Land at Coombe Farm
Sayers Common

Arboricultural Impact Assessment

September 2025
9629_AIA.001

Project Details	
Client:	Welbeck Land
Project:	Land at Coombe Farm, Sayers Common
Report Title:	Arboricultural Impact Assessment
Project Number:	9629
File Reference:	9629_AIA.001
Date:	September 2025

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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Executive Summary

i) **Introduction:** Aspect Arboriculture are commissioned by Welbeck Land to prepare an Arboricultural Survey and Impact Assessment relating to the proposed introduction of residential development to land at Coombe Farm, Sayers Common.

ii) **Proposals:** The proposals comprise an outline planning application (with all matters reserved except for access) comprising a residential development of up to 210 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works.

iii) **Surveys:** The site was surveyed by Aspect in December 2019 and updated during October 2024, 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 have confirmed that the site does not fall within a Conservation Area, but that a TPO affords protection to Sayers Common Wood bounding the site to the north.

v) **Arboricultural Impact:** The arboricultural impact of developing the allocated site has been subject to an extensive iterative design process, which has succeeded in minimising the effect in arboricultural terms.

Removals subsequently comprise only a single tree and short sections of hedgerow. The removals have been reduced as far as possible during the iterative process, and their loss can be compensated for with replacement planting.

A preliminary tree protection drawing is appended to this document to demonstrate the deliverability of safeguarding measures. Conclusions drawn against Mid Sussex District Council's development control policies conclude that the development proposal is acceptable from the arboricultural perspective.

1 Introduction

1.1 Background & Proposals

1.1.1 Aspect Arboriculture are commissioned by Welbeck Land to prepare an Arboricultural Survey and Impact Assessment relating to the proposed introduction of residential development to land at Coombe Farm, Sayers Common.

1.1.2 The proposals comprise an outline planning application (with all matters reserved except for access) comprising a residential development of up to 210 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works.

1.2 Site Overview

1.2.1 The application area falls within the administrative control of Mid Sussex District Council, and benefits from a draft residential allocation within the emerging Local Plan. The site currently comprises 4no. agricultural fields immediately to the south of Sayers Common, Sussex.

1.2.2 The fields are separated by a network of boundary hedgerows, containing mature Oak trees and the site is bisected east-west by an existing lane. The site is bound by the B2118 to the west, the A23 to the east, Sayers Common Wood to the north and further agricultural land to the south.

1.3 Existing Tree Stock

1.3.1 By virtue of the existing site usage, the tree cover is focussed on the field boundaries and can be described in terms of disparate cohorts.

1.3.2 The site's principal tree cover in arboricultural terms comprise three parcels of designated ancient woodland. These are set offsite to the north (Sayers Common Wood), and occupying the south eastern and south western (Coombe Wood) extents of the application area. All parcels (W1, W2 & W4) major on English Oak and Ash forming the dominant canopy, with a varied understorey containing Hazel coppice. Given their significance, all parcels are accordingly afforded Category A within BS5837:2012 guidance, and a development buffer is provided in line with Natural England/Forestry Commission Standing Advice.

1.3.3 Of secondary importance, mature English Oak trees occur within the boundary hedgerows. A high proportion of these (24no.) are high quality examples of their species, providing a significant contribution to the site's amenity and capable of long term retention. Afforded category A within guidance, their retention within a scheme has been a key consideration from the outset.

1.3.4 A further ten English Oak also warrant category B within BS5837 guidance. Whilst lacking the special quality necessary to attract the highest rating, their retention where possible is sought; preserving the currently provided contribution to the site's amenity.

1.3.5 The survey contains five trees that were either dead, or of particularly reduced physiological and structural condition such that their retention (regardless of development) is not recommended. The dead tree relates to T31 English Oak, whilst the declining components are T8 and T24 English Oak alongside T21 and T22 Ash.

1.3.6 The remaining trees, groups and hedges are of low arboricultural quality and significance and typically represent unremarkable, less well established examples of their type, warranting category C only within best practice recommendations.

2 Statutory Designations

2.1 Conservation Area

2.1.1 Background checks have confirmed that the site does not occur within a Conservation Area (Mid Sussex District Council, cited September 2025). Accordingly, the amenity value of the trees within the site 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 that a single Tree Preservation Order (HP/02/TPO/88) affords protection to the offsite northern parcel of ancient woodland (Sayers Common Wood) (Mid Sussex District Council, cited September 2025).

3 Policy Review

3.1 The National Planning Policy Framework

3.1.1 The NPPF (2024) provides planning policy guidance at a National level. With respect to arboriculture, four paragraphs are of particular relevance:

3.1.2 Paragraph 136 details the aspiration 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.'*

3.1.3 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 187b).

3.1.4 In respect of Veteran Trees and Ancient Woodland, paragraph 193c requires that development proposals award particular consideration to these important features; *'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'*.

3.1.5 To confirm, there are three parcels of Ancient Woodland (to the north (Sayers Common Wood) and within the southwestern (Coombe Wood) and southeastern site extents) within influence of the application area. Subsequently it is anticipated that the tests of paragraph 193c will be applied in respect to these elements.

3.1.6 In addition, paragraph 193d 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 Mid Sussex District Plan 2014-2031

3.2.1 In terms of development control at a local level, Mid Sussex District Council 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). The Mid Sussex District Plan 2014-2031 (adopted March 2018) is understood to be the Council's current primary development control document which relates to trees within the

context of development; Policies DP37 & DP38 set out the Council's tests concerning trees and development (relevant parts reproduced below).

3.2.2 POLICY DP37 – Trees, Woodland and Hedgerows

The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- *incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- *prevents damage to root systems and takes account of expected future growth; and*
- *where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- *has appropriate protection measures throughout the development process; and*
- *takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- *does not sever ecological corridors created by these assets. Proposals for works to trees will be considered taking into account:*
- *the condition and health of the trees; and*
- *the contribution of the trees to the character and visual amenity of the local area; and*
- *the amenity and nature conservation value of the trees; and*
- *the extent and impact of the works; and*
- *any replanting proposals.*

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.

3.2.3 POLICY DP38 – Biodiversity

Biodiversity will be protected and enhanced by ensuring development:

- *Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*

- *Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and*

4 Arboricultural Impact

4.1 Iterative Design Process

4.1.1 The proposed development has been subject to a lengthy iterative design process, since Aspect's first involvement in 2017. The purpose of which, from the arboricultural viewpoint, has been to minimise the scheme's effect on important trees. Key to this has been the siting of the link between the northern and southern parcels of the draft allocation site. The existing lane is bordered by mature English Oak trees to its south. The position of the link is driven by both the quality of trees and the boundary of the allocation.

4.1.2 The position of the boundary to the draft allocation area unavoidably means that the link passes through the buffer to the adjacent parcel of ancient woodland. This has been introduced to Mid Sussex District Council during pre-application engagement during January and July 2025.

4.1.3 As illustrated within figure 1 below, the proposed link incurs the removal of T1 (left). This is a justifiable position in terms of the mitigation hierarchy, in that it completely avoids any effect on the significantly better quality T2 (right) whilst remaining c.7m outside the RPA to edge trees within Coombe Wood.

4.1.4 Figure 1: English Oak T1 (left) and T2 (right)

4.2 Tree Removals

4.2.1 Trees are recommended for removal where: a) it is necessary and unavoidable to site development within proximity to existing trees, such that they cannot be confidently retained in the long-term as living features, and/or b), where the amenity value of the tree will be significantly reduced as a result of the proposals, particularly if already of a low retention priority.

4.2.2 Tree and hedgerow removals are unavoidable to implement development to the draft allocated site, however, through design these have been both limited in number and focussed on lower quality elements of the tree stock and sections of hedge to provide interconnectivity. The necessary tree removals are shown at Table 1 below and can be quantified as the removal of one tree, and sections of hedgerow to enable interconnectivity between the fields.

4.2.3 **Table 1:** Tree Removals by BS5837 Category.

Category A	Category B	Category C
None	**T1** English Oak	**H1+** (c.13m section) **H2+** (c.13m section) **H6+** (c.13m section) **H7+** (c.15m section) **H8+** (c.14m section)

+ Denotes collection formed of three or more species; refer to details within Appendix B

4.3 Vulnerable Trees

4.3.1 Thorough consideration has been given as to how the proposed development will interact with the site's retained trees. Subsequently, there will be neo excavation works or development features within the Root Protection Areas of retained trees.

4.3.2 Due to the boundary of the site draft allocation, it will be necessary to introduce a road link and adjacent footpath through the buffer to the Coombe Wood. Although passing through the buffer, the proposed works are c.7m away from the outer edge of the RPA of the edge trees at its closest extent. Subsequently, the installation of the proposed hard surfacing is achievable without risking any loss or deterioration occurring to the trees.

4.3.3 As a precautionary measure, the closest extent of the carriageway is to be excavated by hand to a depth of c.600mm, and the adjacent footway is to be constructed on an above soil basis to preclude deep excavation.

Supervised Excavation

4.3.4 The necessary excavation passing through the ancient Woodland Buffer to construct the carriageway linking the northern and southern parcels of the allocation is unavoidable. Set c.9m outside the Root Protection Areas of the edge trees, the works will not have a detrimental effect. Given the significance of Coombe Wood, the tree-side extent of the carriageway will be excavated by hand, following the guidance of

clause 7.2 of BS5837:2012. This approach will prevent avoidable root severance in the unlikely event that any are encountered.

4.3.5 **Above Soil Surfacing**

4.3.6 Similarly, the adjacent footway is to be installed on an above soil basis where passing through the buffer. Although the presence of roots is unlikely, this approach will limit excavation to that required to remove the vegetative layer (c.50mm); which will be undertaken by hand. Following removal, the footway is to be founded on a cellular confinement system (CellWeb or similar) to preclude compaction and further ensure that no detrimental effect is realised.

4.4 Pruning Works[1]

4.4.1 Although not required to facilitate the development, It is recommended that dead wood and defective limbs are removed from retained trees where oversailing areas of high future use.

4.4.2 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, 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.

4.5 Protective Barriers

4.5.1 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.

4.5.2 In this instance, the barriers proposed for the direct protection of trees and woodland comprise the default specification within BS5837:2012. Where retained hedgerows are to be protected, a secondary specification of barrier is appropriate. This secondary specification is to comprise heras panels, mounted on pinned feet; rigidity is ensured through the use of a driven 100x100mm timber post or scaffold pole every second panel.

4.5.3 The alignment of the default specification barriers is denoted with a bold blue line and the secondary specification with a light blue dashed line within the Tree Protection Plan at Appendix C.

4.6 Compensation Replanting

4.6.1 As introduced to Mid Sussex District Council during the pre-application engagement process, the arboricultural effect of introducing development to the draft allocated

[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.

site has been minimised through the extensive iterative design process. Nevertheless, the principle of tree removal to facilitate the proposed development generates a requirement for replacement planting, which has been similarly recognised during design. Accordingly, the scheme has been designed to provide opportunities for incorporating new and replacement tree planting throughout the site. The application is accompanied by illustrative landscape proposals (SCARP-ZZ-ZZ-DR-L-10100), which illustrate an achievable approach to realising meaningful landscape provision within the application area.

4.6.2 The strategy includes significant areas of open space, towards all boundaries, and particularly adjacent to the parcels of ancient woodland. Within these areas, significant large canopy bearing species can be successfully introduced without concern regarding their ultimate size at maturity. Similarly important, native scrub planting can be introduced within the Ancient Woodland buffer zones, serving to improve the zones when compared with the current agricultural management of the areas.

4.6.3 Within the development parcels themselves, publicly appreciable planting space is unavoidably more constrained, expected to be formed of street trees, supported by more occasional ornamental trees and structural planting within incidental areas of open space. In this situation, the proposed planting is anticipated to comprise domestic scale trees and structural planting, appropriate for the setting, which can serve to soften the development whilst providing seasonal interest.

5 Conclusions

5.1.1 To facilitate accordance with Mid Sussex District Council's Policy DP37, the proposals have been informed from an early stage by a survey of the existing tree stock using the guidance provided at BS5837:2012.

5.1.2 The arboricultural effect of the proposed development has been minimised through an extensive iterative design process, and therefore introducing the scheme to the draft allocated site incurs the removal of only one tree, and short sections of hedgerow. The removals have been reduced as far as possible during the iterative process, and their loss can be compensated for with replacement planting. A single section of hard surface must pass through the buffer zone to Coombe Wood to provide connectivity between the northern and southern parcels of the allocation area. Set some 7m outside the Root Protection Areas of the woodland edge trees, the introduction of the feature will not detrimentally affect the trees.

5.1.3 An effective scheme for safeguarding retained trees has been prepared which relies on the use of recognised protection and construction methodologies; this is reinforced by precautionary reliance on arboricultural auditing where construction is proposed within influence of retained trees.

5.1.4 The proposed development is considered acceptable from the arboricultural perspective, subject to the adoption of safeguards for protecting trees during the works. It is our subsequent judgement that the proposals have been developed in accordance with Mid Sussex District Council's adopted policies and the NPPF.

6 Recommendations

6.1.1 Pursuant to the Council's preference to ensure confident tree retention during the development, arboricultural input during the detailed design process will be imperative to ensure that the limited effect detailed within this assessment is realised. To secure this input and confidence, an Arboricultural Method Statement should be produced following detailed design, which expands on Appendix C. This work could be secured by Condition.

6.1.2 The Arboricultural Method Statement should address matters including: specification for tree protection barriers, revisions to barrier locations; a schedule of tree works; and works within RPAs or buffer zones; 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.

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APPENDICES

APPENDIX A

TREE CONSTRAINTS PLAN (9629 TCP 01 Rev B)

1:1250 @ A3

0m 10m 20m 50m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- Ancient Woodland
- AWB Ancient Woodland 15m Buffer
- TPO Tree Preservation Order

Note: Trees 8, 10, 12, 16-18, 21, parts of Groups G1-G5, Hedgerows H3-H5, H9 and Woodlands W1-W4 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 11-14, 45 & 46 have been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Land at Sayers Common
Tree Constraints Plan

CLIENT

Welbeck Land

SCALE	DATE	DRAWN
1:1250 @ A3	OCT 2024	GW

DRAWING NUMBER	REVISION
9629 TCP 01 Rev B (1/2)	B

Based on topographical survey ref: 17179-100-RevA.dwg

1:1250 @ A3

0m 10m 20m 50m

KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- Ancient Woodland
- Ancient Woodland 15m Buffer
- Tree Preservation Order

Note: Trees 8, 10, 12, 16-18, 21, parts of Groups G1-G5, Hedgerows H3-H5, H9 and Woodlands W1-W4 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 11-14, 45 & 46 have been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Land at Sayers Common Tree Constraints Plan

CLIENT

Welbeck Land

SCALE	DATE	DRAWN
1:1250 @ A3	OCT 2024	GW
DRAWING NUMBER		REVISION
9629 TCP 01 Rev B (2/2)		B

Based on topographical survey ref: 17179-100-RevA.dwg

9629 TCP 01 Rev B (1/2)

9629 TCP 01 Rev B (2/2)

TPO HP/02/TPO/88:W1

W4

Ancient Woodland

W1

W2

W3

G1

G2

G3

G4

G5

G6

H1

H2

H3

H4

H5

H6

H7

H8

H9

32 Removed

31 Removed

Coombe Barn

1:2000 @ A3

0m 20m 40m 80m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- Ancient Woodland
- AWB Ancient Woodland 15m Buffer
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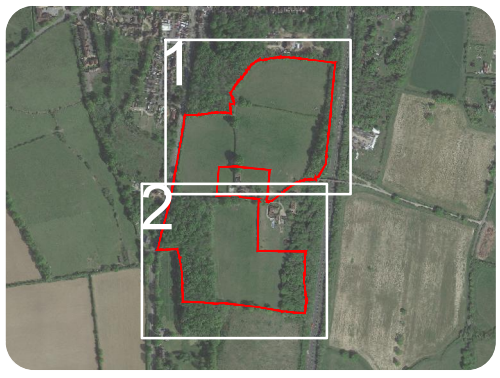
Note: Trees 8, 10, 12, 16-18, 21, parts of Groups G1-G5, Hedgerows H3-H5, H9 and Woodlands W1-W4 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 11-14, 45 & 46 have been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.



Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE

Land at Sayers Common
Tree Constraints Plan

CLIENT

Welbeck Land

SCALE	DATE	DRAWN
1:2000 @ A3	OCT 2024	GW

DRAWING NUMBER	REVISION
9629 TCP 01 Rev B (Overview)	B

Based on topographical survey ref: 17179-100-RevA.dwg

APPENDIX B

TREE SURVEY SCHEDULE (9629 TS 01 Rev A)

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BS 5837:2012 Tree Schedule: Land at Sayers Common

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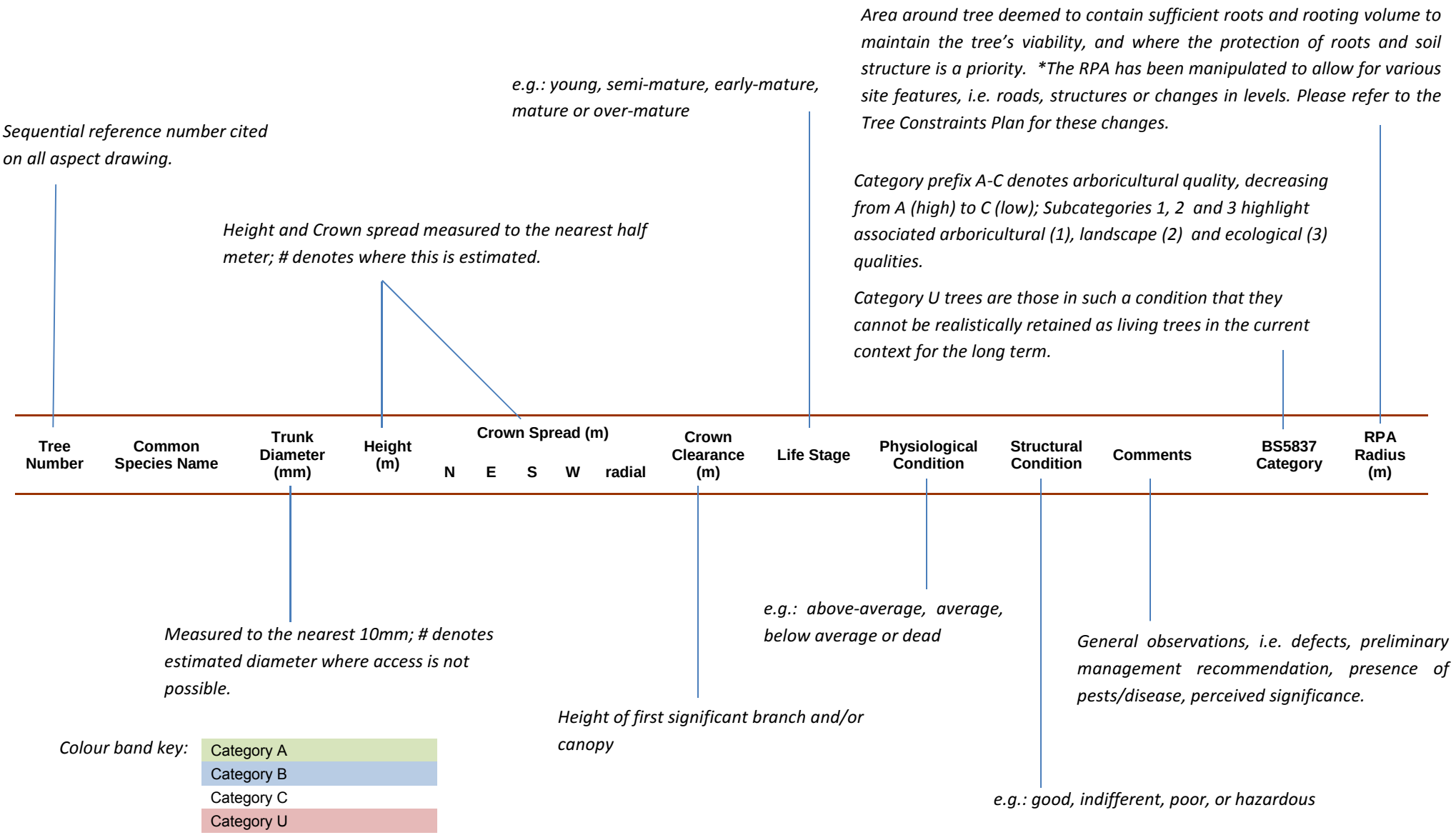
BS5837:2012 Tree Survey: Explanation of Survey Criteria



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)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
1	English Oak	1000#	18	7	7	11.5	6.5		4	2	Mature	Below Average	Poor	Partially obscured by bramble, unable to thoroughly inspect Established field boundary tree Wide union at c.2m Hollowing between buttress flare to south Dieback and minor deadwood to tips Partially cohesive with companions	B2	12
2	English Oak	1220	20	8.5	7	13	9.5		4.5	1.5	Mature	Average	Indifferent	Established field boundary tree Well distributed scaffold and canopy Partially cohesive with T3 Good example at maturity	A12	14.7
3	English Oak	760	16	5.5	11	12	3		3	0	Mature	Average	Poor	Established field boundary tree Suppressed by T2 Average minor deadwood Snapped hanging limb partially attached Crown biased east	B2	9
4	English Oak	925	18	8	5.5	8.5	7.5		2.5	1	Mature	Average	Indifferent	Established field boundary tree Clad and obscured by Ivy, unable to thoroughly inspect Previously pruned away from overhead utilities Branches low and forms multiple leaders Partially cohesive with companions	A2	11.1
5	English Oak	600#	15.5	8	4.75	7	5.5		3	1	Early Mature	Below Average	Indifferent	Forms cohesive pair with T6 Above average epicormic growth Average minor deadwood on the south scaffold structure Slightly sparse crown for species Considered to be of moderate quality	B2	7.2
6	English Oak	512	12	6	5	7.75	3.5		2.5	1	Early Mature	Average	Indifferent	Forms cohesive pair with T5 Above average epicormic growth on southern scaffold structure Average minor deadwood Considered to be of moderate quality	B2	6.3
7	English Oak	540#	13	5.5	5	5.25	4		2.75	3	Early Mature	Below Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Forks at c.2.5m Appears to have had a Basal co-dominant stem removed at base Sparse crown for species	B2	6.6
8	English Oak	800#	14	8	3.5	9	7.5		3	3	Mature	Average	Indifferent	Cohesive parcel of field boundary Oak Clad and obscured by Ivy, unable to thoroughly inspect Structure appears typical for species within current context	A2	9.6

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	English Oak	645	13	6	6.25	8	1.5		2	1	Early Mature	Below Average	Indifferent	Cohesive parcel of field boundary Oak Clad and obscured by Ivy, unable to thoroughly inspect Suppressed by T8 Crown biased east Above average epicormic growth	A2	7.8
10	English Oak	600#	13#	6	7.75	7#	4.25		2.5	2.5	Early Mature	Below Average	Indifferent	Cohesive parcel of field boundary Oak Clad and obscured by Ivy, unable to thoroughly inspect Sparse crown for species	B2	7.2
11	English Oak	580	15	8.5	7.5	7.5	7.5		2	1.5	Mature	Average	Indifferent	Cohesive pair of English Oak with G1 Principle component Structure appears typical for species within current context Previously pruned away from overhead utilities High quality as a cohesive pair with T12	A2	6.9
12	English Oak	765 oi	15	8.5	7.5	6.5	12.5		4.5	1.5	Mature	Average	Indifferent	Cohesive pair of English Oak with G1 Clad and obscured by Ivy, unable to thoroughly inspect Principle component Structure appears typical for species within current context Previously pruned away from overhead utilities High quality as a cohesive pair with T11	A2	9.3
13	English Oak	430 oi 780 oi	15	7.5	12	5.25	7		2.5	2 to 5	Mature	Average	Indifferent	Principle component of G1 Clad and obscured by Ivy, unable to thoroughly inspect Previously pruned away from overhead utilities Above average epicormic growth Appears to have fused with a smaller stem at base to c.2.5m	A2	10.8
14	English Oak	945	20	9.75	8#	11	12		6	5	Mature	Average	Indifferent	Dominant edge component at W1 Ivy previously severed Large wounds from previous crown lift Previously crown lifted over highway Crown appears slightly sparse for species	A2	11.4
15	English Oak	615 485	15	7.5	8.5	11	7		1	1.5	Mature	Average	Poor	Outlier of W1 edge Established field boundary Oak Co-dominant stems from c.1m 1no stem has died back Above average deadwood Cohesive with W1	A2	9.3
16	English Oak	450#	17	6.5	4.5	7#	6		2	2	Early Mature	Below Average	Poor	Partially obscured by bramble, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter	C1	5.4
17	English Oak	720#	15	6.5	9	7#	6		2.5	2	Mature	Below Average	Poor	Partially obscured by bramble, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Above average epicormic growth Minor tip dieback throughout	B2	8.7

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							
18	English Oak	380#	10	5	6	4#	0.5		3	2.5	Early Mature	Below Average	Poor	Partially obscured by bramble, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Crown supressed on eastern aspect Reduced future potential	U	N/A
19	English Oak	1200#	16	11.25	10	8#	9.5		2	3	Mature	Average	Indifferent	Partially obscured by bramble, unable to thoroughly inspect Established field boundary tree Good example at maturity	A12	14.4
20	English Oak	900#	17	10.25	9.5	9#	8		1.75	1.5	Mature	Average	Indifferent	Partially obscured by bramble, unable to thoroughly inspect Established field boundary tree Structure appears typical for species within current context Epicormic growth and burring on scaffold structure Average minor deadwood Good example at maturity	A12	10.8
21	Ash	340	10					4.5	3	3	Early Mature	Below Average	Poor	Significant dieback and large diameter deadwood throughout	U	N/A
22	Ash	380	12					5	2.5	4	Early Mature	Below Average	Poor	Significant dieback and large diameter deadwood throughout	U	N/A
23	English Oak	850#	16	8	8	9#	7.5		4.5	2	Mature	Average	Indifferent	Established field boundary tree Tight union at c.3m Balanced scaffold structure Average epicormic growth and minor deadwood Good example of the species	A12	10.2
24	English Oak	540	13	3.25	4	8	6		4	3.5	Early Mature	Below Average	Poor	Edge component to W2 Column of exposed heartwood at base Sparse crown with low future potential Irremediable basal defect	U	N/A
25	English Oak	925	20	10.5	7.25	9	8.5		4.25	2.5	Mature	Average	Indifferent	Dominant component of W2 edge Positioned on boundary earth work Structure appears typical for species within context Cohesive with companions within W2	A2	11.1
26	English Oak	705	16	6	7.5	5.5	9		4.5	2.5	Mature	Average	Indifferent	Dominant component of W2 edge Positioned on boundary earth work Structure appears typical for species within context Cohesive with companions within W3 Remnants of lower boughs to north east	A2	8.4
27	English Oak	825	20	7	6	9	10.5		5	1.75	Mature	Average	Indifferent	Dominant component of W2 edge Positioned on boundary earth work Structure appears typical for species within context Cohesive with companions within W2	A2	9.9

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)
28	English Oak	475	17	7.5	4	8	9.5		4.5	3	Early Mature	Average	Indifferent	Dominant component of W2 edge Positioned on boundary earth work Structure appears typical for species within context Cohesive with companions within W2 Crown biased to southwest Suppressed by T29	B1	5.7
29	English Oak	435 820	21	11	5.5	8.25	8.5		3	1.5	Mature	Average	Indifferent	Dominant component of W2 edge Positioned on boundary earth work Structure appears typical for species within context Cohesive with companions within W2 Mult stemmed from base	A2	11.1
30	English Oak	515	15	7	0.5	6.25	8		3	1.5	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Crown biased west Suppressed by W2 Dominant component of W2 edge Positioned on boundary earth work Structure appears typical for species within context Mult stemmed from base Leans west from ground level	A2	6.3
31	English Oak	550#									Mature	Dead	Hazardous	Failed at base	U	N/A
32	Ash													Removed as of 02/10/2024		
33	English Oak	1015	22	11.25	8.25	8.5	8.25		4	0.5	Mature	Average	Indifferent	Established field boundary Oak Partially cohesive with companions *Ganoderma ssp* . on northern aspect of base Well balanced scaffold structure Good example of the species	A12	12.3
34	English Oak	620	16	4.5	5.25	5.5	5		2.5	0.5	Mature	Average	Indifferent	Established field boundary Oak Exposed buttress surface roots Cohesive/partially suppressed by companions	B2	7.5
35	English Oak	765	18	7.5	9.5	7.25	6		4	0.5	Mature	Average	Indifferent	Established field boundary Oak Cohesive with companion shelter Average deadwood Structure appears typical for species within current context Partially damaged lower boughs to south	A2	9.3

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)
36	English Oak	800#	16	6.5	9#	9#	6#		4.5	0.5	Mature	Average	Poor	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect, estimated dimensions Mutually suppressed and cohesive with companion shelter Established field boundary Oak Sparse crown for species Above average deadwood Large column of exposed heartwood with established decay on north side of trunk from base to c.2m	B2	9.6
37	English Oak	835	18	5	8.5	7	9		2	2	Mature	Average	Indifferent	Established field boundary Oak Mutually suppressed and cohesive with companions Average epicormic growth Above average deadwood Crown suppressed to north	A12	9.9
38	English Oak	1220	22	11.5	12	11	11		3.5	0.5	Mature	Average	Indifferent	Established field boundary Oak Dominant of the collection partially cohesive with companions Average deadwood Structure appears typical for species within current context Good example of the species	A12	14.7
39	English Oak	470	11	3	7	7	7.25		1.5	1	Early Mature	Average	Poor	Crown biased to southeast	C1	5.7
40	Turkey Oak	430	12.5	0.5	4	6	7.5		1.75	1	Early Mature	Average	Poor	Crown biased to southeast	C1	5.1
41	English Oak	925	18	9.25	10.5	9	11.75		2.5	0.5	Mature	Below Average	Indifferent	Established field boundary Oak Dominant component of collection Sparse crown for species Intermittent dieback and minor deadwood Above average epicormic growth Prominent arboricultural feature	A2	11.1
42	Goat Willow	400 240 #	9	2	4.25	7	6.75		0.5	1	Early Mature	Average	Poor		C12	5.7
43	Lime	280	8	4.5	2.5	4.25	3		2	1	Semi Mature	Average	Indifferent		C12	3.3
44	Lime	310	10	5	3.5	4.25	3.25		2	1	Semi Mature	Average	Indifferent		C12	3.6
45	English Oak	740	12	6	9.75	8	6.5		3.5	5	Mature	Average	Indifferent	Offsite on highway verge Squat crown form Well balanced scaffold structure Moderate example of species Crown previously maintained and cut back from utility lines	A2	9

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)
46	English Oak	1100	18	8.5	9.75	6.75	8.5		4	1.5	Mature	Average	Indifferent	Base dense in bramble, unable to thoroughly inspect Established field boundary Oak Clad in Ivy Structure appears typical for species Balanced scaffold Good example at maturity	A12	13.2
G1	English Oak Ash Hazel Hawthorn Blackthorn Field Maple	490 oi av	14 av					7 max	1.5 av	1.5 av	Early Mature to Mature	Average	Indifferent	Overgrown and unmaintained boundary hedge with the Occasional Ash and Oak Occasional dead wood standing Occurring as dominant components Roots visible within highway verge and beneath footpath	B2	6
G2	Ash Dogwood Hazel Hawthorn Grey Willow	180 av	6 av					4.5	0.5 av	1 av	Semi Mature	Average	Indifferent	Occasional mechanical damage to low limbs over road	C12	2.1
G3	Cherry Hawthorn Blackthorn Field Maple	120 av	6 av					1.5	0.5 av	0.5 av	Young	Average	Indifferent	Occasional mechanical damage to low limbs over road	C12	1.5
G4	Ash English Oak Hawthorn Blackthorn	300#	12 av					5.5	1.5	0.5	Semi Mature to Early Mature	Average	Indifferent	Established parcel of buffer planting Standing dead tree adjacent to boundary Predominantly English Oak and Ash Hawthorn and Blackthorn form edge	B2	3.6
G5	English Oak Ash Hawthorn Goat Willow Field Maple	300#	10 av					5	2 av	2 av	Semi Mature to Early Mature	Average	Indifferent		C1	3.6
G6	Field Maple Cherry Norway Maple Japanese Maple Swedish Whitebeam Rowan Hazel Red Cedar	275#	8# max					3# max	1 av	1 av	Young to Semi Mature	Average	Indifferent		C12	3.3
H1	Hawthorn Hazel Blackthorn	75 av	2 av					1.25 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent		C12	0.9

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)
H2	Hawthorn Hazel Goat Willow Elder Blackthorn Hornbeam Snowberry Plum Field Maple	75 av	3 av					1.5 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent		C12	0.9
H3	Hawthorn Blackthorn	100 av	2 to 4					1.5 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent		C12	1.2
H4	Hawthorn Hazel Red Current Goat Willow Field Maple	100 av	2 to 4					1.5 av	0.5 av	0.5 av	Young	Average	Indifferent		C12	1.2
H5	Hawthorn Beech Field Maple Hazel Leyland Cypress	100 av	5 av					1 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent		C12	1.2
H6	Field Maple Hawthorn Blackthorn Hazel Goat Willow	100 max	2 to 4					1.5 av	0.5 av	0.5 av	Early Mature	Average	Indifferent		C12	1.2
H7	Blackthorn Hawthorn	75 av	2 av					1.5 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent		C12	0.9
H8	Blackthorn Hawthorn Ash Hazel	75 av	3.5 av					1.5 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent		C12	0.9
H9	Hornbeam	75 max	1.75 av					0.5 av	0.5 av	0.5 av	Young	Average	Indifferent		C12	0.9

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)
W1	Ash English Oak Field Maple Hazel Hawthorn Holly	800 max	24 av					12.5 av	3 av	1.5 av	Mature	Average	Indifferent	Parcel of deciduous woodland Ash and English Oak form the primary components with mature Field Maple to the boundaries and Hazel and Holly understory Structures appear typical for species within context Occasional failed component within Occasional dead trees standing adjacent to boundary Ash components in decline	A12	9.6
W2	English Oak Hazel Hawthorn Field Maple Crab Apple Holly	750	24 av					8 av	3 av	1.75 av	Mature	Average	Indifferent	Parcel of deciduous woodland English Oak form primary components with Hazel and Hawthorn understory Boundary ditch present and offsite buffer planting to highway and deep ditch Ash more prevalent within woodland's north extent Ash components in decline	A12	9
W3	English Oak Ash Field Maple Goat Willow Hawthorn Hazel Holly	1000 max	20 av					10 max	1.5 av	1.5 av	Mature	Average	Indifferent	Parcel of deciduous woodland Predominant English Oak with Hawthorn and Field Maple and understory and as established edge components Ash components in decline	A12	12
W4	English Oak Ash Hawthorn Field Maple Blackthorn Holly Yew Crab Apple	800 max	24 av					12 av	3 av	1.75 av	Mature	Average	Indifferent	Sayer Common wood Parcel of deciduous woodland Predominant Ash and English Oak with dense Hawthorn and Blackthorn edge understory Occasional Yew and Holly visible within interior Large boundary earthworks to south Dead wood standing adjacent to boundary Occasional filed component within Ash components in decline	A12	9.6

APPENDIX C

TREE PROTECTION PLAN (9629 TPP 01)

1:1250 @ A3

0m 10m 20m 50m

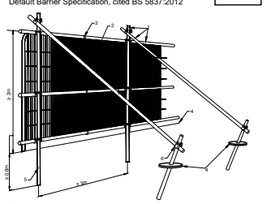
KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- Ancient Woodland
- Ancient Woodland 15m Buffer
- Tree Preservation Order
- Trees to be Removed
- Supervised Excavation
- Above Soil Surfacing
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)

Note: Trees 8, 10, 12, 16-18, 21, parts of Groups G1-G5, Hedgerows H3-H5, H9 and Woodlands W1-W4 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

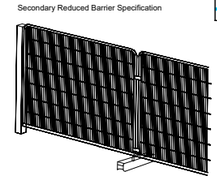
Note: The RPA footprint for Trees 11-14, 45 & 46 have been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.

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

Secondary Reduced Barrier Specification



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

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Land at Sayers Common
Tree Protection Plan

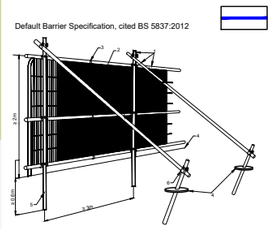
CLIENT

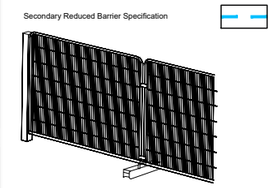
Welbeck Land

SCALE	DATE	DRAWN
1:1250 @ A3	SEP 2025	GW

DRAWING NUMBER	REVISION
9629 TPP 01 (1/2)	

Based on: P24-2029_DE_001_B_15 Land Use Parameter Plan & 145.0007 X-MODEL





1:1250 @ A3

0m 10m 20m 50m

KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- Ancient Woodland
- Ancient Woodland 15m Buffer
- Tree Preservation Order
- Trees to be Removed
- Supervised Excavation
- Above Soil Surfacing
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)

Note: Trees 8, 10, 12, 16-18, 21, parts of Groups G1-G5, Hedgerows H3-H5, H9 and Woodlands W1-W4 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 11-14, 45 & 46 have been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Land at Sayers Common
Tree Protection Plan

CLIENT

Welbeck Land

SCALE	DATE	DRAWN
1:1250 @ A3	SEP 2025	GW

DRAWING NUMBER	REVISION
9629 TPP 01 (2/2)	

Based on: P24-2029_DE_001_B_15 Land Use Parameter Plan & 145.0007 X-MODEL

9629 TPP 01 (1/2)

9629 TPP 01 (2/2)

TPO HP/02/TPO/88:W1

W4

Ancient Woodland

W3

W1

W2

G1

G2

G3

G4

G5

G6

H1

H2

H3

H4

H5

H6

H7

H8

H9

a. H6: Removal of c.13m to provide interconnectivity

a. H8: Removal of c.14m to provide interconnectivity

a. H7: Removal of c.15m to provide interconnectivity

a. H2: Removal of c.13m to provide interconnectivity

a. H1: Removal of c.13m to provide interconnectivity

32 Removed

31 Removed

N

0 25 50 m

1:2000 @ A3

0m 20m 40m 80m

Note: Trees 8, 10, 12, 16-18, 21, parts of Groups G1-G5, Hedgerows H3-H5, H9 and Woodlands W1-W4 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

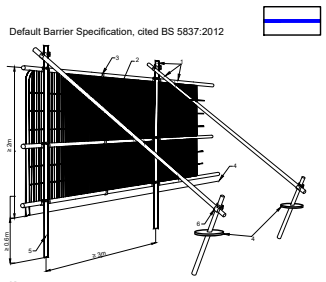
Note: The RPA footprint for Trees 11-14, 45 & 46 have been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- Ancient Woodland
- AWB Ancient Woodland 15m Buffer
- TPO Tree Preservation Order
- 8 Trees to be Removed
- Supervised Excavation
- Above Soil Surfacing
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)

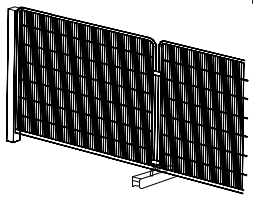
Cited from Google Earth

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

Secondary Reduced Barrier Specification



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

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Land at Sayers Common Tree Protection Plan

CLIENT

Welbeck Land

SCALE	DATE	DRAWN
1:2000 @ A3	SEP 2025	GW

DRAWING NUMBER	REVISION
9629 TPP 01 (Overview)	

Based on: P24-2029_DE_001_B_15 Land Use Parameter Plan & 145.0007 X-MODEL

APPENDIX D

TREE SURVEY METHODOLOGY

Tree Survey Methodology

The tree survey is a form of Visual Tree Assessment, undertaken during December 2019 and updated in October 2024. 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 - A tree that has been recently planted or established and is still in the early stages of growth.
- Semi-mature - A tree that has passed the early establishment phase but has not yet reached its full size.
- Early Mature - A tree that has reached a stage where it is structurally developed and possesses a near full size crown.
- Mature - A fully developed tree that has reached or is near its maximum size and is functioning at full capacity.
- Notable - a significant tree because of its age or size but does not yet possess sufficient features to be considered veteran.
- Veteran - old and large for the species and possess aged features associated with senescence.
- Ancient - a tree of significant age and size by comparison to others of the same species. All ancient trees are veteran trees, although very few trees of any species reach ancient life-stage.

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