

**Tree Survey
& Arboricultural
Report**

for :

**Applegarth
Parrots Lane
Croxley Green
Bucks**

Produced for:

Kebbell Country Homes

Prepared by:

Hal Appleyard

Dip. Arb. (RFS), F.Arbor.A. MICFor

Date: 18th June 2007

Reference: ha/rpt1/applegarth



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1.0 Instructions

- 1.1 I have been instructed by Kebbell Country Homes to assess trees plotted on the survey plan provided to us, in accordance with the principles of BS 5837:2005 'Trees in Relation to Construction – Recommendations'
- 1.2 I am to prepare this report in a format that can be used for assisting in the design of development layouts but which can also be submitted to the Local Planning Authority to accompany a planning application. As such the trees within and those of significance which are adjacent to the site have been listed within a Tree Survey Schedule. This report is to be considered as a preliminary assessment of the trees in relation to proposed development and does not include detailed recommendations for tree preservation during and after construction.
- 1.3 The purpose of the this report is to clearly identify the quality of the tree stock, their contribution to public amenity and the constraints particular trees may offer to the site in terms of proposed development and the implications of the proposed scheme on trees.

2.0 Tree Survey and Assessment

- 2.1 I have visually inspected those trees identified on the site survey plan provided by the architects. Each tree has been assessed from ground level only and no aerial inspection has been made, nor has any decay detection equipment been used.
- 2.2 Whilst all the significant trees have been assessed, this report does not include discussion in respect of all vegetation, including some small and insignificant trees such as shrubs, some small garden ornamental trees and garden fruit trees on or near to the site. However I have made general comments about lower storey trees and shrubs where appropriate. Some trees may be grouped rather than individually assessed.
- 2.3 The trees have been detailed in the Tree Survey Schedule at **Appendix 1** to include their identification number, which corresponds to their position on the site, species (English name), an estimated height, an average measurement of the canopy radius spread (aspect initials are included where the canopy is asymmetrical), height above ground level of lowest branches, an assessment of the tree's maturity, a measured trunk diameter at 1.5m above ground level and calculated root protection radius and area (Table 2 BS 5837), the tree's

condition, an assessment of the tree's effective longevity, a quality grading in accordance with the guidance set out in Table 1 of BS 5837:2005 'Trees in Relation to Construction - Recommendations', and some relevant comments regarding each tree where this is helpful.

- 2.4 The trees were inspected on 29th May 2007 and include 32. Trees, which occur as groups have described in the text and given one number. Some notes may be made upon the plan. Notes to the Schedules are included in **Appendix 1**. The positions of the recorded trees are shown on the tree survey plan at **Appendix 2**.
- 2.5 Included at **Appendix 3** is a section of the BS 5837:2005 'Trees in Relation to Construction - Recommendations'. It refers to the tree survey grading system at Table 1. For clarity, the grading system is summarised as follows:
- A grade – trees of high quality and value, effective for more than 40 years
 - B grade – trees of moderate quality and value, effective for more than 20 years
 - C grade – trees of low quality and value, effective for 10 years
 - R grade – trees for removal (effective for less than 10 years)
- 2.6 I draw your attention to the facility within BS 5837:2005 'Trees in Relation to Construction - Recommendations', for hard standing areas, (e.g. drives, parking bays and paths) to be constructed within the assessed root protection area. This will be subject to arboricultural assessment and implementation of specially engineered construction methods. In addition, the root protection area can be manoeuvred around the tree to a tolerance of 20% where considered appropriate and where the total **root protection area** is not reduced. The root protection area is the area surrounding a tree, which contains sufficient rooting volume to ensure the survival of the tree. The area is measured in m².
- 2.7 In addition, it may be acceptable for the construction of substantial structures within the root protection area of retained trees. It will be important however, to consider at the outset of design, that continuous open trenching will not be acceptable within the root protection area set out by the arboriculturalist. However, subject to arboricultural advice, foundations involving piles, pads or slabs may be engineered to avoid conflicts with retained trees. This will be provided that ground beams or similar are positioned at or above existing ground levels. **This may have an impact upon internal floor levels and ridge heights.**
- 2.8 It is also to be recognised in the design layout that it will be appropriate to provide a realistic separation between trees identified for retention and any

proposed habitable development or the requirement for deep excavations. Consideration will be given to a potential for retained trees to increase in size and the implications this may have on structures or living conditions. The design will make a suitable balance between the benefits trees offer to the scheme, the potential for understandable inconvenience and the most efficient use of land.

2.9 Further notes relating to the Tree Survey are included below.

3.0 Legal Tree Protection

3.1 Any works to trees covered by either a TPO, Conservation Area status or are afforded protection by existing planning conditions will need to be approved by the Local Planning Authority prior to commencement.

4.0 General Site Description

4.1 The site comprises an existing detached dwelling set within amenity grounds of lawns. The lawns include fruit trees, apparently regularly pruned.

4.2 The internal parts of the site are mostly secluded from public view points and dense hedging marks much of the eastern boundary. Similar residential properties and gardens abut the site and an access drive leads along the northern boundary.

4.3 The site is generally flat with no significant inclines in any direction.

5.0 Tree Appraisal

5.1 The primary details of the trees are provided in accordance with BS 5837:2005 'Trees in Relation to Construction - Recommendations' and are included at **Appendix 1**. Additional notes are provided below.

5.2 The vast majority of the trees within this site are regularly-pruned apples. It is likely that this has been undertaken to promote fruit development for harvest. On average the trees are approximately 6m in height and are secluded from the public domain.

5.3 There are other trees including, a relatively young Cedar, a Hornbeam and a False Acacia. A tall Beech hedge runs along the eastern boundary which acts as effective screening to internal parts of the site.

5.4 Some ornamental trees including a Eucalyptus, Walnut and Corkscrew Willow exist at the front of the site, which appear to have been planted for personal preference over the years.

5.6 A summary table of tree quality is provided:

Fig.1

Total No Trees 32	A Grade	B Grade	C Grade	R Grade
No of Trees	0	5	27	0
% of Total	-	15	85	-

5.7 The tree stock ranges between moderate and low quality trees with reference to BS table 1.

6.0 Implications and Impact of Scheme on Trees

6.1 The proposed scheme requires the removal of most of the tree trees from the site. T28 and T29 can be retained as can part of G32.

6.2 The trees for removal are considered to have a mean life expectancy of in the region 10-20 years. Given their secluded nature, the visual impact of their removal upon the local landscape, is very low in my opinion.

6.3 The proposals do provide opportunities for new tree planting, which can be of a size to contribute immediately and effectively to local amenity. Trees with a potential to grow larger than the removed apple trees will be of benefit for the future. Species examples could include Hornbeam, Manna Ash, Copper/Common Beech, Small-leaved Lime and Pear varieties. Trees would normally be in the region of 4-5m height with a stem girth of 18-20cm.

6.4 It will be prudent to erect a robust tree protection fence around the retained T28 and T29 for the duration of the construction process including demolition works. The details of tree protection and landscaping can be adequately controlled by planning conditions in this case.

7.0 Conclusions

- 7.1 A full tree survey schedule has been prepared in accordance with requirements of the BS 5837:2005 'Trees in relation to construction- Recommendations'. The quality of the trees on site is of moderate to low quality. The majority of trees fall within the low category. Several, relatively young trees exist and which seem to have been planted as ornamentals and for personal preference. The majority of trees are regularly pruned apple trees.
- 7.2 The removal of the trees from the site resulting from the proposed scheme will have a very low impact upon visual amenity. Standard protection measures can be implemented for the retained hedge and trees.
- 7.3 Opportunities arise to plant new trees which can offer immediate landscape impact and provide sustainable tree cover for the future.

Limitation

No assessment of the soils or wood tissue has been sent for laboratory analysis unless specifically stated. Our assessments are based on professional experience and expert observation at the time of the inspection. No liability can be assumed to rest with ACS Consulting should conditions alter after our inspections.

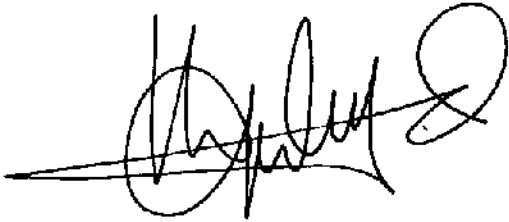
No attempt has been made us to ascertain the presence of any legal protection that might be afforded to the trees in the form of either a Tree Preservation Order or Conservation Area. Prior to the implementation of any works I strongly recommend that the Local Authority be consulted to obtain any necessary consent.

We must be informed immediately of any alterations to plans or site features upon which we have based our assessments and or advice. This may affect the report and or any recommendations.

We recommend that your trees should be inspected regularly by professionals as part of prudent tree management programme. We recommend that all trees be re-inspected within 3yrs maximum or the specific time scale provided within the report. Following inspection recommendations are to be carried out within the timescale provided, which should be treated as a maximum.

This report has been prepared for the sole use and benefit of the client. Any liability of ACS Consulting shall not be extended to any third party.

No part of this report is to be reproduced without authorisation from ACS Consulting (London).

A handwritten signature in black ink, appearing to read 'Hal Appleyard', with a large circular flourish at the end.

Hal Appleyard
18th June 2007

APPENDIX 1

ACS Consulting (London)
Tree Management Consultants
T. 020 8687 1214

Site: Applegarth, Croxley Green
Date: 29.05.2007

Surveyor: David Challice

Tree No.	English Name	Height	Crown Spread	Ground Clearance	Age Class	Stem Diameter	Protection Multiplier	Protection Radius	Growth Vitality	Structural Condition	Landscape Contribution	B.S. Sub Cat	Useful Life	Observations
1	Holly bush with old stump inside	4	3	0	Mature	100 ave	12	1.2	Normal	Good	Medium	B	20-40	Large trimmed bush
2	Cedar, Atlantic	9	3	.5	Middle Aged	180	12	2.2	Normal	Good	Medium	B	20-40	A tree with insignificant defects
3	Apple, Orchard	4	2	.5	Middle Aged	150	10	1.5	Normal	Good	Low	C	10-20	Regularly trimmed
4	Apple, Orchard	4	2	.5	Middle Aged	150	12	1.8	Normal	Good	Medium	C	10-20	Regularly trimmed
5	Apple, Orchard	6	2	1.5	Mature	250	12	3.0	Normal	Good	Medium	C	10-20	Regularly trimmed
6	Apple, Orchard	6	3	1.5	Mature	460	12	5.5	Normal	Good	Medium	C	10-20	Regularly trimmed

Notes:

- Height describes the approximate height of the tree measured in meters from ground level.
- The Crown Spread refers to the crown radius in meters from the stem centre and is expressed as an average of NSEW aspect if symmetrical.
- Ground Clearance is the height in meters of crown clearance above adjacent ground level.
- Stem Diameter is the diameter of the stem measured in millimeters at 1.5m from ground level for single stemmed trees or at ground level for multi-stemmed trees. Stem Diameter may be estimated (est) where access is restricted or an average (ave) taken.
- Protection Multiplier is 12 for single stemmed and 10 for multi-stemmed trees and is the number used to calculate the tree's protection radius and area.
- Protection Radius is a radial distance measured from the trunk centre.
- Growth Vitality - Normal growth, Moderate (below normal), Poor (sparse/weak), Dead (dead or dying tree).
- Structural Condition - Good (no or only minor defects), Fair (remediable defects), Poor - Major defects present.
- Landscape Contribution - High (prominent landscape feature), Medium (visible in landscape), Low (secluded/among other trees).
- B.S. Cat refers to (British Standard 5837:2005 Table 1) and refers to tree/group quality and value; 'A' - High, 'B' - Moderate, 'C' - Low, 'R' - Remove.
- Sub Cat refers to the retention criteria values where 1 is Arbicultural, 2 is Landscape and 3 is Cultural including Conservational, Historic and Commemorative.
- Useful Life is the tree's estimated remaining contribution in years.

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Tree No.	English Name	Height	Crown Spread	Ground Clearance	Age Class	Stem Diameter	Protection Multiplier	Protection Radius	Growth Vitality	Structural Condition	Landscape Contribution	B.S. Sub Cat	Useful Life	Observations
7	Apple, Orchard	6	3	1.5	Mature	420	10	4.2	Normal	Good	Medium	C 2	10-20	Regularly trimmed
8	Apple, Orchard	6	3	1.5	Mature	340	12	4.1	Normal	Good	Medium	C 2	10-20	Regularly trimmed Decay at stem base Hollow stem
9	Apple, Orchard	6	3	1.5	Mature	270	12	3.2	Normal	Good	Medium	C 2	10-20	Regularly trimmed climber growing up stem
10	Apple, Orchard	6	3	1.5	Mature	280	12	3.4	Normal	Good	Medium	C 2	10-20	Regularly trimmed
11	Apple, Orchard	6	3	1.5	Mature	280	12	3.4	Normal	Good	Medium	C 2	10-20	Regularly trimmed climber growing up stem
12	Apple, Orchard	6	3	1.5	Mature	250	12	3.0	Normal	Good	Medium	C 2	10-20	Regularly trimmed climber growing up stem

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13	Apple, Orchard	6	3	1.5	Mature	330	12	4.0	Normal	Good	Medium	C	2 10-20	Regularly trimmed
14	Apple, Orchard	6	4	1.5	Mature	470	12	5.5	Normal	Good	Medium	C	2 10-20	Regularly trimmed climber growing up stem
15	Apple, Orchard	4	2	.5	Middle Aged	150	12	1.8	Normal	Good	Medium	C	2 10-20	Regularly trimmed
16	Apple, Orchard	3	2	.5	Middle Aged	100	12	1.2	Normal	Good	Medium	C	2 10-20	Regularly trimmed
17	Apple, Orchard	3	2	.5	Middle Aged	100	12	1.2	Normal	Good	Medium	C	2 10-20	Regularly trimmed
18	Hornbeam	7	1	0	Young	150	12	1.8	Normal	Good	Medium	B	2 >40	A tree with insignificant defects

Notes:

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19	Apple, Orchard	3	2	.5	Middle Aged	100	12	1.2	Normal	Good	Medium	C 2	10-20	Regularly trimmed
20	cherry	3	2	.5	Middle Aged	100	12	1.2	Normal	Good	Medium	C 2	10-20	Regularly trimmed
21	Spruce, Blue	7	2	.5	Young	120	12	1.4	Normal	Good	Medium	C 2	>40	A tree with insignificant defects
22	Cedar (C. deodara)	4	1	.5	Young	120	12	1.4	Normal	Good	Medium	C 2	>40	A tree with insignificant defects
23	Pear, Common	6	4	1.5	Mature	260	12	3.1	Normal	Good	Medium	C 2	10-20	Regularly trimmed climber growing up stem
24	Robinia	11	3	1.5	Middle Aged	170	12	2.0	Normal	Fair	Medium	B 2	20-40	stem wound at 2m

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Tree No.	English Name	Height	Crown Spread	Ground Clearance	Age Class	Stem Diameter (mm)	Protection Multiplier	Protection Radius	Growth Vitality	Structural Condition	Landscape Contribution	B.S. Sub Cat	Useful Life	Observations
25	Apple, Orchard	6	3	1.5	Mature	280	10	2.8	Normal	Good	Medium	C	2 10-20	Regularly trimmed climber growing up stem
26	Apple, Orchard	7	4	1.5	Mature	380	12	4.6	Normal	Good	Medium	C	2 10-20	Regularly trimmed climber growing up stem
27	Willow, Goat	5	3	1.5	Young	130	12	1.6	Normal	Good	Low	C	2 20-40	poor location next to fence
28	Eucalyptus	11	3	1.5	Middle Aged	250	12	3.0	Normal	Fair	Medium	C	2 20-40	Previously Topped at 5 m
29	Walnut	7	3	1.5	Young	120	12	1.4	Normal	Good	Low	C	2 >40	A tree with insignificant defects
30	Willow, Corkscrew	7	3	1.5	Young	120	12	1.4	Normal	Good	Medium	C	2 >40	A tree with insignificant defects

Notes:

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12. Useful Life is the tree's estimated remaining contribution in years.

Tree No.	English Name	Height	Crown Spread	Ground Clearance	Age Class	Stem Diameter	Protection Multiplier	Protection Radius	Growth Vitality	Structural Condition	Landscape Contribution	B.S. Sub Cat	Useful Life	Observations
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31	Eucalyptus	8	1	2.5	Young	150	10	1.5	Normal	Good	Low	C	2	>40	Twin stemmed from base
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G32	Beech hedge	8	1	0	Middle Aged	150 ave	12	1.8	Normal	Good	Medium	B	2	>40	Form useful screen Trimmed as hedge
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12. Useful Life is the tree's estimated remaining contribution in years.

APPENDIX 2

APPENDIX 3

Table 1 — Cascade chart for tree quality assessment

TREES FOR REMOVAL		Criteria		Identification on plan
Category and definition	Criteria	2 Mainly landscape values	3 Mainly cultural values, including conservation	Identification on plan
<p>Category R Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management</p>	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality <p>NOTE: Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost; installation of bat box in nearby tree).</p>			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition		Criteria — Subcategories		Identification on plan
Category and definition	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	Identification on plan
<p>Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)</p>	<p>Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)</p>	<p>Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>	LIGHT GREEN
<p>Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)</p>	<p>Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)</p>	<p>Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better. A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality</p>	<p>Trees with clearly identifiable conservation or other cultural benefits</p>	MID BLUE
<p>Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm</p>	<p>Trees not qualifying in higher categories</p> <p>NOTE: Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation.</p>	<p>Trees present in groups or woodlands, but without conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit</p>	<p>Trees with very limited conservation or other cultural benefits</p>	GREY

ACCS

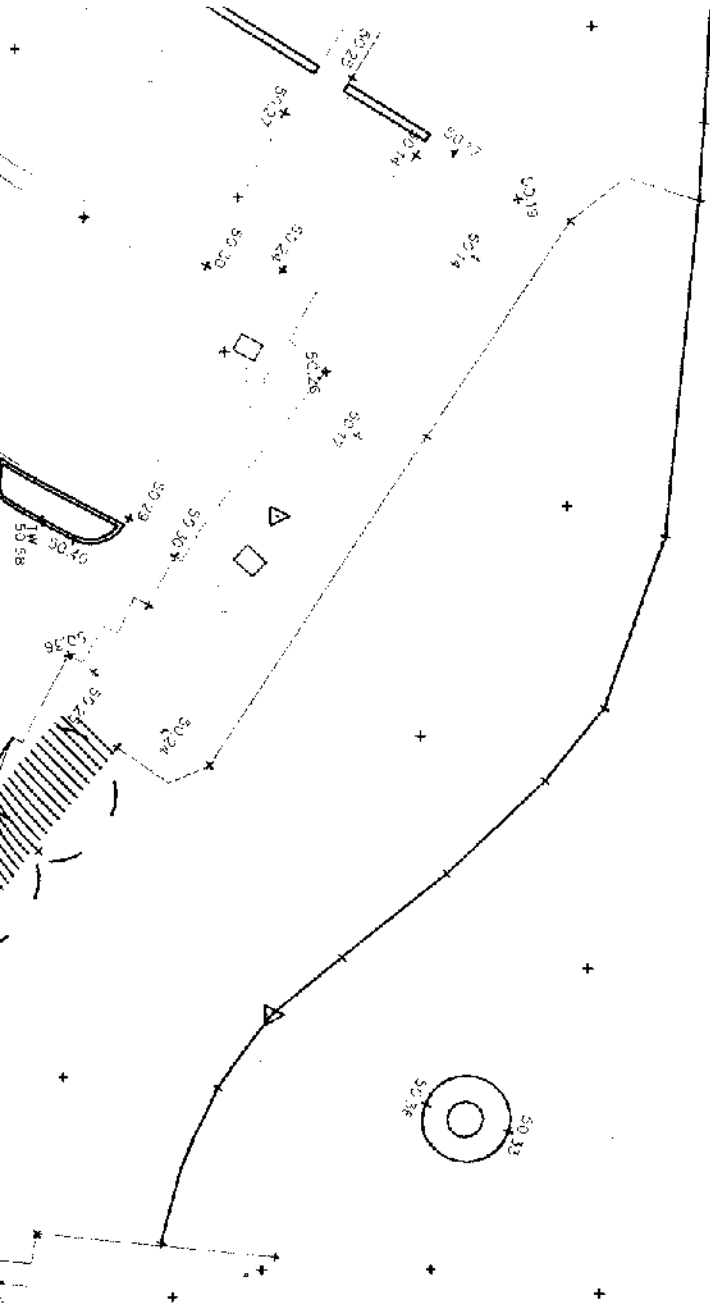
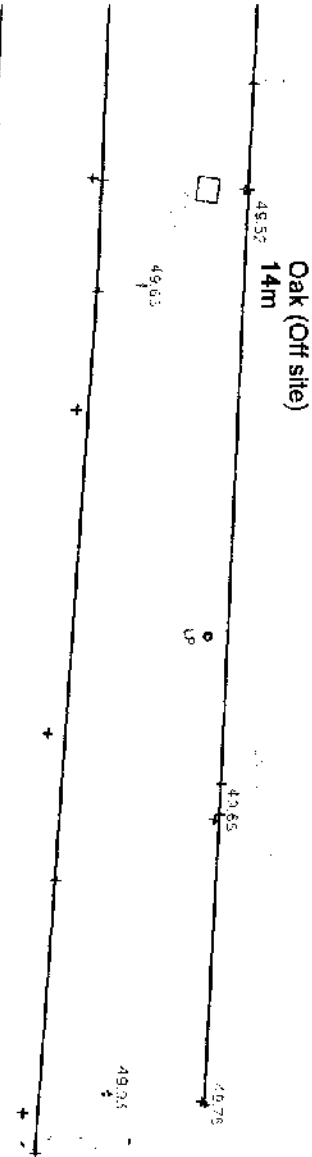
CONSULTING (London)

Tree Management Consultants

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Indicative

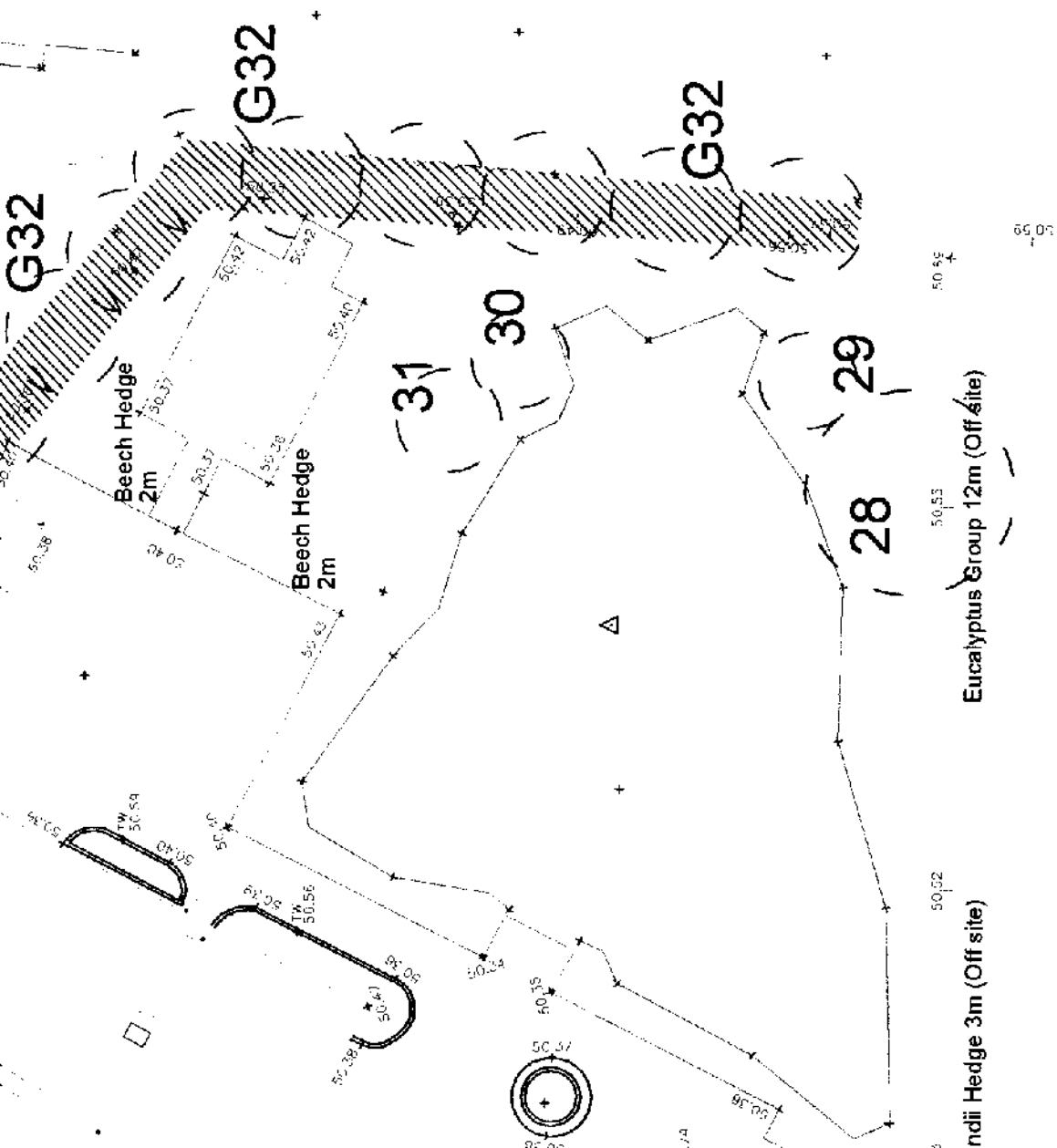


Notes:

C Grade trees

B Grade trees

BS root protection area -
 shown uniform but may be
 modified by site features



PROJECT
 Applegarth, Parrots Close
 Herts

DRWG. TITLE:
 Tree Survey plan

SCALE: 1:200@A.2
 DATE: 31.05.2007
 DRAWN BY: DC

DRAWING NO: REV: A
 top



