



IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

Arboricultural Impact Assessment

Site;

*Proposed Demolition of Existing Bungalow and
Erection of New House.*

Markhor, Eaves Hall Lane, West Bradford.

Planning Consultants:

John Wilcock



Summary.

It is proposed to demolish the existing bungalow and construct a new two storey dwelling on a similar footprint to the northern half of the existing build and extending across the lawned area to south.

Construction / access requirements will not encroach into any expected root protection areas other than a very minor intrusion into that of T2 which, is dead and proposed for removal.

No trees require pruning for construction purposes but the survey has indicated minor works to T3 to provide a minimum statutory clearance over the access for high sided vehicles.

As such, it is not considered that there are any arboricultural reasons why the proposals should not proceed providing the recommended tree protection is afforded during the construction period.

Tree Survey and Methodology

A full tree survey of the site was undertaken on the 19th August 2025 all in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations.

A topographical survey was provided, which has been amended to show all relevant details.

The survey was undertaken from ground level. No excavations were carried out at the time or soil or root samples taken. A more detailed assessment / inspection was later deemed necessary and is discussed in the following sections. No aerial inspections or invasive probings or drillings have been undertaken.

Retention value was evaluated following guidance within Table 1 of BS5837 – ‘Cascade Chart for Tree Quality Assessment.’ This specifies four main categories.

1. *CAT A – Trees of high quality with an estimated remaining life expectancy of at least 40 years whereby they could make a substantial long-term contribution to the area.*
2. *CAT B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years that are still of sufficient quality to make a substantial contribution to the area.*
3. *CAT 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. All items within this category could be retained but would not be expected to impose a significant constraint on development.*
4. *CAT U – Trees in such a condition that they cannot be realistically retained as living trees in the context of the current land use for longer than 10 years. They may however have existing or potential conservation value, which it might be desirable to preserve.*

Preliminary management recommendations have been indicated. Proposals will however be discussed further in the following sections where considered appropriate and necessary to



promote tree health and viability and maintain an acceptable level of safety in respect of existing site conditions and the knowledge that some construction is proposed.

It should be noted that the BS5837 is the only nationally recognised document which provides guidance and recommendations on the relationship between trees and design, demolition and construction processes. It expects that appropriately qualified and experienced persons will be entrusted with the execution of its provisions.

The British Standard does not provide specific distances for any trees in relation to structures (other than for new plantings and potential damage from incremental growth) and whilst it may recommend that no construction should occur within the expected root protection areas of retained trees (the default position), the Standards provide detailed guidance on how construction could occur if all appropriate factors and methodologies can be addressed.

They clearly expect that an informed, qualified and experienced person applies due consideration to all issues to achieve a satisfactory design appropriate for any particular site and the identified constraints.

General Description of Site and Surroundings

The site and surroundings have been described in detail within other submissions.

In respect of arboricultural issues, trees exist predominantly to the northern, eastern and western boundaries with some hedging / trees to the southern section providing screening..

Any inspection of the site and consideration of the submitted tree survey will indicate that the majority of trees in the area are in the mature age category. No significant replanting appears to have been implemented in recent times.

Soils within the area and / or the site have not been analysed however, the successful establishment of trees within the area indicate soils are probably within the neutral to acid range and not waterlogged. The size and growth rates of the general tree population also suggest that soils are reasonably fertile and the local microclimates relatively mild and / or sheltered.

Description of Proposed Development.

Again, all such issues have been fully addressed in associated submissions.

The proposals and relevant tree information are indicated on the attached Tree Protection Plan.

Designation Relating to Trees

From information provided it appears that no trees under consideration are included within a Tree Preservation Order or local Conservation Area. Trees to the east and outwith the site are protected by being in the Drake House Wood RBVC Tree Preservation Order.



It is always recommended however that all issues are discussed with the LPA before any tree works are undertaken and if necessary, a Tree Works Application submitted.

The potential effect of construction on trees whether statutorily protected or not is a material consideration that is taken into account in dealing with planning applications.

Even should items be afforded statutory protection, such orders impose no duty on the owners of the trees affected to carry out pruning or other maintenance, either to any particular standard or at all.

This must be a matter for the owners' discretion, subject to the duties laid upon him or her by the common law. If a local authority wishes to encourage such works to be carried out, it must do so by permission, through the offer of grants or possibly by the imposition of conditions on consents.

Current Situation

The majority of the trees identified have potential and could be considered suitable for retention. Some material may have defects and may be recommended for tree works under any normal management exercise but, all such management would be the responsibility of the landowner to provide acceptable levels of safety to third parties. No works are necessary in respect of the proposed construction.

The location of the trees and their spacings has created a spacious environment within the site with good sunlight availability.

Implications of Development

1. Direct Loss of Trees.

To physically construct the proposed new structure, no items will require removal other than one dead Holly:

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	None	0
Cat – C Low Quality	None	0
Cat – U Poor Quality	T2	1 tree

There will therefore be no impacts upon the visual amenities currently afforded to the local environment when viewed from public areas outside the site.



2. Indirect Loss of Trees

There will be no indirect loss of any trees due to the proposed development.

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	None	0
Cat – C Low Quality	None	0
Cat – U Poor Quality	None	0

There will therefore be no impacts upon the visual amenities currently afforded to the local environment when viewed from public areas outside the site.

3. Management of Trees - Arboricultural Recommendations.

The following trees / hedges are proposed for retention and have been recommended for management in accordance with good arboricultural practices on the grounds of safety and / or to promote the future viability of retained stock;

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	G2 & T8	1 group and 1 tree.
Cat – C Low Quality	T3	1 tree
Cat – U Poor Quality	H1	1 hedge

Such works are required regardless of any construction proposals to maintain useable access and are also appropriate to leave a safe, attractive and useable environment. Hedge management does not require the submission of a Tree Works Application and are not directly necessary to implement construction.

If indicated, removal of trees for arboricultural purposes is to fell poor-quality material of limited potential and / or to promote quality of retained stock. Replanting is usually recommended unless existing stock would effectively prevent establishment. Such proposals are considered as positive pro-active recommendations but, if for whatever reason retention is sought by other parties, consideration would always be given to alternative options.

Recommendations may also be included within the Tree Survey or similar for basic remedial pruning to improve form and balance, remove dead wood and general promote health and



viability. Such works are recommended regardless of development proposals but may be incorporated within the management of the site should construction proceed.

Indirect Impacts on Trees for Construction.

In respect of the proposed construction, it is reasonable to consider that there are potential impacts on all retained trees;

Any potential impacts can however be readily mitigated by utilising appropriate methodologies, construction materials and accepted techniques all of which can be readily conditioned and enforced by the Local Authority and implemented by the developer.

Discussion.

Any submitted Statement to identify the methodologies for the construction would be expected to follow guidance within BS5837:2012 Trees in relation to design, demolition and construction – Recommendations Section 7.4.2. et al.

- Tree protection fencing will be erected prior to the commencement of any works on site. This will ensure protection of all trees and will be retained for the entire demolition and construction programme.
- Hard standing exist to the front of the site upon which demolition can proceed and all material handling and storage can be adequately addressed.
- Tree protection fencing is not required to the northern boundary, the existing hard standing, boundary wall and location of the trees ensuring that there will be no significant root trespass into the site.
- A Tree Protection Plan has been prepared, overlaid on the Architect's proposals to indicate the relevant issues / potential conflicts and annotated where appropriate.
- Protective fencing will be constructed as indicated on the Tree Protection Plan. The fencing will be to the lesser default standard as recommended in BS5837:2012 Trees in relation to design, demolition and construction – Recommendations due to the scale of the build and existing hard standing.
- Any services will connect into existing routes and it is not expected that any new routes would be required in the vicinity of root protection areas.
- If required, site cabins and welfare units can be readily located within the site.
- Upon completion of the build, the protective fencing will be removed.
- The provision of a Project Arboriculturalist could be included within the Method Statement if required should it be considered necessary to ensure all works proceed correctly - all in accordance with BS5837 Section 6.3. where it advises that:



Site monitoring

Wherever trees on or adjacent to a site have been identified within the tree protection plan for protective measures, there should be an auditable system of arboricultural site monitoring. This should extend to arboricultural supervision whenever construction and development activity is to take place within or adjacent to any RPA.

NOTE Existing planning regulations include the provision for local authorities to enforce planning requirements. The project arboriculturist appointed by the developer can help monitor site activity, but enforcement is the responsibility of the local authority.

Effectively therefore, any potential harmful impacts can be effectively avoided.

By appropriately considering the retained trees and hedging and utilising appropriate technology and methodologies any potential tree damage/disturbance can be avoided so as to maintain an attractive visual amenity.

Construction Methodology / Arboricultural Method Statement.

It may be required that an Arboricultural Method Statement be conditioned to any approval for development within the site. Such a document as detailed in BS5837:2012 Trees in relation to design, demolition and construction - Recommendations would be appropriate to the proposals and would be expected to typically address the following issues:

- Protection to all retained trees before any materials or machinery are brought onto the site and before any demolition, development, or stripping of soil commences.
- Removal of any existing structures and hard surfacing.
- Installation of any temporary ground protection.
- Installation of new hard surfacing.
- Specialist foundations, installation techniques, floor levels and similar.
- Retaining structures.
- Storage compounds and temporary services.
- Auditable / audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.
- Contact details for all relevant parties.

In respect of the provision of the Method Statement, in accordance with BS5837 Figure 1, once the feasibility and planning/design section is complete and Scheme Design Approvals are obtained from Clients and Regulatory bodies, the detailed/technical design stage should be implemented.

In arboricultural terms this will basically involve the preparation and submission of a detailed and comprehensive document to discharge the relevant conditions.



A draft Arboricultural Method Statement has been attached for informative purposes to indicate that all relevant issues can be addressed.

The provision of such a Method Statement will ensure that there are neutral / negligible impacts on the retained treescape.

Proximity of Trees to Structures.

The development has been designed to adhere to guidance within the nationally recognised document BS5837:2012 in that root morphology has been fully considered and identified and construction can proceed so as to avoid root damage / severance.

Shadow patterns as prescribed by BS5837:2012 Trees in relation to design, demolition and construction - Recommendations have been considered. These indicate that due to the orientation of the trees, good sunlight penetration will be achieved across many areas of the site during the majority of the day. It is not considered that there would be any major changes to the situation – lawns / sitting out areas / patios etc. than that which currently exists.

In respect of seasonal nuisances: leaf fall, fruit, honeydew or similar, should it be considered that conflicts may arise these can be addressed in the detail design stage and the use of non-slip paving, provisions of leaf guards or grills on gutters and gullies, provision of access and means of maintenance or similar can all be incorporated. All such issues are fully in accordance with the guidelines and advice contained within BS5837 Section 5.3.

In respect of proximity of trees to the proposals, it is possible that at some time in the future incremental growths may cause foliage to come into close proximity of certain features. Such issues are not uncommon and can readily occur in any environment containing trees. Cyclical pruning could however be readily implemented and if such actions incorporated directional pruning techniques, repeated operations could be minimised thereby maintaining an acceptable juxtaposition.

Cyclical pruning is a perfectly acceptable techniques and is frequently implemented by both private individuals and local authorities to maintain clearances between trees and structure, busses / vehicles, overhead lines and similar.

With adjacent trees be protected, notification to and consent from the LPA would be required prior to any tree works being implemented all of which, would avoid inappropriate or undesirable operations thereby ensure the future viability of the trees.

In consideration of the foregoing assessments, it should be accepted that there will be no impacts caused to the retained trees by the proximity of the structure or vice versa thereby ensuring that there are no impacts upon the visual amenity provided by trees when viewed from public areas outside the site.

Services

The location of services into or out of the structure would be expected to follow or connect into existing runs thereby avoiding any expected root protection areas.

There will therefore be neutral impact caused by the provision of services.



Post Construction

Should construction proceed, it would be expected that retained trees will continue to be managed by the owners to maintain acceptable levels of safety. Such actions will also promote tree health and viability and will maximise the potential of the treescape.

Some items may be lost in the future as would occur in any environment due for example to age, disease, suppression or proposed management but, it would be expected that all such operations would be agreed or consented by the Local Planning Authority and replanting encouraged or conditioned.

It is reasonable to conclude therefore that as a result of the proposed construction there would be no appreciable post development pressure to undertake either inappropriate or undesirable tree works to the detriment of the visual amenity currently afforded from public areas outside the site.

It is therefore considered that any post development pressures would have a neutral impact.

Conclusions

From the foregoing information it can be reasonably concluded that no living material is required to be removed for construction purposes.

Various items retained in proximity of the construction have correctly been identified as being at risk from impacts but, it has been indicated that with appropriate methodologies and site management all such risks can be minimised and an acceptable juxtaposition achieved.

Root protection areas have been calculated, and it has been clearly indicated that no impacts will be generated by construction. All operations can, if required, be appropriately controlled by the implementation of a detailed Arboricultural Method Statement conditioned to an approval.

The design and layout of the construction has considered all arboricultural issues and will permit the construction to proceed without conflict with retained trees. The juxtaposition of the structure to trees will also ensure there is good sunlight availability, the need for regular pruning regimes can be avoided, acceptably spacious environments can be formed and seasonal nuisances minimised.

All services can be connected and / or installed so as to avoid impacts upon retained trees.

Post construction impacts have been considered which indicate that the treescape will continue to be managed by the landowners and there will be no detrimental impacts on the health and viability of the overall treescape.

It is reasonable to conclude therefore that in respect of arboricultural issues should the proposed construction be approved there is likely to be a neutral to minor beneficial impact to the future viability of the existing treescape.

Iain Tavendale F.Arbor.A
August 2025.





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Proposed Demolition of Existing Bungalow and Erection of New House.

Markhor, Eaves Hall Lane, West Bradford.

METHOD STATEMENT

METHOD STATEMENT FOR PROTECTION OF TREES DURING CONSTRUCTION.

ABOUT THE METHOD STATEMENT

This method statement has been prepared to ensure that the trees indicated for retention are properly protected throughout the conversion and continue to represent a visual amenity in the future. It is intended to instruct the Contractor on methods which will avoid damage to the trees.

The method statement recommends all construction within influencing distance of trees is to BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations. Any pruning works must be to BS3998:2010 Tree Work - Recommendations and be undertaken by an approved arboricultural contractor. Any works with the potential to affect trees should be supervised by an approved arboricultural consultant – the Project Arboriculturalist.

GUIDELINES FOR FILLING IN THE METHOD STATEMENT

The method statement identifies: the order in which works are undertaken and the roles of various people involved; the contacts and others responsible for protection of trees; relevant plans and approvals; detailed methods of tree protection and details for monitoring site supervision.

The following information is therefore submitted with this Statement or has been submitted as part of the application bundle:

- Proposed Site layout drawings.
- Tree Survey + associated plans including shadow patterns.
- Tree Protection Plan overlaid proposed Site Layout.
- Sheet for monitoring site supervision.

This method statement has been prepared in respect of planning conditions that may be attached to an approved scheme. Failure to adhere to the agreed methods for development may therefore result in a Breach of Condition Notice being served.

METHOD STATEMENT

The people listed below are those with a responsibility for tree protection on the site and from the Local Authority. The relevant people should be contacted in the event of a problem.

SITE NAME	Markhor, Eaves Hall Lane, West Bradford.
PROPOSED PROJECT ARBORICULTURALIST	Iain Tavendale F.Arbor.A.
CONTRACTOR	TBA
ADDRESS	TBA
TELEPHONE NUMBER	TBA
APPLICATION NUMBER	TBC
PLANNING CONDITION NUMBER	TBC

AGREEMENT TO PROTECT TREES

The Contractor has agreed to undertake tree protection to the standard advised in the method statement.

PROTECTED AREA

The trees are to be protected all as identified in the attached notes and plans. To avoid damage, **the following points MUST apply within the garden area of the site**

1. No material should be stored.
2. No cement, diesel or oil should be stored.
3. No ropes, cables, services or notice boards should be fixed to existing trees.
4. No levels should be changed.
5. No fires should be started with 5m of the protected area.
6. No services should be laid without prior approval and proper supervision.

METHOD STATEMENT

ORDER OF WORKS

	WORKS TO BE UNDERTAKEN	DATE APPROVED	ACTIONS BY
1	Method statement received and approved by the Planning Authority. Any amendments required by the Authority to be made and confirmed acceptable.		Contractor, Trees Officer.
2	Any approved tree work / pruning / clearance implemented by appropriately trained and insured operatives.		Tree work Contractor.
3	Protective fencing to be formed in accordance with Tree Protection Plan.		Contractor.
4	Tree protection approved by the Tree Officer. Any amendments made and confirmed acceptable.		Trees Officer
5	Site (Toolbox) meeting with Project Arboriculturalist to go through Method Statement and ensure that all parties are fully conversant with all procedures and methodologies, clarify any queries and establish contacts.		Contractor, Project Arboriculturalist & Architect.
6	Site works commence.		Contractor
7	Fencing monitored as necessary by Contractor and any necessary record sheets completed and any repairs / adjustments completed to full specification		Contractor / Project Arboriculturalist
8	Project Arboriculturalist to attend site on a two monthly basis to ensure all conditions are being adhered to. Records made and report provided to LPA within 7 days of site visit.		Project Arboriculturalist.
9	Consultant or Trees Officer to be contacted should any problems/complications arise. Work in vicinity of trees to cease until issues are resolved and agreed works confirmed to Local Planning Authority.		Project Arboriculturalist, Contractor
10	If encroachment within any adjacent and unprotected root zones is required for any purpose, access <u>may</u> be permitted subject to as suitable methodology being submitted and approved by the LPA.		Project Arboriculturalist, Contractor

11	When main construction works are completed and any heavy equipment removed from site, fencing to be opened to permit any landscaping works to be implemented. Landscape Team to be advised of necessary ground / root protection.		Project Arboriculturalist, Contractor
12	Site resurveyed once development approaches completion, any necessary amendments made to tree survey.		Project Arboriculturalist
13	If necessary, application submitted to Local Authority for consent for any additional works, and agreement obtained.		Project Arboriculturalist
14	Tree works undertaken.		Arboricultural Contractor.
15	When all construction and associated equipment is cleared from site remaining tree protection fencing to be fully removed.		Contractor
16	Final site inspection.		Contractor, Trees Officer, Project Arboriculturalist

CONTACTS

POSITION	NAME	ADDRESS	TELEPHONE NO.
Contractor.			
Site Manager	TBC		
Arboricultural Consultant / Project Arboriculturalist.	Iain Tavendale		
Arboricultural Contractors	TBC		
Local Authority Officer	Trees Officer	Ribble Valley Borough Council	01200 425111

Method Statement Monitoring Form.

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<u>Date</u>	<u>Comments</u>	<u>Contractor</u>	<u>Project Arboriculturalist</u>
<i>e.g. 1st May 2020</i>	<i>Fencing checked by Project Arboriculturalist, minor damage at southern end / loose bracket. Reported to Foreman.</i>		<i>1st May 2020</i>
<i>2nd May 2020</i>	<i>Damage repaired, bracket tightened.</i>	<i>2nd May 2020.</i>	



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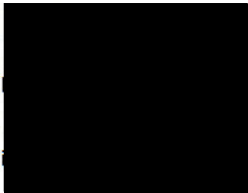
SURVEY DETAILS FOR TREES ON LAND AT
MARKHOR, EAVES HALL LANE, WEST BRADFORD.

Issued to: John Wilcock.

19 August 2025

Prepared by: Iain Tavendale F.Arbor.A

Phone
Email :



Note:

All tree surgery and felling works detailed should be carried out to a standard, the minimum of which is specified in BS3998:2010 Tree Work - Recommendations.

Contractors should be suitably qualified and experienced to an acceptable standard. They should also be aware that if during operations any defects become apparent that would not have been immediately obvious to the Consultant, that such defects should be notified immediately and confirmed in writing within a reasonable period.

All observations and recommendations only relate to the site and the trees as they were at the time of inspection. Should severe climatic or environmental events or changes take place, it may be necessary to reassess the situation so as to ensure an acceptable and continuing level of safety.

The report does not provide a full health and safety inspection of the trees surveyed. It is not a Tree Hazard Assessment that is specific to minimising the risks and liabilities associated with trees.

Should the inspection have taken place during the dormant season, this will have simplified the inspection of the high crowns and canopies. It will not have been possible however to ascertain either leaf size, colour or density which, can be classic indicators of stress or root associated disorders.

The survey has also been prepared in the knowledge that some form of development may occur on the site. As such, some of the recommendations put forward could be considered unnecessary were the site simply left as it presently exists.

Furthermore, should development be approved, it may be necessary to reassess and amend this document upon completion of all construction operations to ensure that trees, properties and people can all safely co-exist.

All tree numbers refer to those indicated on the attached site drawing. Dimensions of any trees off site may have been estimated if access was not possible.

The report unless stated otherwise, is of a preliminary nature in that the trees were not climbed but inspected from ground level, and no soil or timber samples have been taken for analysis.

A copy of the Consultant's General Conditions of Contract are attached. These form the basis upon which all services and information are provided.

KEY:

Tree No. - Tree Number – to be recorded on tree survey plan where necessary.

Species – common and scientific names, where possible.

Height – overall height of the tree in metres

Stem Dia - Stem diameter – in millimetres at 1.5m above adjacent ground level (on sloping ground to be taken on the upslope side of the tree base) or immediately above the root flare for multi stemmed trees.

Branch spread – in metres taken at the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan where necessary).

Height of cc - Height of crown clearance – in metres above adjacent ground level to inform on ground clearance, crown stem ratio and shading). Where considered desirable, first significant branch and direction of growth e.g. 2.4-N

Age class – young (Y), Middle aged (MA), mature (M), over mature (OM) & veteran (V).

Physiological condition – e.g. good (g), fair (f), poor (p) & dead (d).

Structural condition – e.g. collapsing, the presence of decay and any physical defect.

Preliminary management recommendations – including further investigations of suspected defects that require more detailed assessment and potential for wildlife habitat.

ERC - Estimated remaining contribution – in years, <10, 10+, 20+, 40+.

Cat grade - Category grade – U or A to C (see Table 1) to be recorded in plan on the tree survey plan where appropriate.

RPA – Root protection area calculated from BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations in sq/m's. Where indicated, dimensions of radius of circle or sides of square based around centre point of trunk calculated for design purposes.

RP – Remedially prune: remove significant dead wood, basal & epicormic shoots, broken, crossing and rubbing branches etc and undertake light reshaping if necessary to improve form and balance/ abate actual or potential nuisance. Ensure adequate clearances over highway (5.2m) and footpath (2.4m)

- estimated dimensions (e.g. for off-site or otherwise inaccessible trees where accurate data cannot be recovered).

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
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	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>			See Table 2
	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)	See Table 2
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	See Table 2
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	See Table 2

Tree No.	Species	H'gt.	Stem Dia.	Branch Spread		H'gt of C.C.	1st Branch @	Age Class	PC	Structural Condition	Preliminary Management Recommendations	ERC	Cat Grade	RPA Sq.m's	RPA Circle of Radii / m's
				N	E										
T1	Cupressus	6.5	175	N E S W	2.2 3.1 2 2.1	1.5		EM	F	Stem bifurcates at 1.6m. Suppressed by off site trees. Comparatively low vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	Remove or retain in accordance with development proposals. If removed undertaken new replanting.	10	C2	13.86	2.1
T2	Holly			N E S W						Dead	Fell	0	U	0.00	0
T3	Oak	17	685	N E S W	6.8 8.7 4 8.9	3	5.2N	M	F/P	Low vitality. Some dead wood and die back. Thin foliage. Low canopy over drive.	Crown lift over drive to permit entry of high sided vehicles - removal wagons etc., to give statutory 5.2m clearance. Undertake remedial pruning to remove dead wood. Monitor.	10	C2	212.30	8.22
T4	Oak	17	800	N E S W	5.2 6.6 9 7.4	6	4SW	M	F	Ivy clad inspection restricted. Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present.. Monitor.	20	B2	289.57	9.6
T5	Hawthorn	6	175	N E S W	3.3 4.7 2 0	2		M	F/P	Heavily suppressed. Thin foliage. Ivy clad inspection restricted.	Lightly reshape to improve form and balance.	10	C2	13.86	2.1

T6	Spruce	20	540	N E S W	7.6 4.7 5.2 7.3	5	5W	M	F/P	Very thin sparse canopy possibly due to aphid infestation. Potential for recovery. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present.. Monitor.	20	B2	131.93	6.48
T7	Oak	17	425	N E S W	3.2 8.6 5 7.1	2.5	4.5E	M	F	Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species. Mutually suppressed.	No action at present.. Monitor.	20	B2	81.72	5.1
T8	Sweet Chestnut	16	300	N E S W	6 7.3 2.9 1	3	4E	EM	F	Heavily suppressed and biased to east. Reasonable vitality.	Lightly reshape to improve form and balance.	20	B2	40.72	3.6
T9	Spruce	20	550	N E S W	6.8 4 5.9 5.6	5	9N	M	F/P	As per T6	No action at present.. Monitor.	20	B2	136.87	6.6
T10	Oak	17	500	N E S W	6.6 8.6 7.9 1.5	4	5E	M	F	Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species. Mutually suppressed.	No action at present.. Monitor.	20	B2	113.11	6
T11	Beech	17	400	N E S W	5.1 3 6 6	2		M	F	Multi stemmed from 1.5m - possibly treated as clipped form in distant past. Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species. Mutually suppressed by adjacent specimen.	No action at present.. Monitor.	20	B2	72.39	4.8
T12	Silver Maple	18	520	N E S W	9.1 5.9 7 8.6	2	2W	M	F	Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species. Mutually suppressed by adjacent specimen.	No action at present.. Monitor.	20	B2	122.34	6.24

T13	Oak	20	650	N E S W	11.2 8.5 5 10.6	1	5SW	M	F/G	Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species. Mutually suppressed by adjacent specimen.	No action at present.. Monitor.	40	A2	191.16	7.8
T14	Oak	19	525	N E S W	7 5.6 9.6 10	1.5	4N	M	F	Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species. Mutually suppressed by adjacent specimen.	No action at present.. Monitor.	40	A2	124.71	6.3
G1	Shrubs / small ornamental trees.	10 max	150	N E S W	3	0		M	F	Cotoneaster, Laburnum, Purple Hazel + others. Reasonable vitality. Probably managed in past but not pruned recently. Dense planting - mutually suppressed.	Remove or retain in accordance with development proposals. If retained, undertake remedial pruning and thinning to create more secure boundary screen feature.	10	C2	10.18	1.8
G2	Predominantly Alder & Lawson.	15	300	N E S W	2 over site.		2	EM	F	What appears to be planting screen in linear group 3 - 4 metres back into adjacent site. Reasonable vitality. Unmanaged. Inspection restricted.	Lightly reduce back any overhanging material to maintain access down boundary.	20+	B2	40.72	3.6
H1	Lawson	2	75	N E S W	1	0		Em	F	Well cut boundary feature.	Continue normal management regime.	10	C2	2.55	0.9

IAIN TAVENDALE F.Arbor.A
ARBORICULTURAL CONSULTANT

General Conditions of Contract

1. DEFINITIONS

In these Conditions:

"Consultant" means Iain Tavendale F.Arbor.A.

"Contract" means the contract for the provision of Services.

"Employer" means the person whose request for the provision of the Services is accepted by the Consultant or who accepts a written quotation of the Consultant.

"Site" means the area in which the Services are to be carried out as specified in writing to the Consultant prior to his commencing the provision of the Services.

"Services" means the services of arboricultural consultant to be supplied to the Employer by the Consultant in accordance with these Conditions.

2. BASIS OF THE CONTRACT

The consultant shall provide to the Employer and the Employer shall accept the Services in accordance with any written quotation of the Consultant which is accepted by the Employer or any request to provide services of the Employer which is accepted by the Consultant to appropriate British Standards and within a reasonable time. Time shall not be of the essence of the Contract. These conditions shall govern the Contract to the exclusion of any other terms and conditions and no variation to these Conditions shall be binding unless agreed between the Employer and the Consultant. No variation of the Services will be made without prior agreement in writing between the Employer and the Consultant. (The Consultant's employees or agents are not authorised to make any representations concerning the Services unless confirmed by the Consultant in writing.)

3. THE CONSULTANT SHALL:

- a) be entitled to subcontract assign or transfer any or all of the Contract without informing the Employer. The Consultant shall be responsible for its obligations under the Contract where sub-contracting takes place.
- b) be responsible for making good at his own cost any damage caused as a result solely of his own work.
- c) on completion of the Contract leave the site reasonably clean and tidy from his own work.

4. THE EMPLOYER SHALL:

- a) be responsible for ensuring that the Consultant is notified of all Tree Preservation or Conservation Area Orders, Private Covenants, the need for Felling Licences, or Planning Legislation that is applicable to the Contract.
- b) be responsible for ensuring that the Consultant is notified of all springs, wells, service pipes and cables, sewage or land drains, or any other hazards or obstructions which are not discoverable upon immediate visual inspection of the surface of the site. Any breach of this responsibility shall entitle the Consultant to make a reasonable charge for any additional work caused by such hazards or obstructions.

5. CONTRACT PRICES

The price for the Services shall not include Value Added Tax which the Employer shall be additionally liable to pay to the Consultant. The price which the Employer shall be liable to pay shall be determined by reference to the Consultants hourly charge rate current at the date of completion of the Services. In addition the Employer shall be liable to reimburse the Consultant for such expenses as may reasonably and properly be incurred by him in the performance of the services as Consultant. Written details of the Consultant's hourly charge rate will be provided to the Employer on written request by the Employer.

6. METHOD OF PAYMENT

- a) Subject to any special terms agreed in writing between the Employer and the Consultant the Consultant shall be entitled to invoice the Employer for the price of the Services on or at any time after the Services have been completed.
- b) The Employer undertakes to pay the Consultant within 28 days of the date of the Consultant's invoice. The time of payment of the price shall be of the essence of the Contract.
- c) Failure by the Employer to make payment on the due date, will entitle the Consultant to interest on the amount unpaid at 3% per annum above the base rate of Barclays Bank plc from time to time until payment in full is made and will further enable the Consultant to cancel the contract or suspend any further provision of Services to the Employer.
- d) If the Consultant fails to perform the Services for any reason other than any cause beyond the Consultant's reasonable control or the Employer's fault and the Consultant is accordingly liable to the Employer, the Consultant's liability shall be limited to the excess (if any) of the cost to the Employer (in the cheapest available market) of services to replace those not completed over the price of the Services.

7. DISPUTES

- a) Where disputes arising from the Contract cannot be resolved by the Employer and the Consultant, then an independent single arbitrator agreeable to both parties (or in default of agreement nominated on the application of either party by the Chairman of the Professional Committee of the Arboricultural Association for the time being) shall be employed.
- b) The losing party will pay the resulting costs, unless otherwise decided by the arbitrator.
- c) The Contract shall be governed by the Laws of England.

8. THE SITE

Access

- i) The Consultant will have free and reasonable access within the Site. Any areas that are to be excluded from this should be notified in writing to the Consultant prior to the date on which the Services are commenced.
- ii) The Employer shall ensure that the Consultant has access to private areas outside the site reasonably necessary in order that the Services can be carried out.
- iii) The Employer shall indemnify the Consultant against any liability incurred by the Consultant (of whatsoever nature) due to his having entered on private areas without permission of the owner when the Employer has stated free access has been negotiated.

9. LIABILITY

- a) The Consultant shall not be liable to the Employer or be deemed to be in breach of the Contract by reason of any delay in performing the Services, if the delay or failure was due to any cause beyond the Consultant's reasonable control. Without prejudice to the generality of the foregoing, the following shall be regarded as causes beyond the Consultant's reasonable control:
 - i) Act of God, explosion, flood, tempest, fire or accident;
 - ii) acts, restrictions, regulations, bye-laws, prohibitions or measures of any kind on the part of any governmental, parliamentary or local authority;
 - iii) strikes, lock-outs or other industrial actions or trade disputes.
- b) The Consultant shall not be responsible or liable for any work undertaken as a result of recommendations by the Consultant unless, or until, such work is carried out and both supervised and approved by the Consultant.

10. QUOTATION

- a) Any quotation given by the Consultant to the Employer shall remain open for acceptance for 30 days from the date of such quotation and thereafter lapses automatically.
- b) Acceptance of such quotation involves acceptance of these conditions. It should be noted that any attempted or actual cancellation thereof by the Employer may involve the Employer in a claim for recovery by the Consultant of any loss or expense incurred as a result.
- c) The Consultant is the owner of the copyright existing in any such quotation and it shall not be copied without the prior written consent of the Consultant. Any reproduction before obtaining the Consultant's consent constitutes an infringement of copyright and a breach of the Contract entitling the Consultant inter alia to rescind the Contract and rendering the Employer liable for payment of damages.

11. INSOLVENCY OF EMPLOYER

This clause applies if:

- a) the employer makes any voluntary arrangement with its creditors or becomes subject to an administration order or (being an individual or firm) becomes bankrupt or (being a company) goes into liquidation (otherwise than for the purposes of amalgamation or reconstruction); or
- b) an encumbrancer takes possession, or a receiver is appointed, of any of the property or assets of the Employer; or
- c) the Employer ceases, or threatens to cease, to carry on business; or
- d) the Consultant reasonably apprehends that any of the events mentioned above is about to occur in relation to the Employer and notifies the Employer accordingly.

If this clause applies then without prejudice to any other right or remedy available to the Consultant, the Consultant shall be entitled to cancel the Contract or suspend any further provision of Services under the Contract without any liability to the Employer, and if the services have been completed but not paid for the price shall become immediately due and payable notwithstanding any previous agreement or arrangement to the contrary.

12. OWNERSHIP/COPYRIGHT

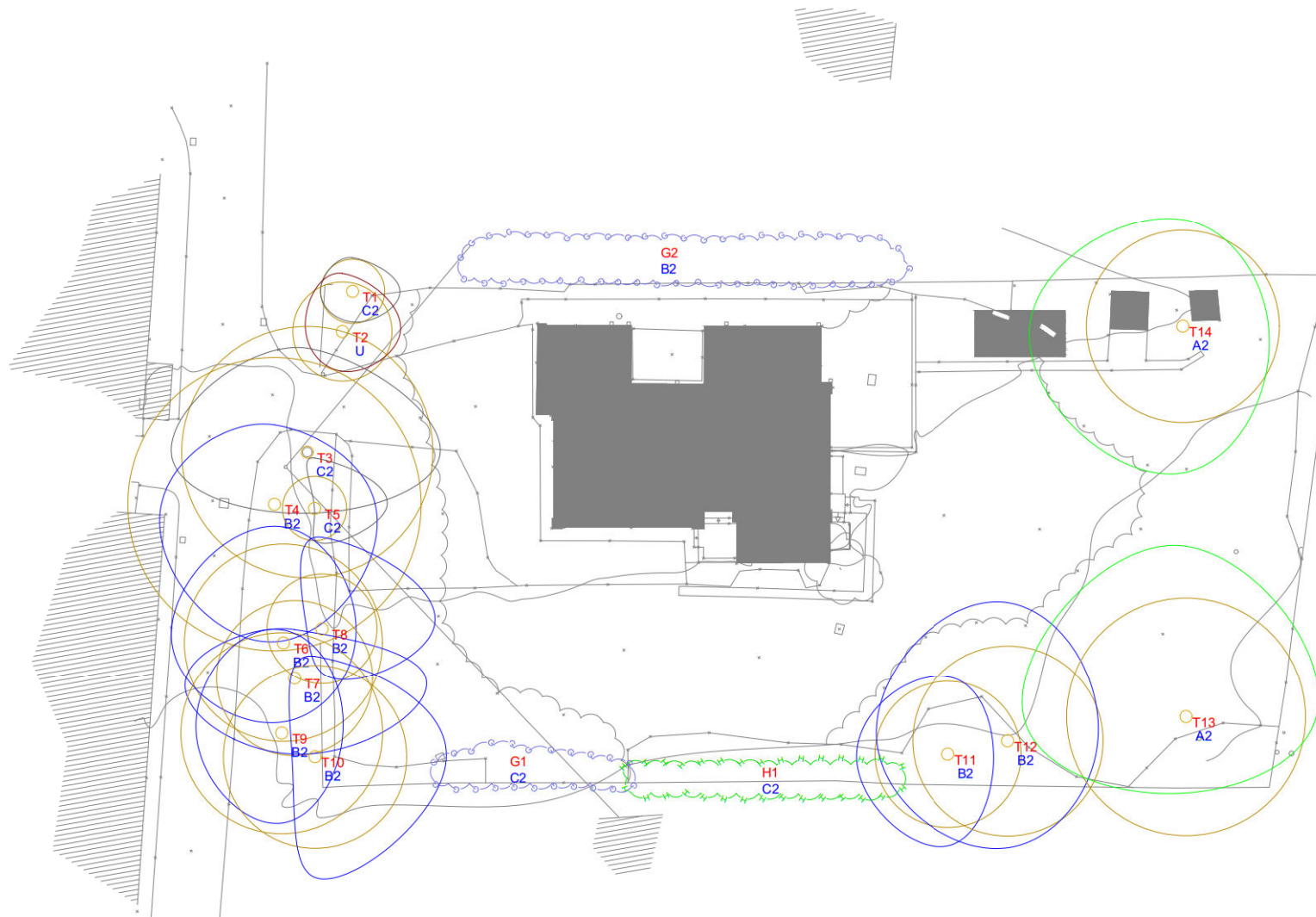
The Consultant is the owner of the copyright in any report tender documentation and/or recommendations and all associated information submitted to the Employer by the Consultant. The report recommendations tender documentation and all associated information submitted to the Employer shall not be copied without prior written consent of the Consultant. Any reproduction before obtaining the Consultant's consent constitutes an infringement of copyright and a breach of the Contract entitling the Consultant, inter alia, to rescind the Contract and rendering the Employer liable for payment of damages.

13. GENERAL

- a) Any notice required or permitted to be given by either party to the other under these Conditions shall be in writing addressed to that other party at its registered office or principal place of business or such other address as may at the relevant time have been notified pursuant to this provision to the party giving notice.
- b) No waiver by the Consultant of any breach of the Contract by the Employer shall be considered as a waiver of any subsequent breach of the same or any other provision.
- c) If any provision of these conditions is held by any competent authority to be invalid or unenforceable in whole or in part the validity of the other provisions of these Conditions and the remainder of the provision in question shall not be affected thereby.
- d) The headings in these Conditions are for convenience only and shall not affect their interpretation.



0 1 2 3 4 5 6 7m
Scale 1:150



General Notes

LEGEND

- AREA
- GROUP
- HEDGE
- WOOD
- TRUNK LOCATION
- TREE SHADE (24 M)
- A1 AREA REFERENCE
- G1 GROUP REFERENCE
- H1 HEDGE REFERENCE
- T1 TREE REFERENCE
- W1 WOOD REFERENCE
- B2 CATEGORY GRADE

TREE CANOPY GRADES

- CATEGORY A
- CATEGORY B
- CATEGORY C
- CATEGORY U
- ROOT PROTECTION AREA

No.	Revision/Issue	Date
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IAIN TAVENDALE E.Arbor.A.
ARBORICULTURAL CONSULTANT

Project Name and Address

Makhor

Drawn by
www.YouCanLab.co.uk

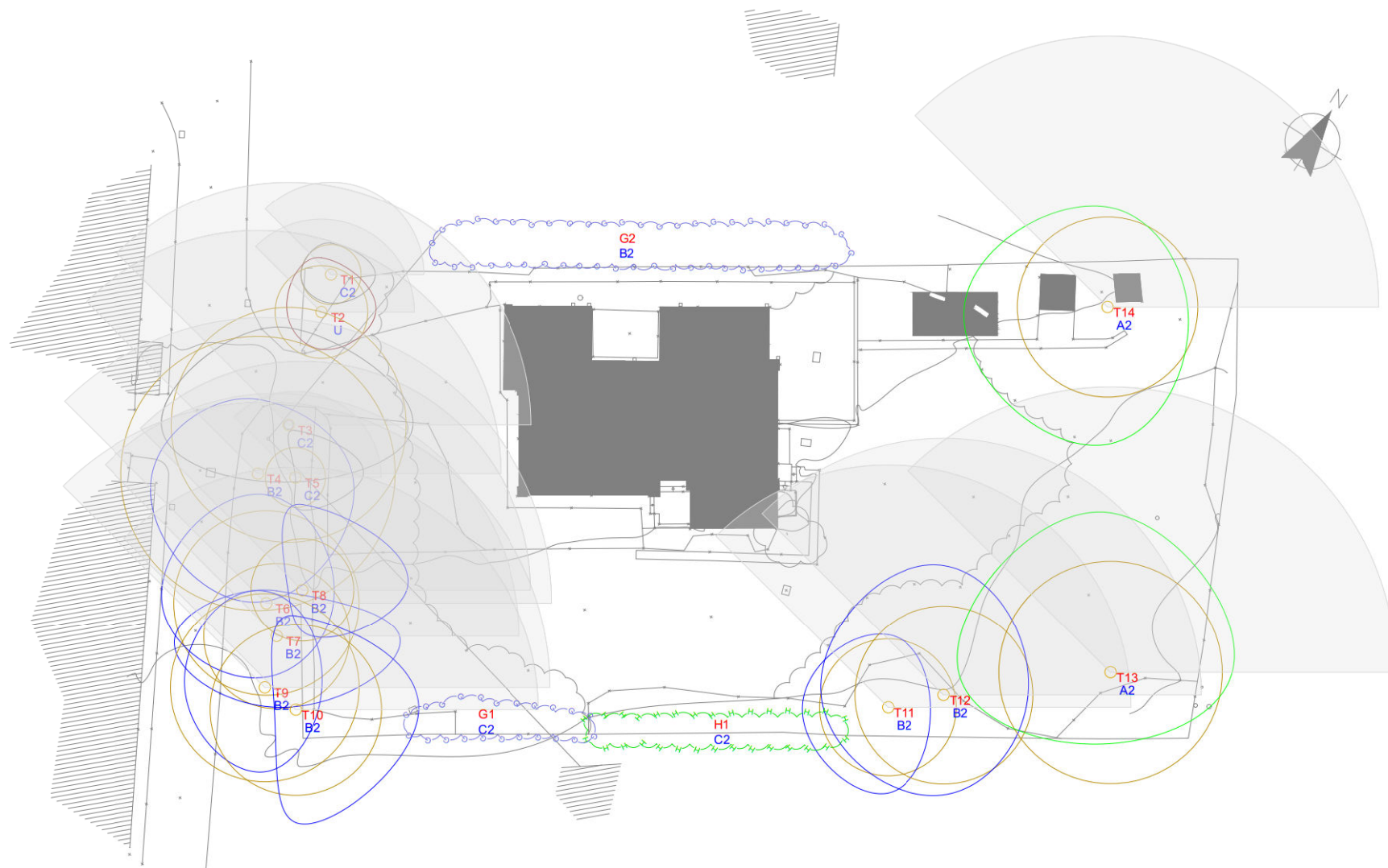
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IT

Date
August 2025

Scale
1:150 @ A1



0 1 2 3 4 5 6 7m
Scale 1:150



General Notes

LEGEND

- AREA
- GROUP
- HEDGE
- WOOD

○ TRUNK LOCATION
TREE SHADE (24 M)

A1 AREA REFERENCE
G1 GROUP REFERENCE
H1 HEDGE REFERENCE
T1 TREE REFERENCE
W1 WOOD REFERENCE
B2 CATEGORY GRADE

TREE CANOPY GRADES
CATEGORY A
CATEGORY B
CATEGORY C
CATEGORY U
ROOT PROTECTION AREA

No.	Revision/Issue	Date

IAIN TAVENDALE F.Arbor.A.
ARBORENTURAL CONSULTANT

Project Name and Address

Markhor

Drawn by
www.YouCanLab.co.uk

Checked
IT

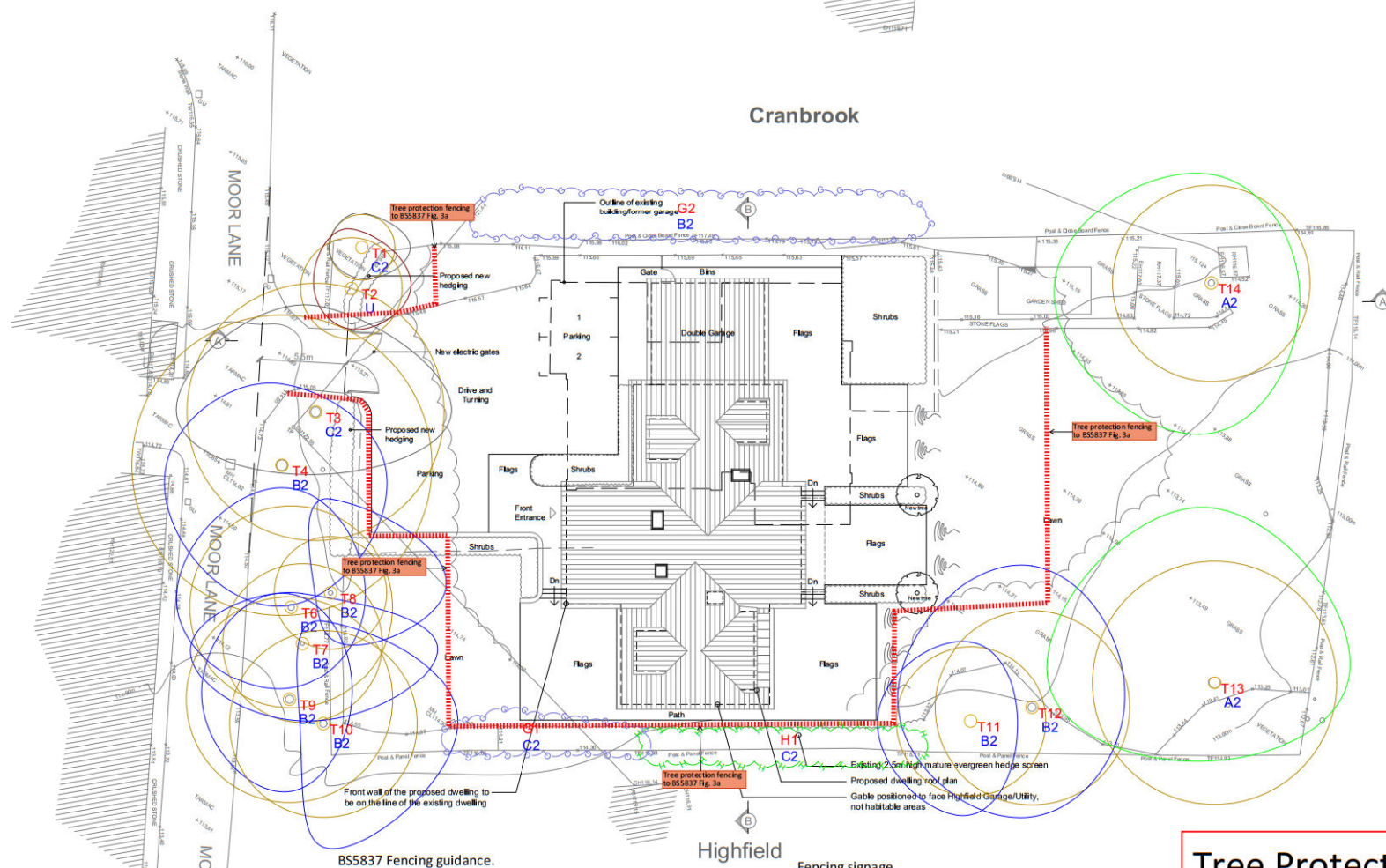
Date
August 2025

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1:150 @ A1



0 1 2 3 4 5 6 7m
Scale 1:150

Cranbrook



General Notes

LEGEND

- AREA
- GROUP
- HEDGE
- WOOD
- TRUNK LOCATION
- TREE SHADE (24 H)
- A1 AREA REFERENCE
- G1 GROUP REFERENCE
- H1 HEDGE REFERENCE
- T1 TREE REFERENCE
- W1 WOOD REFERENCE
- B2 CATEGORY GRADE

TREE CATEGORY GRADES

- CATEGORY A
- CATEGORY B
- CATEGORY C
- CATEGORY U
- ROOT PROTECTION AREA

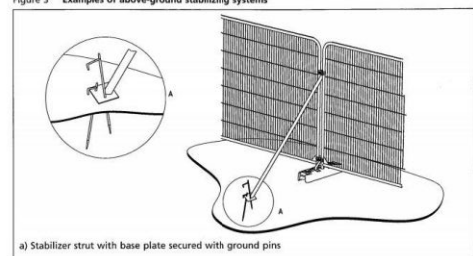
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BS5837 Fencing guidance.

Highfield

Fencing signage

Figure 3 Examples of above-ground stabilizing systems



PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.

TREE PROTECTION AREA KEEP OUT!
(FORM A SIGNIFY PLANNING AND TREE PROTECTION BY PLANNING CONDITIONS SHOULD USE THE PROHIBITION OF A CONTRIBUTION TO A TREE PROTECTION ORDER MAY LEAD TO CRIMINAL PROSECUTION ANY INCLUSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY)

Tree Protection Plan
 to be read in conjunction with the
 Arboricultural Impact Assessment
 and Method Statement.

Iain Tavendale F.Arbor.A.
 August 2025

All fencing locations to be measured and confirmed prior to erection.

IAIN TAVENDALE F.Arbor.A.
 ARBORICULTURAL CONSULTANT

Project Name and Address
Markhor
Proposed No Shadow

Drawn by: **IT**
 Checked by: **IT**
 Date: **August 2025**
 Scale: **1:150 @ A1**