' above-ground structures and underlying RPAs from damage during construction. To achieve this, tree protection barriers should be erected prior to the commencement of any works and consist of the barrier specification provided in BS5837:2012, or a suitable alternative. The locations for protective fencing are illustrated within the Tree Protection Plan (Appendix C) with bold blue and dashed light blue lines.

4.5 Mitigation Replanting

4.5.1 The principle of tree removal generates a requirement for replacement planting. This requirement has been recognised during design, with a Landscape Strategy Plan prepared to demonstrate the potential for incorporating new tree planting within the site (drawing ref. 7876/ASP5/LSP D).

4.5.2 Acknowledging the outline nature of the application, the Landscape Strategy is purposefully presented at a high level and should not be interpretated as a fixed planting design. It presents a scale and assortment of planting which is appropriate for inclusion within a development of this type, and which is in line with the Framework and DDC's emerging policy aspirations for new tree planting. It includes an assortment of street trees and standards within areas of POS, as well as new hedgerow and native scrub. Suggested species comprise native and naturalised trees appropriate for inclusion within a residential setting, such as Field Maple, Silver Birch, Hornbeam, Cherry, Rowan, Lime and resistant cultivars of Elm.

5 Conclusions

5.1.1 Pursuant to Dover District Council's adopted and emerging policy requirements, the proposals have been informed by a survey of the existing tree stock using the guidance provided at BS5837:2012.

5.1.2 The primary direct effect is the loss of single low-quality tree, a collection of unremarkable ornamental shrubs/trees, the partial clearance of a group of trees and the partial removal of three hedges. The effect is focused entirely on unremarkable trees and hedgerow which are of low arboricultural value. Accordingly, the effect of tree loss can be positively balanced against the aspirations for the site and the quantum, quality and appropriateness of new planting which can be secured as part of the scheme. Except for tree and hedgerow clearance required to accommodate access to the site, all other trees can be retained and safely integrated within the proposed scheme, without risk of future pressure for their removal.

5.1.3 A preliminary scheme for safeguarding retained trees has been prepared which relies on the use of static tree protection barriers, however this should be reviewed following detailed design and be supplemented by a comprehensive tree protection strategy for construction.

5.1.4 In the absence of an unacceptable tree loss, the proposed development is considered to be acceptable from the arboricultural perspective, subject to ongoing arboricultural input and the adoption of safeguards for protecting retained trees during construction. It is our overall conclusion that the proposal can also be supported within the context of the Framework and Dover District Council's adopted and emerging policies DM15, CO8, SP13, CC8 and SAP44. It is therefore our concluding view that the proposals are acceptable in terms of their arboricultural impact.

6 Recommendations

6.1.1 Pursuant to the Council's preference to ensure confident tree retention during the development, an Arboricultural Method Statement should be produced following detailed design which expands on Appendix C. It is also recommended that detailed planting proposals are produced to demonstrate the approach to incorporating new panting within the site. This work could be secured by Condition.

6.1.2 The Arboricultural Method Statement could address matters including: specification for tree protection barriers, including revisions to barrier locations; a schedule of tree works; works within RPAs; a scheme for auditing tree protection and subsequent reporting to the Council should feature explicitly throughout. Detailed Tree Protection Drawings should be prepared to 1:500 scale to support the AMS, with detail given of proposed levels and service routes.

Prepared By:

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Principal Arboricultural Consultant

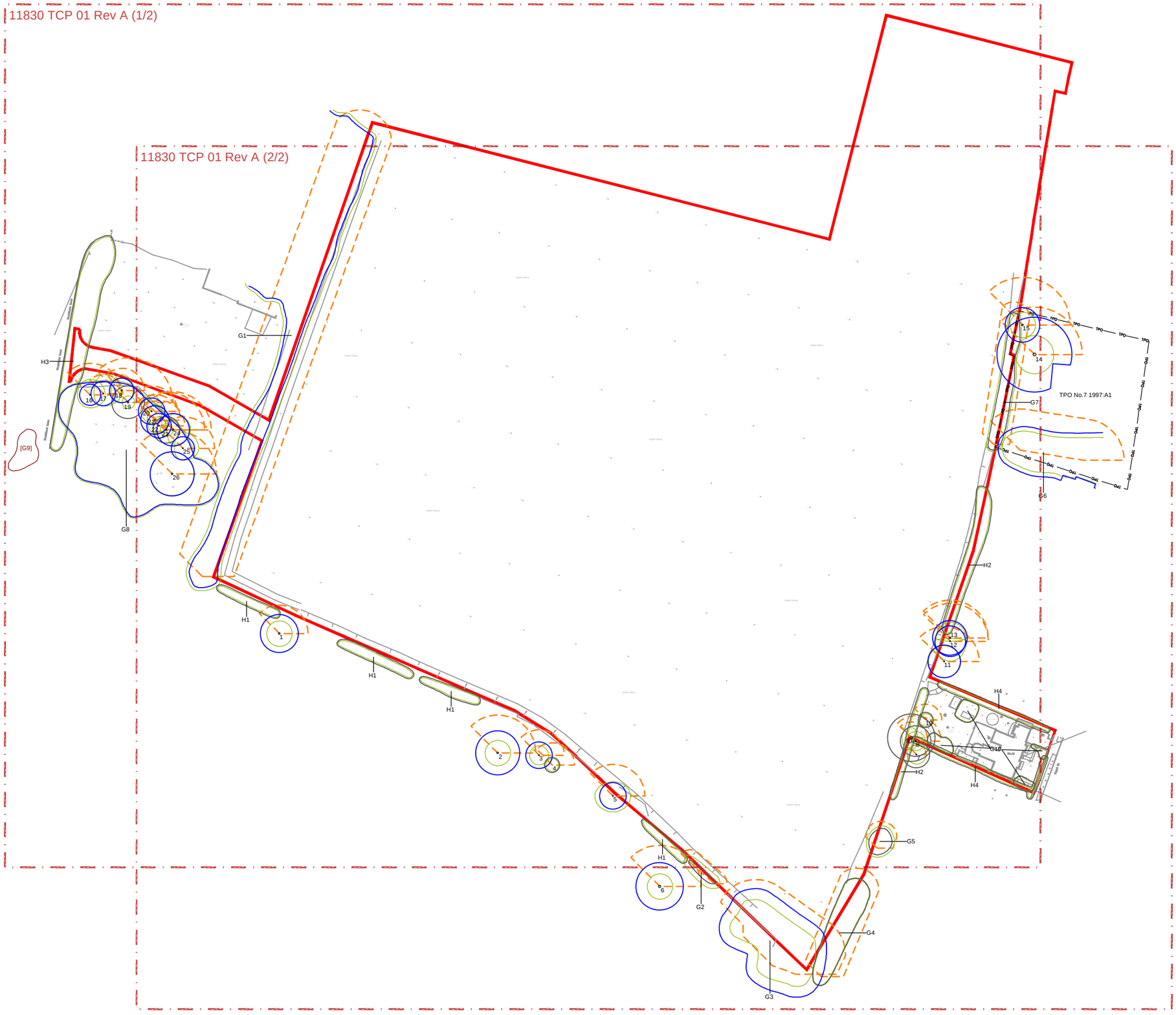
APPENDICES

APPENDIX A

TREE CONSTRAINTS PLAN (11830 TCP 01 Rev A)

11830 TCP 01 Rev A (1/2)

11830 TCP 01 Rev A (2/2)



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0m 10m 20m 50m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- TPO Tree Preservation Order

Note: Trees 1-7, 11-15, 22, groups G1, G5, G6 and G9 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site (drawing ref: SDS 208912 Cauldham Lane - Topographical Survey.dwg).

Note: The RPA footprint for Tree 14 and group G6 have been displaced to allow for the effect of the existing building foundations. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Capel Street, Capel Le Ferne
Tree Constraints Plan

CLIENT

Quinn Estates

SCALE	DATE	DRAWN
1:1250 @ A3	OCT 2022	JH

DRAWING NUMBER	REVISION
11830 TCP 01 Rev A (Overview)	A

Based on: SDS 208912 Cauldham Lane Topographical Survey.dwg

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
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Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Capel Street, Capel Le Ferne
Tree Constraints Plan

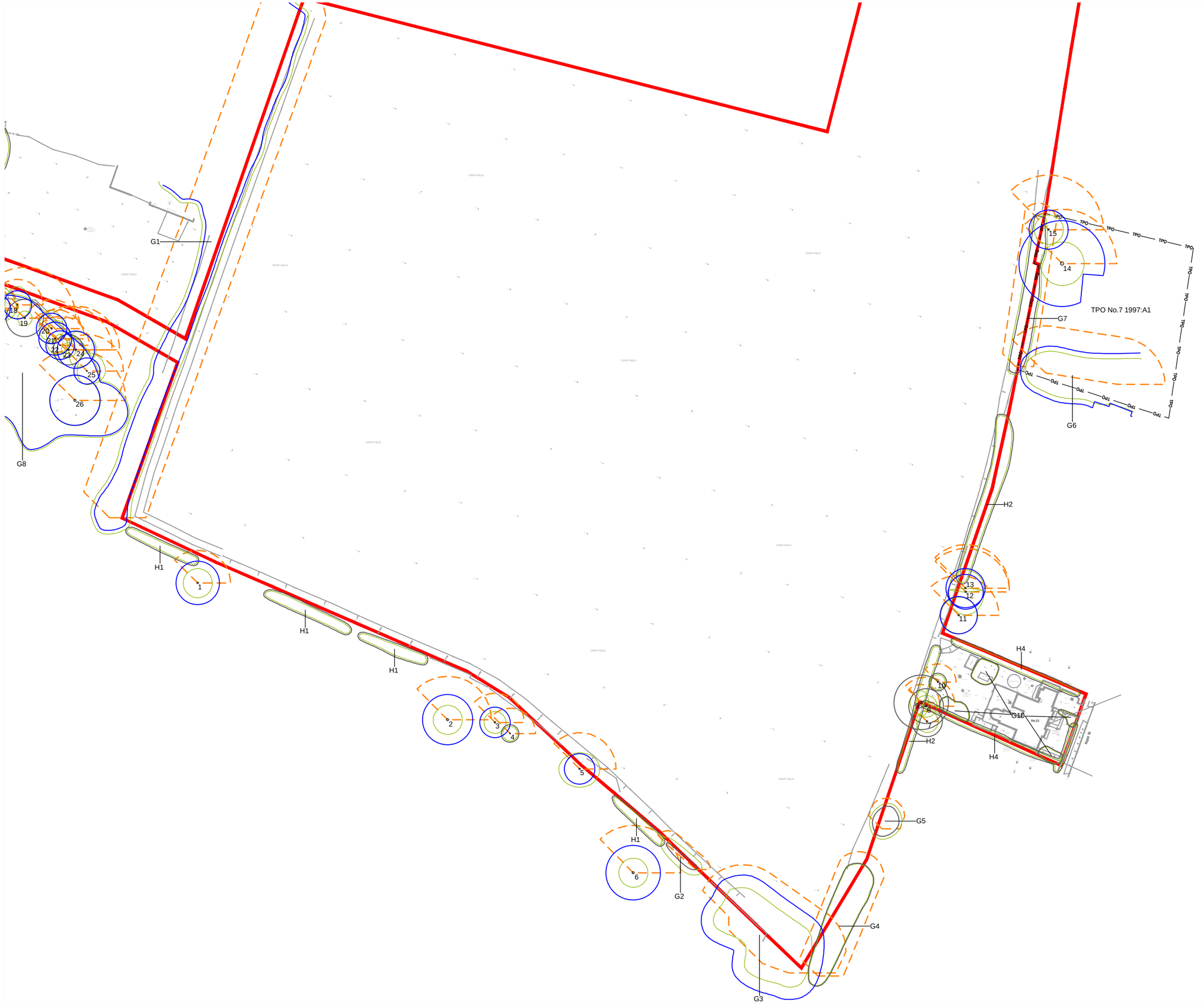
CLIENT

Quinn Estates

SCALE	DATE	DRAWN
1:1000 @ A3	OCT 2022	JH

DRAWING NUMBER	REVISION
11830 TCP 01 Rev A (1/2)	A

Based on: SDS 208912 Cauldham Lane Topographical Survey.dwg



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0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
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Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE

Capel Street, Capel Le Ferne
Tree Constraints Plan

CLIENT

Quinn Estates

SCALE	DATE	DRAWN
1:1000 @ A3	OCT 2022	JH

DRAWING NUMBER	REVISION
11830 TCP 01 Rev A (2/2)	A

Based on: SDS 208912 Cauldham Lane Topographical Survey.dwg

APPENDIX B

TREE SURVEY SCHEDULE (11830 TS 01)

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BS 5837:2012 Tree Schedule: Capel Street, Capel Le Ferne

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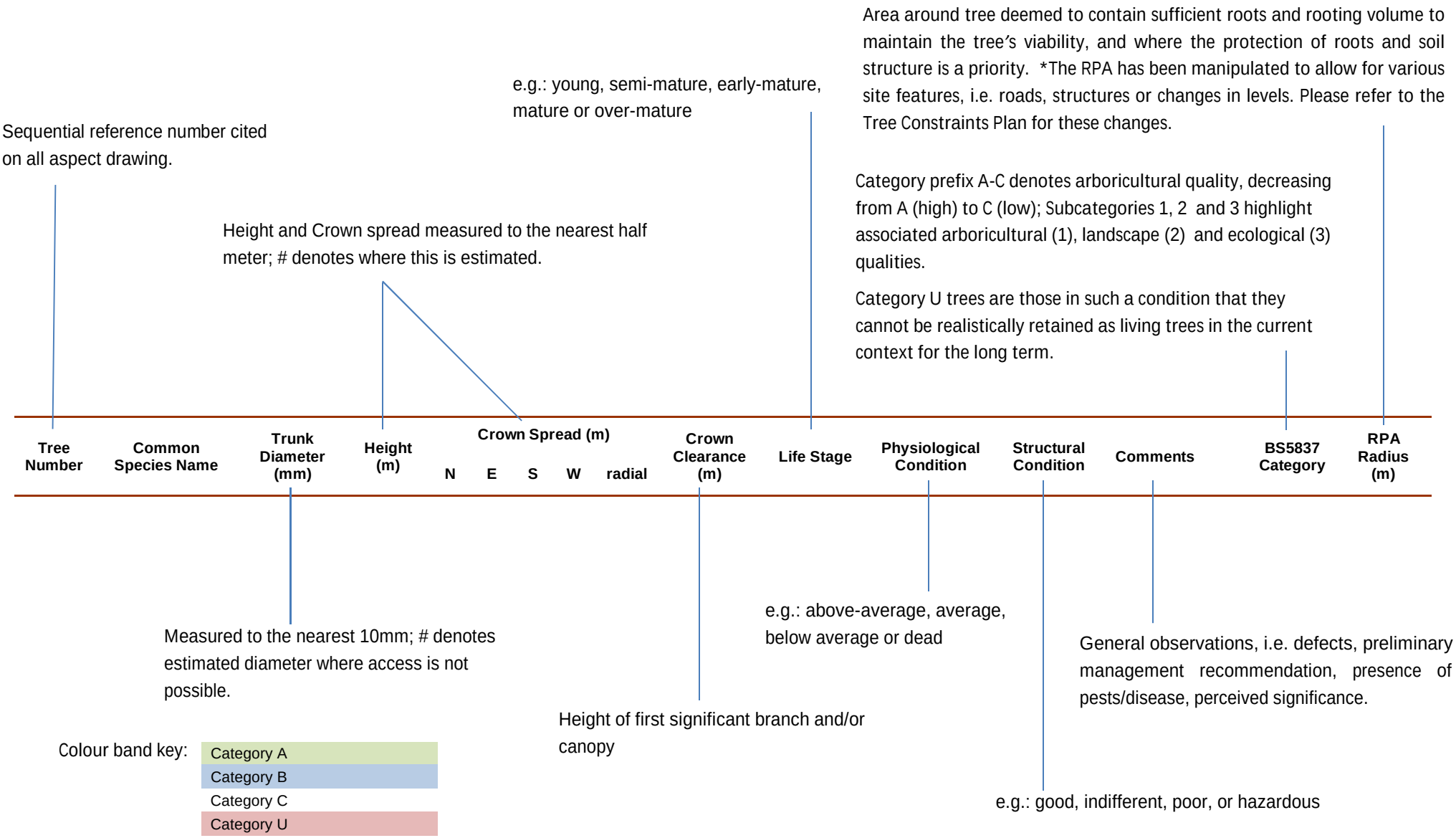
BS5837:2012 Tree Survey: Explanation of Survey Criteria



The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
1	Eucalyptus	2*350#	9					4#	1#	1.5#	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Bifurcates at ground level Structure appears typical for species within current context Moderate example of species	B12	6
2	Eucalyptus	2*400#	12#					4#	2#	2#	Early Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Structure appears typical for species within current context Moderate example of species	B12	6.9
3	Norway Maple 'Crimson King'	350#	8#					3#	2#	3#	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Structure appears typical for species within current context Moderate example of species	B12	4.2
4	Chinese Windmill Palm	200#	7#					2#	3#	4#	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Structure appears typical for species within current context Unremarkable example of species	C1	2.4
5	Silver Birch	2*250#	10	4.5	5.5	5#	5.75		2#	2	Semi Mature	Below Average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Clad and obscured by Ivy Bifurcates at c.1.5m Minor dieback to upper crown	B2	4.2
6	Sycamore	2*450#	13					4#	3#	3#	Early Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Previously managed in height Bifurcates at ground level Moderate example of species	B12	7.5
7	Apple	350#	3#					3#	1#	1#	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Maintained ornamental planting Structure appears typical for species within current context Unremarkable example of species	C1	4.2
8	Leyland Cypress	400#	8					3#	1#	1.5#	Semi Mature	Average	Indifferent	Unable to access at time of survey Structure appears typical for species within current context Unremarkable example of species	C1	4.8

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
9	Goat Willow	2*450#	5	3.25	2#	3.75	3		0.5#	0.5	Early Mature	Below Average	Poor	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Stem inaccessible due to dense understory Previously maintained boundary specimen Bifurcates at ground level Unremarkable example of species	C12	7.5
10	Contorted Willow	200#	5#					2#	2#	2#	Semi Mature	Average	Indifferent	Unable to access at time of survey Surveyed from a distance Structure appears typical for species within current context Unremarkable example of species	C1	2.4
11	Sycamore	420#	11					5#	4#	4#	Early Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Previously managed in height Mutually suppressed sand cohesive with companions	B2	5.1
12	Sycamore	400#	12	1#	5#	6.25	5		3#	4#	Early Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Previously managed in height Mutually suppressed sand cohesive with companions	B2	4.8
13	Sycamore	450#	12	5	5#	1#	4.5		3#	2	Early Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Previously managed in height Mutually suppressed sand cohesive with companions	B2	5.4
14	Ash	800# 500#	15					6#	3#	4#	Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Bifurcates at ground level Previously managed in height	B12	11.4
15	Scots Pine	450#	15#					4#	4	4.25	Early Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Structure appears typical for species within current context Moderate example of species	B12	5.4
16	Field Maple	280	10#	5#	4.75	4#	4#		2.5	2.5	Semi Mature	Average	Indifferent	Frontage component of G8 Mutually suppressed and cohesive with companions Individually of low significance, conferred moderate value as component of wider collective	B2	3.3

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
17	Hornbeam	320 at base	6#	6#	5.5	4	3		0.5	0.5	Semi Mature	Below Average	Indifferent	Frontage component of G8 Mutually suppressed and cohesive with companions Large diameter deadwood within crown Slightly sparse crown for species Individually of low significance, conferred moderate value as component of wider collective	B2	3.9
18	Field Maple	5*150#	7#	5#	3.5	3.75	3.5		1	1	Semi Mature	Average	Indifferent	Partially obscured by bramble, unable to thoroughly inspect Stem inaccessible due to dense lower crown Frontage component of G8 Mutually suppressed and cohesive with companions Individually of low significance, conferred moderate value as component of wider collective	B2	3.9
19	Corsican Pine	430 at base	14#					2	1.5	0.5	Early Mature	Average	Poor	Frontage component of G8 Bifurcates at c.2m, union tight with visible lobed reaction growth Mutually suppressed and cohesive with companions Unremarkable example of species	C1	5.1
20	Field Maple	315 140	8#	5#	3.25	3.5	3.5		1.5	2	Semi Mature	Average	Indifferent	Frontage component of G8 Mutually suppressed and cohesive with companions Sub dominant stem at c.0.5m Individually of low significance, conferred moderate value as component of wider collective	B2	4.2
21	Field Maple	290 190 120	8#	5#	4#	4.25	2.5		1.5	1.5	Semi Mature	Average	Indifferent	Frontage component of G8 Mutually suppressed and cohesive with companions Sub dominant stem from c.0.5m Individually of low significance, conferred moderate value as component of wider collective	B2	4.5
22	Holm Oak	320 at c.1m	8#	3#	2	4#	2		0.5	0.5	Semi Mature	Average	Indifferent	Frontage component of G8 Mutually suppressed and cohesive with companions Low crown break Individually of low significance, conferred moderate value as component of wider collective	B2	3.9
23	Corsican Pine	340	12#					2	1	1	Semi Mature	Average	Poor	Frontage component of G8 Mutually suppressed and cohesive with companions Bifurcates at c.4.75m, union tight Unremarkable example of species	C1	4.2
24	Field Maple	430 at c.1m	12#	5#	5.5	4.75	2#		1.5	1.5	Early Mature	Average	Indifferent	Frontage component of G8 Mutually suppressed and cohesive with companions Moderate example of species	B12	5.1

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
25	Field Maple	310	10#	5#	5#	3.75	2.75		1.75	2	Semi Mature	Average	Indifferent	Frontage component of G8 Mutually suppressed and cohesive with companions Moderate example of species	B12	3.6
26	Lime	580	14#					7#	2	0.5	Early Mature	Average	Indifferent	Well balanced radial canopy Structure typical for species within current context	B12	6.9
G1	Grey Alder Alder Elder Ash	250 av	10 av					4 av	1 av	3 av	Semi Mature	Average to Below Average	Indifferent to Poor	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Cohesive linear collection of established buffer plantings with self set scrub understory Majority of group is homogonous in size, structure and life stage Provides screen to built form Occasional standing dead within interior Moderate collection	B2	3
G2	Blackthorn Cherry Laurel Cherry Plum Sycamore	120 av	4 av					3 av	0.5 av	0.5 av	Semi Mature to Early Mature	Average to Below Average	Indifferent to Poor	Intermittent collection of self set specimens Unremarkable collection	C12	1.5
G3	Ash Horse Chestnut Hawthorn Elder	700# max	13 av					5 av	2 av	2 av	Semi Mature to Early Mature	Average to Below Average	Indifferent to Poor	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Intermittent collection of established standards and self set understory Ash components previously managed in height Ash components showing signs of physiological decline Moderate collection	B2	8.4
G4	Cherry Plum Leyland Cypress Elder	2*250 av	7 av					4 av	0.5 av	0.52 av	Semi Mature to Early Mature	Average to Below Average	Indifferent to Poor	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Cohesive linear collection lining site boundary Maintained on lower canopy by flail Provides screen to built form Unremarkable collection	C12	4.2
G5	Privet Leyland Cypress Horse Chestnut	100 av	5 av					2 av	0.5 av	0.5 av	Semi Mature	Average to Below Average	Indifferent to Poor	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Appears to be both on and off site Unremarkable example of species	C12	1.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
G6	Ash Sycamore	450# av	13 av					4 av	3 av	3 av	Early Mature	Average to Below Average	Indifferent to Poor	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Linear collection of established standards Majority of collection previously managed in height Moderate collection	B2	5.4
G7	Blackthorn Hazel Hornbeam Cherry Plum Hawthorn Ash	120# av	5 av					2 av	0.5 av	0.5 av	Semi Mature	Average to Below Average	Indifferent to Poor	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Cohesive collection of overgrown hedgerow components Maintained on lower canopies by flail Provides screen to built form Unremarkable collection	C1	1.5
G8	Holm Oak Norway Maple Field Maple Corsican Pine Elder Beech Cherry Plum	300 av	11 av					4 av	1 av	1 av	Semi Mature	Average	Indifferent	Intermittent collection of established planted specimens Structures appear typical for species within current context Moderate collection	B12	3.6
G9	Ash	450 av	14 av					4 av	4 av	4 av	Early Mature	Below Average	Hazardous	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Collection of 2no Ash set within roadside hedgerow Extensive dieback within crowns Hazardous structural condition, unsuitable for retention	U	N/A
G10	Elder Lilac Fatsia Magnolia Lawson Cypress Silver Birch Viburnum	100 av	2 av					1 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Unable to access at time of survey Surveyed from a distance Intermittent collection of planted ornamentals Unremarkable collection	C12	1.2
H1	Cotoneaster Yew Hawthorn Leyland Cypress Privet Gorse	75 av	2.5 av					0.5 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Intermittent parcels of maintained domestic hedgerow Unremarkable collection	C12	0.9
H2	Privet Hawthorn Leyland Cypress	75 av	2 av					0.5 av	0.54 av	0.5 av	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Intermittent parcels of maintained domestic hedgerow Unremarkable collection	C12	0.9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
H3	Beech	75 av	4 av					0.5 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Maintained boundary hedgerow Unremarkable collection	C12	0.9
H4	Privet Berberis Western Red Cedar	75 av	2 av					0.5 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Unable to access at time of survey Surveyed from a distance Parcels of maintained domestic hedgerow Unremarkable collection	C12	0.9

APPENDIX C

TREE PROTECTION PLAN (11830 TPP 01)

11830 TPP 01 (1/2)

11830 TPP 01 (2/2)

Little Cauldham Farmhouse

SUDs 5m Buffer Zone

SUDs 5m Buffer Zone

Attenuation Basin

Pump Station

Attenuation Basin

CAPEL STREET

CAULDHAM LANE

Episode

Grosvenor Melville

155.2m

167.0m

138.6m

131.3m

TPO No.7 1997 A1

H1 H2 H3 H4

G1 G2 G3 G4 G5 G6 G7 G8 G9 G10

a. T9: Proposed driveway within RPA to be constructed above soil.

a. T8 & T9: Footprint of proposed access road and footpath within RPA to be excavated under arboricultural supervision.

1:1250 @ A3

0m 10m 20m 50m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'B' RPA
- Category 'C' RPA
- TPO Tree Preservation Order
- 8 Trees to be Removed
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)
- Tree Protection Barrier (2nd Position)
- Supervised Excavation
- Above Soil Surfacing

Note: Trees 1-7, 11-15, 22, groups G1, G5, G6 and G9 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site (drawing ref: SDS 208912 Cauldham Lane - Topographical Survey.dwg).

Note: The RPA footprint for Tree 14 and group G6 have been displaced to allow for the effect of the existing building foundations. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Capel Street, Capel Le Ferne
Tree Protection Plan

CLIENT

Quinn Estates

SCALE	DATE	DRAWN
1:1250 @ A3	FEB 2024	GW

DRAWING NUMBER	REVISION
11830 TPP 01 (Overview)	

Based on: 23395A_Site_Layout_Plan_Drawings.dwg

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'B' RPA
- Category 'C' RPA
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Note: The RPA footprint for Tree 14 and group G6 have been displaced to allow for the effect of the existing building foundations. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Capel Street, Capel Le Ferne
Tree Protection Plan

CLIENT

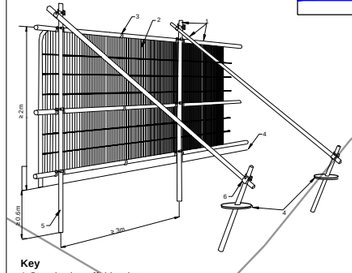
Quinn Estates

SCALE	DATE	DRAWN
1:1000 @ A3	FEB 2024	GW

DRAWING NUMBER	REVISION
11830 TPP 01 (1/2)	

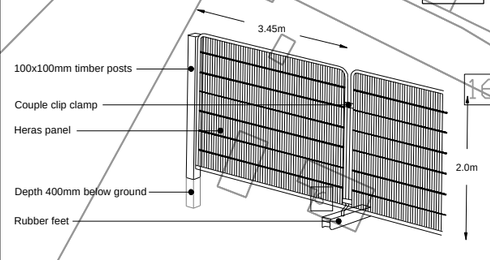
Based on: 23395A_Site_Layout_Plan_Drawings.dwg

Default Barrier Specification, cited BS 5837:2012



Key
1 Standard scaffold poles
2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6m)
6 Standard scaffold clamps

Tree Protection Barrier Specification



Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- 15 — Tree Numbers
- Tree Canopies
- [8] — Category 'U' Trees
- Category 'B' RPA
- Category 'C' RPA
- TPO — Tree Preservation Order
- 8 — Trees to be Removed
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)
- Tree Protection Barrier (2nd Position)
- Supervised Excavation
- Above Soil Surfacing

Note: Trees 1-7, 11-15, 22, groups G1, G5, G6 and G9 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site (drawing ref: SDS 208912 Cauldham Lane - Topographical Survey.dwg).

Note: The RPA footprint for Tree 14 and group G6 have been displaced to allow for the effect of the existing building foundations. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Capel Street, Capel Le Ferne
Tree Protection Plan

CLIENT

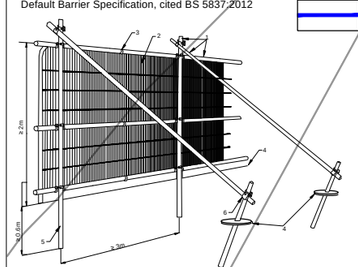
Quinn Estates

SCALE	DATE	DRAWN
1:1000 @ A3	FEB 2024	GW

DRAWING NUMBER	REVISION
11830 TPP 01 (2/2)	

Based on: 23395A_Site_Layout_Plan_Drawings.dwg

Default Barrier Specification, cited BS 5837:2012



Key
1 Standard scaffold poles
2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
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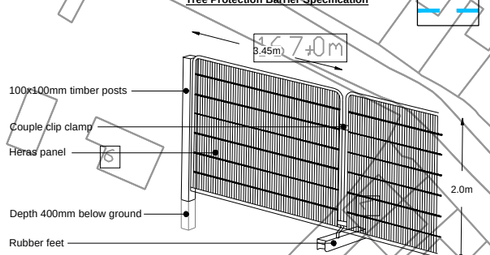
6 Standard scaffold clamps

Tree Protection Barrier Specification



Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

APPENDIX D

TREE SURVEY METHODOLOGY

Tree Survey Methodology

The tree survey is a form of Visual Tree Assessment undertaken during September 2023. Tree locations are identified via a topographical survey; locations of any trees excluded from the topographical survey were plotted on site. The purpose of the survey is to record information about trees on or adjacent to the site to inform design options. In keeping with clause 4.4 of BS5837: 2012 'Trees in Relation to Design, Construction and Demolition', the survey provides a record of the following parameters:

Tree Numbers: all individual trees are sequentially numbered. Groups of trees, woodlands and hedgerow are also sequentially numbered with a corresponding prefix relevant to their type e.g. G, W or H respectively; the identification of trees as woodland, groups of trees or within hedgerows is undertaken where appropriate. The identification of trees as individuals within collections has been made where it is considered sensible to make such a differentiation.

Species: listed by common name

Stem Diameter: given in millimetres and obtained by measuring single/multiple stems at 1.5m using a diameter tape in accordance with Annex C within BS5837:2012. Diameters of inaccessible trunks are estimated and provided with the suffix '#'.

Tree Heights: determined using a clinometer and measured to the nearest 500mm. Heights are estimated where specific triangulation is not achievable and by reference to measured trees nearby (provided with the suffix '#').

Crown Spreads: measured at cardinal points using a Leica Disto™ laser distance measurer. Measurements were recorded to the nearest 250mm. Inaccessible crown spreads are estimated based on measured canopies nearby and provided with the suffix '#'

Crown Clearance: The height of the first significant living branch and/or canopy (as appropriate) is recorded using a Leica Disto™ laser distance measurer to inform vertical ground clearance. Crown clearance may be higher or lower than the first significant branch. Estimated clearances are provided with the suffix '#'. Height of first significant branch will be provided where considered advantageous to make the distinction.

Life Stage – The age of trees, groups of trees, hedges and woodlands are defined as follows:

Young (within the first 1/4th of life expectancy)

Semi-mature (within the second 1/4th of life expectancy)

Early Mature (within the third 1/4th of life expectancy)

Mature (within the fourth 1/4th of life expectancy)

Over Mature and Veteran (exceeding normal life expectancy)

Veteran (significantly exceeding normal life expectancy)

Physiological and structural condition: physiological condition defined as follows; good, above average, average, below average, poor or dead. Structural condition is defined as: good, moderate, indifferent, poor or hazardous

Comments: further observations were recorded where necessary i.e. details regarding defects, preliminary management recommendations, presence of pest/disease and perceived significance.

BS5837 Category: pursuant to BS5837:2012 section 4.5 and cascade chart for tree quality assessment (refer to reproduced Table 1 overleaf). Trees qualifying under a given category (A-C and U) and any appropriate subheading (1-3) are considered to fall within the scope of that category's definition.

Estimated Remaining Contribution. Described` as a guideline only and in terms of years: <10, 10+, 20+ and 40+ relevant to category U, C, B and A respectively. This information is not provided on the tree schedule to avoid conclusions based upon 'life expectancy'.

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
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 (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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*		
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**
Trees to be considered for retention			
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)
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 remediable 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 value
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	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

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