



**TREE SURVEY,
ARBORICULTURAL IMPACT ASSESSMENT,
TREE PROTECTION PLAN &
ARBORICULTURAL METHOD STATEMENT
Rev:2,**

with regard to proposed development at:

**Sunny Oaks Renewable Energy Park,
Whiterails Road, Wootton,**

for:

Ridge Clean Energy Ltd.

Job no. MJC-22-0111

19th August 2022.

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1.0 Instruction

1.1 MJC Tree Services Limited have been instructed by Ridge Clean Energy Ltd as follows:

“Re: Development Site Tree Survey & Reports in Accordance With BS5837:2012 at Sunny Oaks Renewable Energy Park, Whiterails Road, Wootton.

To visit the above site and carry out the following works:

- *To carry out a ground level and visual survey of trees on and adjacent to the site that are identified for survey and assessment under the criterion given in British Standard 5837:2012 ‘Trees in Relation to design, demolition and construction – Recommendations’ (BS5837:2012):*
- *To draw up a Tree Constraints Plan and tree survey schedule in accordance with BS5837:2012:*
- *To provide an explanation of the tree constraints to the design team:*
- *To combine these elements into a single report and to supply the completed report in an electronic format as a .pdf file, with the plans available as .dwg (AutoCAD) files.”*

And:

“In response to specific additional instruction from yourself, to carry out the following works:

- *To discuss a proposed solar farm development of the site with the design team in the light of the identified tree constraints with a view to arriving at a proposed layout that is acceptable in arboricultural planning terms:*
- *To draw up an Arboricultural Impact Assessment for the proposed development of the above site:*
- *To draw up a Tree Protection Plan and, if required, the heads of terms for an Arboricultural Method Statement for the proposed development that will provide adequate protection to the trees identified for retention:*
- *To combine these elements into a single report and to supply the completed report in an electronic format as a .pdf file, with the plans available as .dwg (AutoCAD) files.”*

2.0 Qualifications and Caveats

2.1 The author of this report is a:

- Fellow of the Institute of Chartered Foresters:
- Chartered Arboriculturist:
- Chartered Surveyor:
- Registered Consultant of the Institute of Chartered Foresters.
- Professional Member of the Arboricultural Association:

He also holds the Royal Forestry Society’s Professional Diploma in Arboriculture and has over 28 years’ experience in UK arboriculture. A full CV and CPD record is available as a .pdf file upon request to the above office.

- 2.2 The tree survey was preliminary in nature and was carried out from ground level using visual techniques only. No trees were climbed or internally investigated. Should a more detailed inspection be required then this will be highlighted in the recommendations.
- 2.3 Trees are living organisms whose health and condition can change rapidly. The health, condition and safety of trees in high use areas should be checked on a regular basis, preferably at least once every eighteen months. The conclusions and recommendations in this report are based only on the observations made by the author during the tree survey.
- 2.4 This report is for the sole use of the above-named client and refers only to those trees identified within. It may not be reproduced in whole or in part, or sold, lent, hired out or divulged to any third party not directly involved in the subject matter, without our consent. Use by any other person(s) in attempting to apply its contents for any purpose other than stated in this report renders the report invalid for that purpose.
- 2.5 This report is supplied subject to our terms and conditions in force at the time of our instruction by the client.

3.0 Introduction

- 3.1 This report is presented largely in the form of appended annotated plans with a tree survey schedule that are intended to be read in the sequence they are presented, cross referencing as instructed in the annotations.
- 3.1.1 The reason for this graphical form of presentation is to make its interpretation easier by the greater design team and the construction team. These teams work in a graphical environment, and if the arboricultural reports involved in the design and demolition/construction processes are to be easily interpreted by these teams they must also be presented in a graphical environment. To do otherwise would create an unhelpful disconnect between the arboricultural information and the design and demolition/construction teams. It also allows the report and the proposed development to be assessed on site by Officers of the Local Planning Authority (LPA) whilst referencing a small number of single page documents, thereby avoiding the need to keep flicking backwards and forwards through a written report whilst holding open a large site plan.
- 3.1.2 The layout and order of the plans and schedule are intended to illustrate a logical progression from the existing site (Tree Survey Plan and Tree Survey Schedule), through the proposed development, its impact on the trees in terms of tree losses, the establishment of conflicts with the retained trees and how these conflicts will be resolved in principle (Arboricultural Impact Assessment), to the specific tree protection measures and methodologies required (Tree Protection Plan and Arboricultural Method Statement).

- 3.2 In order to make it easier to read the text in the three appended plans, especially when the plans are printed off using smaller paper sizes than specified, the in-plan text is repeated in the sections below.
- 3.3 The tree works recommended on the schedule are based on the current context of the site, they are not works required as a result of any proposed development. This is to comply with section 4.4.1.1 of BS5837:2012 that states "...*the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for the development*". The tree works required as a result of the proposed development are detailed in the Arboricultural Impact Assessment plan.

4.0 Tree Survey & Site-Specific Tree Constraints

4.1 Introduction.

- 4.1.1 The graphical results of the tree survey are illustrated in the Tree Constraints Plan, forming Appendix 1 of this report.
- 4.1.2 The tabular tree survey data is provided in the Tree Survey Schedule forming Appendix 2 of this report.
- 4.1.3 The tree survey was carried out on the 11th, 12th and 13th April 2022.
- 4.1.4 The survey was carried out in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' (BS5837:2012).
- 4.1.5 The tree works recommended on the Tree Survey Schedule are based on the current context of the site, they are not works required as a result of any proposed development. This is to comply with section 4.4.1.1 of BS5837:2012 that states "...*the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for the development*". Any tree works required as a result of the proposed development are listed separately in the Arboricultural Impact Assessment plan.

4.2 The Trees

- 4.2.1 Where trees exist as distinct individuals, they have been surveyed and recorded as individuals, and their reference number is pre-fixed with the letter 'T' in the Tree Constraints Plan and Tree Survey Schedule.
- 4.2.2 Where trees exist as a cohesive group whose collective quality and value is greater than the quality and value of some or all of the individuals making up the group, they have been surveyed and recorded as a group, and their collective reference number is pre-fixed with the letter 'G' in the Tree Constraints Plan and Tree Survey Schedule.

- 4.2.3 Where trees exist as a cohesive woodland with the canopy structure and flora diversity associated with a woodland, they have been surveyed and recorded as a woodland, and their collective reference number is pre-fixed with the letter 'W' in the Tree Constraints Plan and Tree Survey Schedule.
- 4.2.4 The tree constraints have been calculated and are illustrated in accordance with BS5837:2012 in the Tree Constraints Plan.
- 4.2.5 A number of trees included in the survey were omitted from the supplied site plan, namely tree no. T36, group no. G82, the majority of the edge trees in woodland no. W14, and all the edge trees in woodland no. W18. The position of these trees and groups has been estimated by eye while the author was on site. This issue is noted in the tree survey schedule. If the position of any of these trees or groups is critical to any proposed development of the site, their position should be confirmed by a competent land surveyor and this plan adjusted accordingly.
- 4.2.6 Root Protection Areas (RPA)
- 4.2.6.1 The indicative and circular RPA of the surveyed trees has been derived by using the calculation provided at section 4.6.1 of BS5837:2012 and are illustrated either by a grey circle in this plan, or as an amalgamated RPA for groups and/or woodlands.
- 4.2.6.2 Section 4.6.2 of BS5837:2012 states "Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution."
- 4.2.6.3 It was not considered likely that any of the pre-existing site conditions within the RPA of the surveyed trees had caused significant asymmetric rooting. Therefore, no modification of the RPA has been made.
- 4.2.7 The areas of potentially significant shade illustrated in this plan have been derived following the guidance provided at section 5.2.2 Note 1 of BS5837:2012. This area does not indicate an area where development may not take place, it merely indicates an area where tree shade may have an adverse impact on a proposed development if that part of the development has a need for high levels of direct and natural light e.g. patios and living room windows, and it may also reduce useable amenity space in gardens.

- 4.2.7.1 With groups of trees, the area of potentially significant shade constraint has been based on the shade cast by individual trees, but amalgamated into a single area as the groups will cast a single collective shadow,
- 4.2.7.2 With woodlands, the same amalgamation technique has been used, but the illustration of potentially significant shade constraint is only based on the woodland edge trees. The remaining woodland behind the edge trees must be regarded as similarly shaded.
- 4.2.8 Some of the surveyed trees were considered to have significant potential for future growth. The potential and estimated mature crown spread of these trees is illustrated by a blue crown spread margin in this plan.
- 4.2.9 The online mapping system provided by the Local Planning Authority (LPA) was consulted on the 7th February 2022 in order to check on the protected status of the surveyed trees. This check indicated that none of the surveyed trees were protected by a Tree Preservation Order, or in a Conservation Area.
- 4.2.10 The online Multi Agency Graphical Information for the Countryside (MAGIC) mapping system provided by DEFRA was consulted on the 7th February 2022 in order to check whether any ancient woodlands were present on or close to the site. This check indicated that woodland no. W14 is ancient woodland.
- 4.2.10.1 Section 180c) of the current National Planning Policy Framework (NPPF) states that any proposed 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. Therefore, woodland no. W14 must be regarded as sacrosanct in respect of any proposed development of the site.
- 4.2.10.2 In the Government published guidance “Ancient woodland, ancient trees and veteran trees: advice for making planning decisions”, it is recommended that a minimum 15 metres wide buffer around ancient woodland is maintained completely free of all and any development activities and access. Therefore, a minimum 15 metres wide buffer zone around woodland no. W14 must be regarded as sacrosanct in respect of any and all proposed development activities.

4.2.10.3 The 15 metres wide buffer for woodland no. W14 is illustrated in this plan. The 15 metres has been measured from the ancient woodland boundary/edge as defined in the MAGIC map of the area by extracting the ancient woodland boundary as a polygon and inserting it into the topographical survey of the site using the positional data provided by the MAGIC map.

4.2.10.3.1 The MAGIC map contains Natural England's ancient woodland inventory data. This fact is confirmed by referring to the current online Government standing guidance document "Ancient woodland, ancient trees and veteran trees: advice for making planning decisions". This standing guidance is a material planning consideration in the planning application determination process, therefore its guidance carries great weight in the determination of this planning application. In this standing guidance, at the 'Consult inventories' section it is confirmed that the MAGIC map contains Natural England's ancient woodland inventory data, and that the MAGIC map is a recommended reference source for identifying ancient woodland. Therefore, this report has used the correct reference source in determining the edge of the ancient woodland.

4.2.10.3.2 The 15 metres buffer has been correctly measured from the boundary/edge as defined in the MAGIC map. Referring to the Government publication "Protection for Ancient Woodland through Planning appeal decisions" dated 11th June 2014, in the Bolnere Village appeal decision, the Secretary of State supports the establishment of a 15 metres buffer 'around their (ancient woodlands) edges'. This is the only appeal decision cited in a Government published planning document that addresses the buffer zone around ancient woodland and it is therefore of critical importance. As I have established above, the edge of the ancient woodland is defined in the MAGIC map, and the design team has measured the 15 metres from this edge. Therefore, the 15 metres buffer zone around the edge of the ancient woodland on this site has been correctly established and plotted in accordance with the view of the Secretary of State and current Government guidance.

4.2.10.4 Where possible, a buffer zone should: contribute to wider ecological networks: be part of the green infrastructure of the area.

4.2.10.4.1 It should consist of semi-natural habitats such as: woodland: a mix of scrub, grassland, heathland and wetland planting, using local and appropriate native species.

4.2.10.4.2 Long term access to the buffer zone may be appropriate if the habitat is not harmed by trampling.

4.2.10.4.3 Gardens should not be located in the buffer zone.

4.2.10.4.4 Sustainable drainage schemes (SUDS) should only be located in the buffer zones if they respect root protection areas of the trees, and any change to the water table does not adversely affect ancient woodland.

4.2.11 Local planning policy nos. DM2 part 2 and SP5 require the existing tree constraints on site to be recognised and appreciated, and to demonstrate how development proposals will protect and enhance these natural features, and how any damage to those features will be mitigated. The Tree Constraints Plan forming Appendix 1 of this report is a vital tool that informs the design team in this respect.

4.2.12 Woodland no. W81, and the strip of woodland between woodland W14 and the gas valve to the side of the footpath running along the northern site boundary, are not shown as ancient woodland in the MAGIC map of the area. However, it is the author's opinion that these are in fact ancient woodland.

4.2.12.1 It is well known that the ancient woodlands illustrated in the MAGIC map system are not complete, and many smaller and other ancient woodlands are not illustrated.

4.2.12.2 In the 'Bolnore Village, Phases 4 & 5' appeal verdict (ref: APP/D3830/A/05/1195898), the Secretary of State effectively ruled that ancient woodland is still ancient woodland, irrespective of whether or not it is included in the official records as ancient woodland. On this basis, a 15 metres buffer has been illustrated for woodland no. W81, and the strip of woodland between woodland W14 and the gas valve to the side of the footpath running along the northern site boundary.

4.2.12.3 The 15 metres wide buffer for woodland no. W81, and the strip of woodland between woodland W14 and the gas valve to the side of the footpath running along the northern site boundary, has been measured from the apparent woodland edge, and may not be completely accurate as a result. However, as these woodlands are not listed in the MAGIC map of the area as an ancient woodland, the buffer illustrated in this plan is considered to be appropriate.

4.2.13 The tree survey has not identified any ancient and/or veteran trees on or close to the site.

4.2.13.1 In the current online Government guidance “Ancient woodland, ancient trees and veteran trees: advice for making planning decisions”, ancient trees are described as follows: *“An ancient tree is exceptionally valuable. Attributes can include its:*

- *great age*
- *size*
- *condition*
- *biodiversity value as a result of significant wood decay and the habitat created from the ageing process cultural and heritage value*

Very few trees of any species become ancient.”

4.2.13.2 In the current online Government guidance “Ancient woodland, ancient trees and veteran trees: advice for making planning decisions”, veteran trees are described as follows: *“A veteran tree may not be very old, but it has significant decay features, such as branch death and hollowing. These features contribute to its exceptional biodiversity, cultural and heritage value.*

All ancient trees are veteran trees, but not all veteran trees are ancient. The age at which a tree becomes ancient or veteran will vary by species because each species ages at a different rate.”

4.2.13.3 The site contains many large Common Oak trees that are mature and form prominent landscape features. However, none of these contained the specific characteristics necessary to qualify as an ancient or veteran tree. Therefore, no additional tree constraints beyond those stipulated by BS5837:2012 are required for the individual trees on site.

4.2.14 The majority of the trees on site are early mature and mature Common Oaks. This means the overall age of the tree stock on site is advanced and there are few young trees present that provide the older trees of the future. If the site is to be developed, this development could provide an opportunity to plant more Common Oak trees in order to create a more sustainable range of age classes.

4.3 The Site

4.3.1 The site comprised a series of agricultural fields divided by hedges punctuated by trees.

4.3.2 An online check with the British Geological Survey's Geology of Britain Viewer was made on 7th February 2022.

- 4.3.2.1 This check indicated that the soils on site were likely to be made up of the following:
- Bedrock Geology: Hamstead Member – clay, silt and sand.
 - Superficial deposits: Variable, ranging from Alluvium – clay, sand and gravel, to Head 1 – gravel, sand and silt.
- 4.3.2.2 These types of soils may be subject to significant and persistent volumetric changes in response to moisture content. Therefore, there could be a risk of tree root related subsidence on this site, and this risk must be allowed for and accommodated in any proposed development of the site.

5.0 Arboricultural Impact Assessment

5.1 Introduction

5.1.1 It is proposed to develop the site as a Renewable Energy Park with associated infrastructure as illustrated in the Arboricultural Impact Assessment plan forming Appendix 03 of this report.

5.1.1.1 In the Arboricultural Impact Assessment plan, the proposed development layout is illustrated in colour.

5.1.1.1.1 A separate sub-key is provided to detail the various elements of the proposed development.

5.1.1.1.2 As shown in the proposed site layout plan, at this stage there are two indicative route options to export the electricity from the BESS/substation to the point of connection to the local distribution network. However, the exact routing of the export cable cannot yet be finalised and is subject to confirmation and a separate consenting process. No further consideration is given to this element within this assessment and report

5.1.1.2 In order to provide context with the existing site, and highlight the proposed development, the existing site layout plan is also illustrated in pale grey in the Arboricultural Impact Assessment plan.

5.1.1.3 The trees, their constraints, and areas where specific tree protection measures are required, are illustrated in accordance with the main key in the Arboricultural Impact Assessment plan.

5.1.1.4 The proposed development layout has, from the outset, been informed by the tree constraints on site, and the design team have purposefully laid out the site in such a way as to avoid all the significant tree constraints. In doing so, the design team have followed the nation best practice recommendations contained in section 5.1 of BS5837:2012.

5.2 Tree Removals and Other Tree Works.

5.2.1 The proposed development does not require the removal of any surveyed individual trees, groups of trees or woodlands.

5.2.1.1 By retaining all the surveyed individual trees, groups of trees and woodlands, the proposed development complies with National Planning Policy Framework 2021 sections 174.b) and 180.c), and the requirements of sections 197 and 198 of the Town and Country Planning Act 1990.

5.2.1.2 By retaining all the surveyed individual trees, groups of trees and woodlands, the proposed development also meets the policy objectives of local policy nos. DM2 part 2 and SP5.

5.2.2 The proposed development requires the removal of an 8 metres length of hedge immediately to the south east of tree no. T64 in order to accommodate the access road linking solar arrays 1 and 3, and a further five 8 metres sections of hedge in order to accommodate the cross site linking road.

5.2.2.1 The routing of this linking road has been the subject of discussion among the design team and specific arboricultural advice regarding the routing has been sought and given. A linking road between the arrays is a necessity of the proposed development, and the linking road must cross through the continuous verdant dividers that criss-cross the site as there are no existing and suitably located gateways. The location of these crossings has been carefully chosen to avoid impacting on any significant trees, therefore the design team has made great efforts to minimise the arboricultural impact of the linking road.

5.2.3 The proposed development requires the removal of two 2 metres lengths of hedge, one on each side of Whiterails Road, in order to accommodate the installation of the underground power cable connecting the solar arrays to the battery storage area.

5.2.3.1 The routing of this underground cable has been the subject of discussion among the design team and specific arboricultural advice regarding the routing has been sought and given. A cable between the arrays and the battery storage area is a necessity of the proposed development, and this cable must cross Whiterails Roads. The location of this crossing has been carefully chosen to avoid impacting on any significant trees, therefore the design team has made great efforts to minimise the arboricultural impact of the underground cable.

5.2.3.2 Once the underground cable has been installed, it is intended to re-plant the removed sections of hedge. Therefore, these sections of hedge will only be temporarily lost.

5.2.4 The proposed development requires the removal of three 2 metres lengths of hedge between Whiterails Road and the battery storage area in order to accommodate the installation of the underground power cable connecting the solar arrays to the battery storage area.

5.2.4.1 The routing of this underground cable has been the subject of discussion among the design team and specific arboricultural advice regarding the routing has been sought and given. A cable between the arrays and the battery storage area is a necessity of the proposed development, and this cable must cross hedge lines. The location of these crossings has been carefully chosen to avoid impacting on any significant trees, therefore the design team has made great efforts to minimise the arboricultural impact of the underground cable.

5.2.4.2 Once the underground cable has been installed, it is intended to re-plant the removed sections of hedge. Therefore, these sections of hedge will only be temporarily lost.

5.3 Root Protection Areas (RPA) and Ancient Woodland Buffer Zones.

5.3.1 The proposed development footprint encroaches over the RPA of tree no. T6 where the proposed access road joins Whiterails Road. However, an existing access road is already present and in use in this area, and the proposed access road will utilise the footprint and compacted sub base of this existing road. The compacted sub base of the existing road will have created a layer of impenetrable and inhospitable soil rooting environment. As a result, the roots of tree no. T6 will have grown under this sub base, and the sub base will have formed a protective layer over these roots. By retaining the sub base, these roots will be effectively protected from the construction of the new access road. Therefore, the proposed access road will have no significant impact on the RPA of tree no. T6.

5.3.2 The proposed development footprint is entirely outside the ancient woodland buffer zones identified on site. Therefore, the proposed development is in compliance with National Planning Policy Framework section 180.c), the Government guidance “Ancient woodland, ancient and veteran tree: advice for making planning decisions” 2022 published by Natural England and the Forestry Commission, and the policy principles and strategic objectives of the Government’s statement “Keepers of time: ancient and native woodland and trees policy in England” 2022.

5.3.2.1 The ancient woodland buffer zones have been correctly calculated and plotted, as explained in the Tree Constraints Plan. It must be noted that the ancient woodland identified on site includes woodland that is not identified as ancient in the MAGIC map records, but which seems, in the view of the author, to contain many of the characteristics of ancient woodland, and to be deserving of protection as ancient woodland. Therefore, the proposed development is in compliance with the Secretary of State’s view set down in "Protection for Ancient Woodland through Planning appeal decisions" dated 11th June 2014 and specifically the Bolnore Village appeal decision, and the spirit of the Government’s statement “Keepers of time: ancient and native woodland and trees policy in England” 2022.

5.3.3 It is the author’s professional view that none of the individually surveyed trees on site qualify as ancient and/or veteran trees. During pre-application meetings, the Isle of Wight Council’s Tree Officer has suggested that tree nos. T8, T9, T77 and T100 are veteran trees. It is the author’s professional opinion these trees do not qualify as veteran or ancient trees as they lack the special features of veteran or ancient trees as set out in section 4.2.13 above. However, in the case of tree nos. T8 and T9, the Applicant has positively responded to the pre-application advice and elected to apply a buffer zone around both these trees. This buffer zone around both trees has been calculated in accordance with “Ancient woodland, ancient and veteran tree: advice for making planning decisions” 2022, i.e. a circular area around each tree with a radius fifteen times the trunk diameter as measured at 1.5 metres above ground level, and all development works have been excluded from these zones.

5.3.4 A service road is proposed to link the battery storage area in the southern part of the site and Briddlesford Road. This service road crosses an area of the site that has not been surveyed by the land surveyor or included in the tree survey, but it will pass to the south of the Briddlesford Farm complex of buildings and through open fields to the south western corner of the battery storage area. This service road is outside the ancient woodland buffer zone around woodland no. W81, and the author has carried out a Google Earth review of the remaining service road route and concluded that there are no significant trees in the vicinity of the service road. Therefore, the service road will have no arboricultural impact or impact on the ancient woodland buffer zone.

5.3.5 The surveyed individual trees, groups of trees and woodlands on site can be adequately protected from the proposed development through the use of appropriately constructed and located tree protection barriers as detailed in the Tree Protection Plan & Arboricultural Method Statement forming section 6.0 and Appendix 5 of this report.

5.3.6 The above tree protection measures will restrict the arboricultural impact of the proposed development to an acceptable level. The Local Planning Authority (LPA) can ensure that these tree protection measures are carried out by granting planning permission for the proposed development subject to a planning condition requiring compliance with the Tree Protection Plan & Arboricultural Method Statement forming section 6.0 and Appendix 5 of this report.

5.4 Future Pressures to Unreasonably Prune or Fell Retained Trees

5.4.1 The inappropriate retention of trees within a new development can lead to future conflicts between the managers of the new development and the trees, thereby creating future pressures to unreasonably prune or fell trees that had been retained in the design and development process. Section 5.3.4 d) of BS5837:2012 requires this issue to be considered and avoided at the design stage of a proposed development. In order to comply with this requirement, the following considerations have been made.

5.4.2 Crown proximity.

5.4.2.1 The proposed solar arrays and service roads are not overhung by the existing crown spreads of any of the surveyed individual trees, groups of trees and woodlands. Therefore, existing crown proximity should not create any legitimate pressures to unreasonably prune or fell the retained individual trees, groups of trees and woodlands in the future.

5.4.2.2 Some of the retained trees have potential for future crown growth that will increase their crown spread and bring their crown edges closer to the proposed development footprint. However, even this future crown growth will not result in the solar arrays and service roads being overhung. Therefore, future crown proximity should not create any legitimate pressures to unreasonably prune or fell the retained individual trees, groups of trees and woodlands in the future.

5.4.3 Tree shade.

5.4.3.1 At the layout design stage, the indicative shade segment suggested at section 5.2.2 Note 1 of BS5837:2012 was used to assess the impact of shade on the proposed development.

5.4.3.2 This assessment indicated that none of the proposed solar arrays will experience any significant tree shade as defined by BS5837:2012. Therefore, tree shade should not create any legitimate pressures to unreasonably prune or fell the retained individual trees, groups of trees and woodlands.

5.5 Pre-application Advice and Responses.

5.5.1 Pre-application advice has been sought and provided by the Isle of Wight Council's Tree Officer, and a copy of this advice forms Appendix 4 of this report.

5.5.2 The author's responses to the Tree Officer's advice are as follows. The Tree Officer's comments are reproduced in quotation marks and italic text below, and the author's responses are given in plain text.

5.5.3 *"From the information provided it is evident that great care and consideration has been given to the layout of the site taking into account potential shade factors that may limit potential efficiency of the cells etc and as result reducing pressure on the trees to be worked on at a later date. It is also seen that the NPPF guidance in regard to ASNW has also been recognised by the proposal of a fifteen-metre buffer zone round the woodland. From looking at the data provided and a site inspection of certain trees it is seen that there are at least four trees that could be potentially defined as veteran by virtue of size and condition located in hedgerows that do not form part of this woodland. These are T8, T9, T77 and T100. It should be noted that the NPPF guidance that concerns ASNW also relates to ancient or veteran trees. In the cases of such trees it is advised the same buffer zone of fifteen-metre and a further five metres where branches extend beyond this area. From the data provided this does not seem to be the case. It is advised this is addressed before submitting the application."*

5.5.3.1 It is the author's professional opinion these trees do not qualify as veteran or ancient trees as they lack the special features of veteran or ancient trees as set out in section 4.2.13 above. However, in the case of tree nos. T8 and T9, the Applicant has positively responded to the pre-application advice and elected to apply a buffer zone around both these trees. This buffer zone around both trees has been calculated in accordance with "Ancient woodland, ancient and veteran tree: advice for making planning decisions" 2022, i.e. a circular area around each tree with a radius fifteen times the trunk diameter as measured at 1.5 metres above ground level, and all development works have been excluded from these zones.

5.5.4 *"At the site meeting the buffer zone for the woodland was discussed and the potential for the planting within this zone. It is understood that planting of large trees on the outer extremity of the zone could at a later date undermine the efficiency of the cells and as such is not advised. However, it is thought favourable that the zone is planted with shrubs and trees that gradually increase in size potential the closer they are planted to the woodland eventually creating a gradual incline in vegetation to the upper canopy of the current woodland and also increasing biodiversity capabilities of the area round the wood. Detail of this should be provided with the application."*

5.5.4.1 The heads of terms for a soft landscaping scheme have been drawn up and are included in the planning application bundle. These include the planting of the ancient woodland buffer zones with native shrubs and occasional small trees in order to create a natural and graduated transition zone between the open field and the tall woodland. This transition zone will create a diverse range of ecotones between the open field and the closed canopy woodland environments, and these will increase the biodiversity of the site.

5.5.5 *"The planting of the buffer zone in this manner may also assuage the concerns raised by locals as to the potential of increased wind damage to the woodland the cells may create. At present unsubstantiated. This would be by forming a buffer that could direct winds up over the woodland tree canopy."*

5.5.5.1 The author agrees with the Tree Officer that the claims of potential wind damage being caused to the ancient woodland as a result of the presence of the proposed solar arrays are unsubstantiated. The author has looked into this question online, and raised the question with dozens of other practicing arboricultural consultants, and he can find no peer reviewed research or credible and documented examples of such damage occurring. A small number of anecdotal comments can be found online claiming that such damage can occur, but these provide no credible evidence to support those claims, therefore they must be disregarded.

5.5.5.2 The author also agrees with the Tree Officer that the proposed shrub and small tree planting for the ancient woodland buffer zones will increase the resilience of the existing woodland edge by providing increased wind protection.

5.5.6 *“Given the scale of the proposed project it is possible that in the installation of the cells and infrastructure trees and woodlands may be damaged. As such it is advisable that a robust and tailored Arboricultural Method Statement is drawn up to limit this impact. This could and potentially should be submitted with the application.”*

5.5.6.1 A combined Tree Protection Plan & Arboricultural Method Statement has been drawn up and is included at section 6.0 and Appendix 05 of this report.

6.0 Tree Protection Plan & Arboricultural Method Statement

6.1 The following text must be read in conjunction with the Tree Protection Plan & Arboricultural Method Statement plan forming Appendix 05 of this report.

6.2 The proposed development will be carried out in strict accordance with the following Tree Protection Plan and Arboricultural Method Statement, and in the following sequence of events. This plan and statement will cover the following heads of terms, see separate notes below for the specific tree protection measures and methodologies for each head of terms:

6.2.1 Appointment of the Responsible Person:

6.2.2 Agreement of the arboricultural monitoring timetable:

6.2.3 Distribution of Tree Protection Plan and Arboricultural Method Statement:

6.2.4 General measures, including access, storage of materials etc.:

6.2.5 Tree works:

6.2.6 Tree protection barrier erection:

6.2.7 Soft landscaping in the RPA of retained trees and the ancient woodland buffer zones.

6.3 Appointment of the Responsible Person.

6.3.1 Before any site works, including site clearance, take place, a person will be made responsible for the correct and full implementation of the plan and statement (the Responsible Person). The responsible person will typically be the project manager or site manager, but whoever is appointed they will be responsible for the full and correct implementation of this plan and statement, and will be deemed liable for any failure to correctly and fully implement this plan.

6.3.2 When appointed, the Responsible Person will inform the Local Planning Authority and the project Arboriculturist of their appointment and will supply both with a full set of contact details.

6.4 Agreement of the arboricultural monitoring timetable.

6.4.1 If specifically requested by the Local Planning Authority, before any site works, including site clearance, take place, a site meeting will be held with the Responsible Person, the site/project manager, the Local Planning Authority's Tree Officer and the project Arboriculturist. The purpose of this meeting will be to confirm the tree protection measures required by the Tree Protection Plan & Arboricultural Method Statement, a timetable of ongoing site monitoring and reporting to be carried out by the project Arboriculturist.

6.4.2 Further arboricultural monitoring and reporting will be carried out by the project Arboriculturist in accordance with the timetable agreed at the above meeting.

6.4.3 A brief letter report will be produced by the project Arboriculturist following each site visit and a copy of this letter supplied to the Responsible Person and the Local Planning Authority's Tree Officer.

6.5 Distribution of tree protection plan and arboricultural method statement.

6.5.1 It is the responsibility of the Responsible Person to ensure that all staff and contractors working on the development are aware of and abide by this Tree Protection Plan & Arboricultural Method Statement.

6.5.2 A scale copy of this plan will be attached to the site office notice board. Copies of this plan will always be available for taking out on site as necessary.

6.5.3 Reference to this Tree Protection Plan & Arboricultural Method Statement will form part of the standard induction briefing for all personnel coming onto site.

6.6 General measures, including access, storage of materials etc.

6.6.1 The following measures and restrictions will apply at all times.

- 6.6.2 No construction vehicles, materials or equipment, other than only those necessary for the erection of the tree protection barriers, will be permitted onto the site until the tree works are completed and the tree protection barriers have been erected.
- 6.6.3 All construction traffic access will be via the existing entrances off Whiterails Road, and the existing Briddlesford Farm entrance off Briddlesford Road.
- 6.6.4 When any large and/or tall and/or jibbed vehicles/equipment are operating or manoeuvring close to the crowns of trees to be retained, a specific banks person will be appointed to supervise the movement and ensure that no damage is caused to the crowns of these trees through impact.
- 6.6.5 All activities usually carried out in the compound area will take place outside and down slope from the construction exclusion zones created by the tree protection barriers.
- 6.6.6 Any facilities for the storage of oils, fuels or chemicals shall be located outside and down slope from the construction exclusion zones created by the tree protection barriers, in tanks on impervious bases and surrounded by impervious bund walls. The volume of the bund compound shall be at least equivalent to the capacity of the tank plus 10%. If there is a multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe-work shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.
- 6.6.7 No underground services will be installed in the construction exclusion zones formed by the tree protection barriers.
- 6.6.8 No fires will be permitted on site.

6.7 Tree Works.

- 6.7.1 Before any construction works commence, and before any construction vehicles, equipment and materials are delivered to site, the following tree works will be carried out.

6.7.1.1 Remove the eleven sections of hedge illustrated with red crown margins in this plan, i.e. one section immediately to the south east of tree no. T64 and five other sections to accommodate the link road; two sections either side of Whiterails Road to accommodate the underground power cable; three sections between Whiterails Road and the battery storage area to accommodate the underground power cable.

6.7.2 All tree works will be carried out in accordance with the following stipulations.

6.7.2.1 All tree works will be carried out in accordance with BS3998:2010 wherever that Standard is applicable.

6.7.2.2 All works will be carried out in accordance with all applicable health & safety and environmental protection legislation.

6.7.2.3 All tree works will be carried out in such a way that no unintended collateral harm is caused to trees to be retained.

6.7.2.4 All arisings will be disposed of in an approved manner and off site unless otherwise instructed by the client or site manager.

6.7.2.5 The stumps created by the removal of sections of hedgerow may be mechanically grubbed out if desired, but this grubbing out may only take place after the tree protection barriers have been erected.

6.8 Tree protection barrier erection

6.8.1 After the tree works are completed, but before any stumps are grubbed out, and before any construction works commence, and before any construction vehicles, equipment and materials, other than only those necessary for the erection of the tree protection barriers, are delivered to site, the tree protection barriers will be erected at the positions illustrated in this plan.

6.8.2 This barrier will either comply with the recommendations in BS5837:2012 i.e. as a first choice the barrier design illustrated in this plan will be used. Where this design of barrier is not feasible, e.g. because of existing hard surfaces or underground services, the barrier will comply with the following specification.

6.8.2.1 The barrier will comprise a minimum 2 metres tall welded mesh fence panels on rubber or concrete feet secured with ground pins.

- 6.8.2.2 The fence panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
- 6.8.2.3 The distance between the fence couplers should be at least 1 metres and should be uniform throughout the fence.
- 6.8.2.4 The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins.
- 6.8.2.5 Where the barrier is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray.
- 6.8.3 The barrier will have an A3 size informative/warning notice attached on the construction site side, at approximately 1.6 metres above ground level, and at no more than 6 metres intervals. An example of a suitable notice follows this plan.
- 6.8.4 No construction access whatsoever will be permitted in the construction exclusion zones formed by the tree protection barriers.
- 6.8.5 The tree protection barriers will be retained in place and intact until all demolition/construction activities have been completed and all construction materials, equipment and vehicles have been removed from the site.
- 6.9 Soft landscaping in the RPA of retained trees and the ancient woodland buffer zones.
 - 6.9.1 Where soft landscaping works are to be carried out in the RPA of retained trees and the ancient woodland buffer zones, they will be carried out as follows.
 - 6.9.1.1 The soft landscaping works will be carried out as part of the post construction soft landscaping works.
 - 6.9.1.2 Excavations for landscaping works within the RPA will be carefully carried out with hand tools only, and with no cultivations below 300mm. If significant roots are encountered i.e. roots over 25mm in diameter, these will be dug around and left undamaged.
 - 6.9.1.3 Powered cultivators will not be used in the RPA.
 - 6.9.1.4 No vehicular access across the root protection areas will be permitted as part of these works beyond the existing hard surfaces.

7.0 Summary

7.1 The Applicant has ensured that the entire design process has sought to avoid the tree constraints, to protect the site trees, and to enhance the treescape and biodiversity of the site.

7.1.1 The design process has been led at all stages by the Applicant's firm objective to retain the site trees, groups of trees and woodlands, and to ensure that these natural features are protected. The Applicant has ensured this objective has been met by engaging a Chartered Arboriculturist and other environment professionals at the outset of the project who have been provided guidance throughout the design process, and more importantly have been listened to. Therefore, the proposal has **recognised** and **appreciated** the value and constraints posed by the trees on site.

7.1.2 The resulting proposed development layout has avoided all the constraints posed by the trees, groups of trees and woodlands on site, and no trees are proposed to be removed as a result of the proposed development. Therefore, the proposal has **avoided** causing damage to the trees on site.

7.1.3 In particular, the proposed development layout has avoided the ancient woodland buffer zones. The applicant has even agreed to apply these buffer zones to woodlands that are not listed as ancient in the MAGIC maps data (woodland no. W81), and to protect these buffer zones as well. Therefore, the proposal has **avoided** causing damage to the irreplaceable ancient woodland on site.

7.1.4 The soft landscaping proposals for the site will enhance the biodiversity of the site, and the shrub planting in the woodland buffer zones will create rich transition zones of habitats and ecotones whilst protecting the existing woodland edge. Therefore, the proposal has **enhanced** the biodiversity and ecological value of the site.

7.1.5 The key words immediately above are '**recognised**', '**appreciated**', '**avoided**' and '**enhanced**'. It is clear that the proposal meets the policy objectives of "National Planning Policy Framework" 2021 sections 174.b) and 180.c), "Keepers of time: ancient and native woodland and trees policy in England" 2022, and local plan policy nos. DM2 part 2 and SP5, as well as the statutory requirements of sections 197 and 198 of the Town and Country Planning Act 1990. It is also clear that the proposal has been led by the national best practice guidance contained in British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations', and "Ancient woodland, ancient and veteran tree: advice for making planning decisions" 2022.

- 7.1.6 At the pre-application stage, the Isle of Wight Council's Tree Officer responded positively to the proposal, and commented on how the layout design had been informed by the tree constraints in a positive way. The Tree Officer made some recommendations in his pre-application advice, and these have been addressed and implemented in the final proposal.
- 7.2 There are no substantive arboricultural reasons for the Local Planning Authority (LPA) to object to the proposed development, providing the tree protection measures detailed in the Tree Protection Plan & Arboricultural Method Statement are undertaken, along with adequate mitigation planting of new trees and shrubs as detailed in the soft landscaping proposals for the site. In order to ensure that these measures take place, it is likely that, if the LPA grant planning permission for the proposed development, they will make that permission conditional of the following:
- Adherence to the Tree Protection Plan & Arboricultural Method Statement ref: MJC-22-0111-03 rev2:
 - The pre-commencement drawing up and approval of a detailed soft landscaping scheme for the site, based on the heads of terms already drawn up.
- 7.2 The use of these conditions is reasonable, necessary and commonplace. Therefore, the required use of these conditions should not form a legitimate reason for the LPA to object to the proposed development.

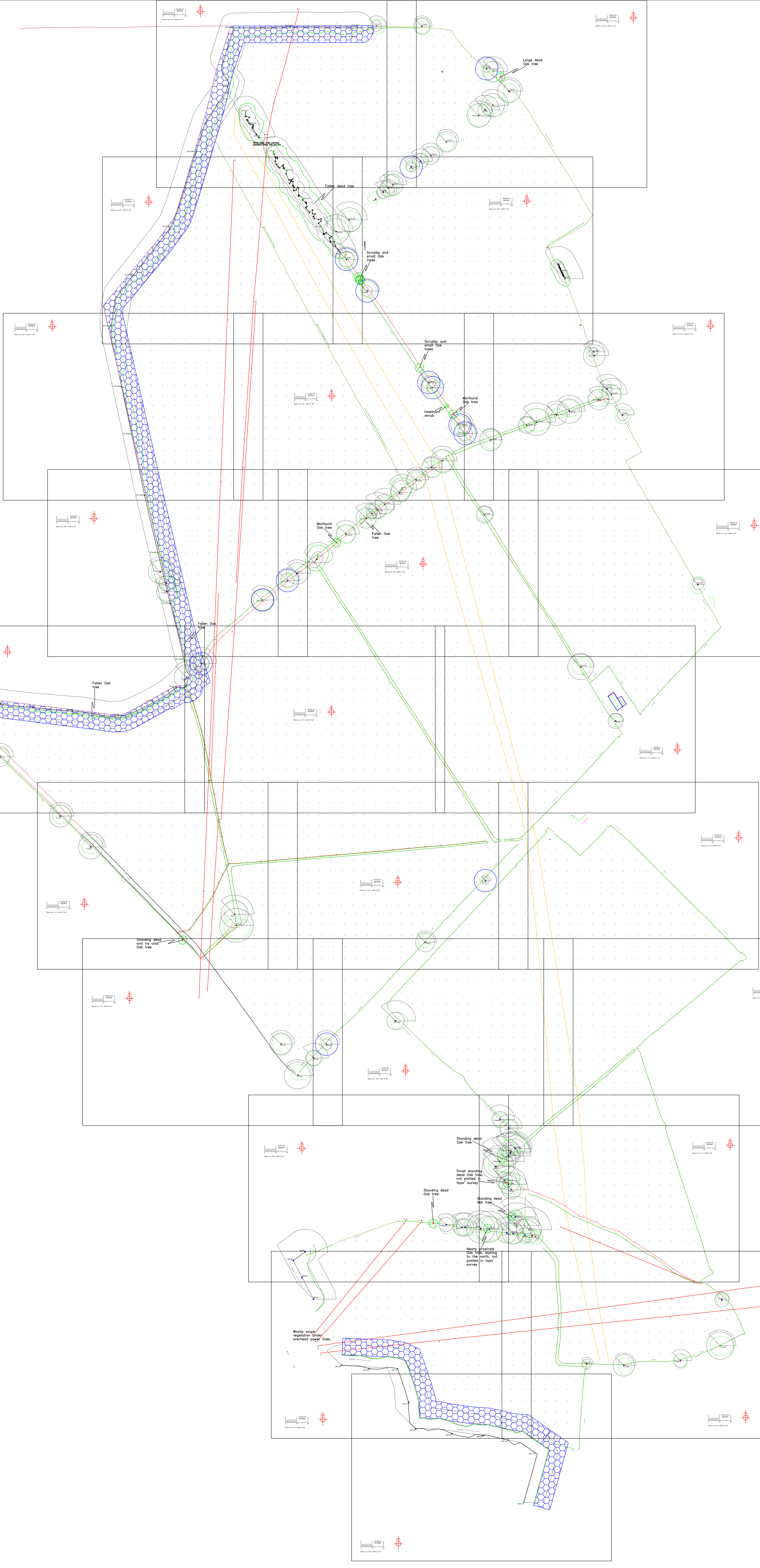
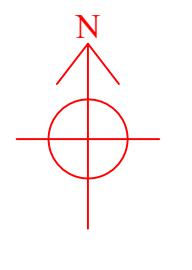
Mark Carter

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8.0 Appendices

Appendix 01 Tree Constraints Plan



Tree Constraints Plan Notes

1.0 Introduction

1.1 The tree survey was carried out on the 11th, 12th and 13th April 2022.

1.2 The survey was carried out in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' (BS5837:2012).

1.3 The survey was carried out from ground level using visual techniques only. No trees were climbed or internally investigated. Should a more detailed inspection be considered necessary then this will be highlighted in the recommendations section of the tree survey schedule.

1.4 The tree works recommended on the schedule are based on the current context of the site, they are not works required as a result of any proposed development. This is to comply with section 4.4.1.1 of BS5837:2012 that states "the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for the development". Any tree works required as a result of the proposed development will be listed separately in the Arboricultural Impact Assessment plan (AI).

2.0 The Trees

2.1 The details of the individual tree survey are provided on the following tree survey schedule.

2.1.1 Where trees exist as distinct individuals, they have been surveyed and recorded as individuals, and their reference number is pre-fixed with the letter 'T'.

2.1.2 Where trees exist as a cohesive group whose collective quality and value is greater than the quality and value of some or all of the individuals making up the group, they have been surveyed and recorded as a group, and their collective reference number is pre-fixed with the letter 'G'.

2.1.3 Where trees exist as a cohesive woodland with the canopy structure and flora diversity associated with a woodland, they have been surveyed and recorded as a woodland, and their collective reference number is pre-fixed with the letter 'W'.

2.2 The tree constraints have been calculated and are illustrated in accordance with BS5837:2012.

2.3 A number of trees included in the survey were omitted from the supplied site plan, namely tree no. 136, group no. 062, the majority of the edge trees in woodland no. W14, and all the edge trees in woodland no. W18. The position of these trees and groups has been estimated by eye while the outlier was on site. This issue is noted in the tree survey schedule. If the position of any of these trees or groups is critical to any proposed development of the site, their position should be confirmed by a competent land surveyor and this plan adjusted accordingly.

2.4 Root Protection Areas (RPA)

2.4.1 The indicative and circular RPA of the surveyed trees has been derived by using the calculation provided at section 4.6.1 of BS5837:2012 and are illustrated either by a grey circle in this plan, or as an unshaded RPA for groups and/or woodlands, unless there are any exceptional reasons and a suitable compensation strategy exists. Therefore, woodland no. W14 must be regarded as sacrosanct in respect of any proposed development of the site.

2.4.2 Section 4.6.2 of BS5837:2012 states "Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution.

2.4.3 It was not considered likely that any of the pre-existing site conditions within the RPA of the surveyed trees has caused significant asymmetric rooting. Therefore, no modification of the RPA has been made.

2.5 The areas of potentially significant shade illustrated in this plan have been derived following the guidance provided at section 5.2.2, Note 1 of BS5837:2012. This area does not indicate on areas where development may not take place, it merely indicates an area where tree shade may have an adverse impact on a proposed development. If that part of the development has a need for levels of direct and natural light e.g. patios and living room windows, and it may also reduce usable amenity space in gardens.

2.5.1 With groups of trees, the area of potentially significant shade constraint has been based on the shade cast by individual trees, but extrapolated into a single area as the groups will cast a single collective shadow.

2.5.2 With woodlands, the same extrapolation technique has been used, but the illustration of potentially significant shade constraint is only based on the woodland edge trees. The remaining woodland behind the edge trees must be regarded as secondary shading.

2.6 Some of the surveyed trees were considered to have significant potential for future growth. The potential and estimated mature crown spread of these trees is illustrated by a blue crown spread margin in this plan.

2.7 The online mapping system provided by the Local Planning Authority (LPA) was consulted on the 7th February 2022 in order to check on the protected status of the surveyed trees. This check indicated that none of the surveyed trees were protected as a 'Tree Preservation Order' or in a Conservation Area.

2.8 The online Multi Agency Geographical Information for the Countryside (MAGIC) mapping system provided by DEFRA was consulted on the 7th February 2022 in order to check whether any ancient woodlands were present or close to the site. This check indicated that woodland no. W14 is ancient woodland.

2.8.1 Section 180C of the current National Planning Policy Framework (NPPF) states that any proposed 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 any exceptional reasons and a suitable compensation strategy exists. Therefore, woodland no. W14 must be regarded as sacrosanct in respect of any proposed development of the site.

2.8.2 In the Government published guidance 'Ancient woodland, ancient trees and veteran trees: advice for making planning decisions', it is recommended that a minimum 15-metre wide buffer around ancient woodland is maintained complete free of all and any development activities and access. Therefore, minimum 15 metres wide buffer zone around woodland no. W14 must be regarded as sacrosanct in respect of any and all proposed development activities.

2.8.3 The 15 metres wide buffer for woodland no. W14 is illustrated in this plan. The 15 metres has been measured from the ancient woodland boundary/edge as defined in the MAGIC map of the area by extracting the ancient woodland boundary as a polygon and identifying it into the topographical survey of the site using the positional data provided by the MAGIC map.

2.8.3.1 The MAGIC map contains Natural England's ancient woodland inventory data. This fact is confirmed by referring to the current online Government standing guidance document 'Ancient woodland, ancient trees and veteran trees: advice for making planning decisions' 2022. This standing guidance is a material planning consideration in planning applications. Information in this standing guidance, of the 'Current inventory' section is confirmed that the MAGIC map contains Natural England's ancient woodland inventory data, and that the MAGIC map is a recommended reference source for identifying ancient woodlands. This report has used the correct reference source in determining the edge of the ancient woodland.

2.8.3.2 The 15 metres buffer has been correctly measured from the boundary/edge as defined in the MAGIC map. Referring to the Government publication 'Ancient Woodland through Planning appeal decisions' dated 11th June 2014, in the Balmore Village appeal decision, the Secretary of State supports the establishment of a 15m buffer around trees (ancient woodlands) edges. This is the only appeal decision cited in a Government published planning document that addresses the buffer zone around ancient woodlands. It is therefore of critical importance. As I have established above, the edge of the ancient woodland is defined in the MAGIC map, and the design team has measured the 15m from this edge. Therefore, the 15m buffer zone around the edge of the ancient woodland on this site has been correctly established and plotted in accordance with the view of the Secretary of State and current Government guidance.

2.8.4 Where possible, a buffer zone should contribute to wider ecological networks; be part of the infrastructure of the area.

2.8.4.1 It should consist of semi-natural habitats such as woodland a mix of scrub, grassland, heathland and wetland planting, using local and appropriate native species.

2.8.4.2 Long term access to the buffer zone may be appropriate if the habitat is not harmed by trampling.

2.8.4.3 Gardens should not be located in the buffer zone.

2.8.4.4 Sustainable drainage schemes (SuDS) should only be located in the buffer zones if they respect root protection areas of the trees, and any change to the water table does not adversely affect ancient woodlands.

2.9 Woodland no. W81, and the strip of woodland between woodland W14 and the gas valve to the side of the footpath running along the northern site boundary, are not shown as ancient woodland in the MAGIC map of the area. However, it is the author's opinion that these are in fact ancient woodlands.

2.9.1 It is well known that the ancient woodlands illustrated in the MAGIC map system are not complete, and many smaller and other ancient woodlands are not illustrated.

2.9.2 In the 'Balmore Village, Phases 4 & 5' appeal verdict (ref. APP/03830/A/05/1195889), the Secretary of State effectively ruled that ancient woodland is still ancient woodland irrespective of whether or not it is included in the official records as ancient woodland. On this basis, a 15 metres buffer has been illustrated for woodland no. W81, and the strip of woodland between woodland W14 and the gas valve to the side of the footpath running along the northern site boundary.

2.9.3 The 15 metres wide buffer for woodland no. W81, and the strip of woodland between woodland W14 and the gas valve to the side of the footpath running along the northern site boundary, has been measured from the apparent woodland edge and map not be completely accurate. However, as these woodlands are not listed in the MAGIC map of the area as ancient woodland, the buffer illustrated in this plan is considered to be appropriate.

2.10 Local planning policy has DMO part 2 and SP5 require the existing tree constraints on site to be recognised and appreciated, and to demonstrate how development proposals will protect and enhance these natural features, and how any impacts to these features will be mitigated. The Tree Constraints Plan forming Appendix 1 of this report is a vital tool that informs the design team in this respect.

2.11 The tree survey has not identified any ancient and/or veteran trees on or close to the site.

2.11.1 In the current online Government guidance 'Ancient woodland, ancient trees and veteran trees: advice for making planning decisions', ancient trees are described as follows:
"An ancient tree is exceptionally valuable. Attributes can include its:
• great age
• condition
• size
• biodiversity value as a result of significant wood decay and the habitat created from the ageing process cultural and heritage value
Very few trees of any species become ancient."

2.11.2 In the current online Government guidance 'Ancient woodland, ancient trees and veteran trees: advice for making planning decisions', veteran trees are described as follows:
"A veteran tree may not be very old, but it has significant decay features, such as broken death and hollowing. These features contribute to its exceptional biodiversity, cultural and heritage value. All ancient trees are veteran trees, but not all veteran trees are ancient. The age of which a tree becomes ancient or veteran will vary by species because each species ages at a different rate."

2.11.3 The site contains many large Common Oak trees that are mature and form prominent landscape features. However, none of these contained the specific characteristics necessary to qualify as an ancient or veteran tree. Therefore, no additional tree constraints beyond those stipulated by BS5837:2012 are required for the individual trees on site.

2.12 The majority of the trees on site are early mature and mature Common Oaks. This means the overall age of the tree stock on site is advanced and there are few young trees present that provide the older trees of the future. If the site is to be developed, this development could provide an opportunity to plant more Common Oak trees in order to create a more sustainable range of age classes.

3.0 The Site

3.1 The site comprised a series of agricultural fields divided by hedges punctuated by trees.

3.2 An online check with the British Geological Survey's Geology of Britain Viewer was made on 7th February 2022.

3.2.1 This check indicated that the soils on site were likely to be made up of the following:
• Bedrock Geology: Homstead Member – clay, silt and sand.
• Superficial deposits: Variable, ranging from Alluvium – clay, sand and gravel, to Head 1 – gravel, sand and silt.

3.2.2 These types of soils are likely to be subject to significant and persistent volumetric changes in response to moisture content, therefore, there could be a risk of tree root related subsidence on this site, and this risk must be allowed for and accommodated in any proposed development of the site.

MJC TREE SERVICES LIMITED

Site:
Sunny Oaks Renewable Energy Park, Whitealls Road, Wootton.

TREE CONSTRAINTS PLAN
Plan no. MJC-22-0111-01 rev.3

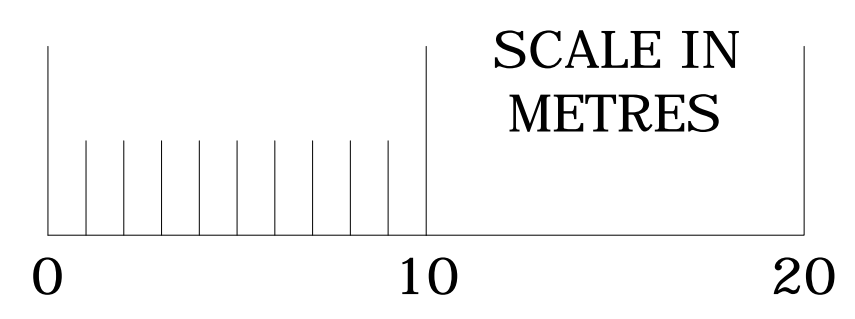
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This plan was produced in colour. A monochrome version must not be relied upon.

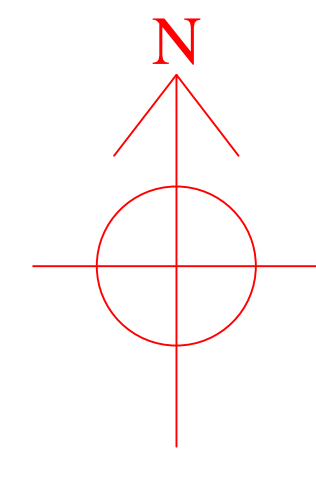
KEY

- Category U tree, group or woodland & ref no.
- Category A tree, group or woodland & ref no.
- Category B tree, group or woodland & ref no.
- Category C tree, group or woodland & ref no.
- Trees in a group or a woodland that have been collectively surveyed and recorded.
- Crown spread of surveyed trees, hedges and shrubs amalgamated for groups and woodlands.
- Estimated mature crown spread for trees with significant potential for future growth.
- Hedge row and woody/scrub vegetation extents as recorded in the topographical survey.
- Indicative root protection area (RPA), amalgamated for groups and woodlands.
- Noted and annotated tree not included in the tree survey schedule.
- Ancient woodland and/or veteran/ancient tree buffer zone.
- Direction of lowest significant branch, length of crown.
- Indicates height i.e. the longer the arrow the higher the branches are.
- Areas of potentially significant shade constraint for A, B & C grade trees and groups, based on surveyed and amalgamated for groups and woodlands.
- Ancient woodland boundary as defined in MAGIC map of the area.

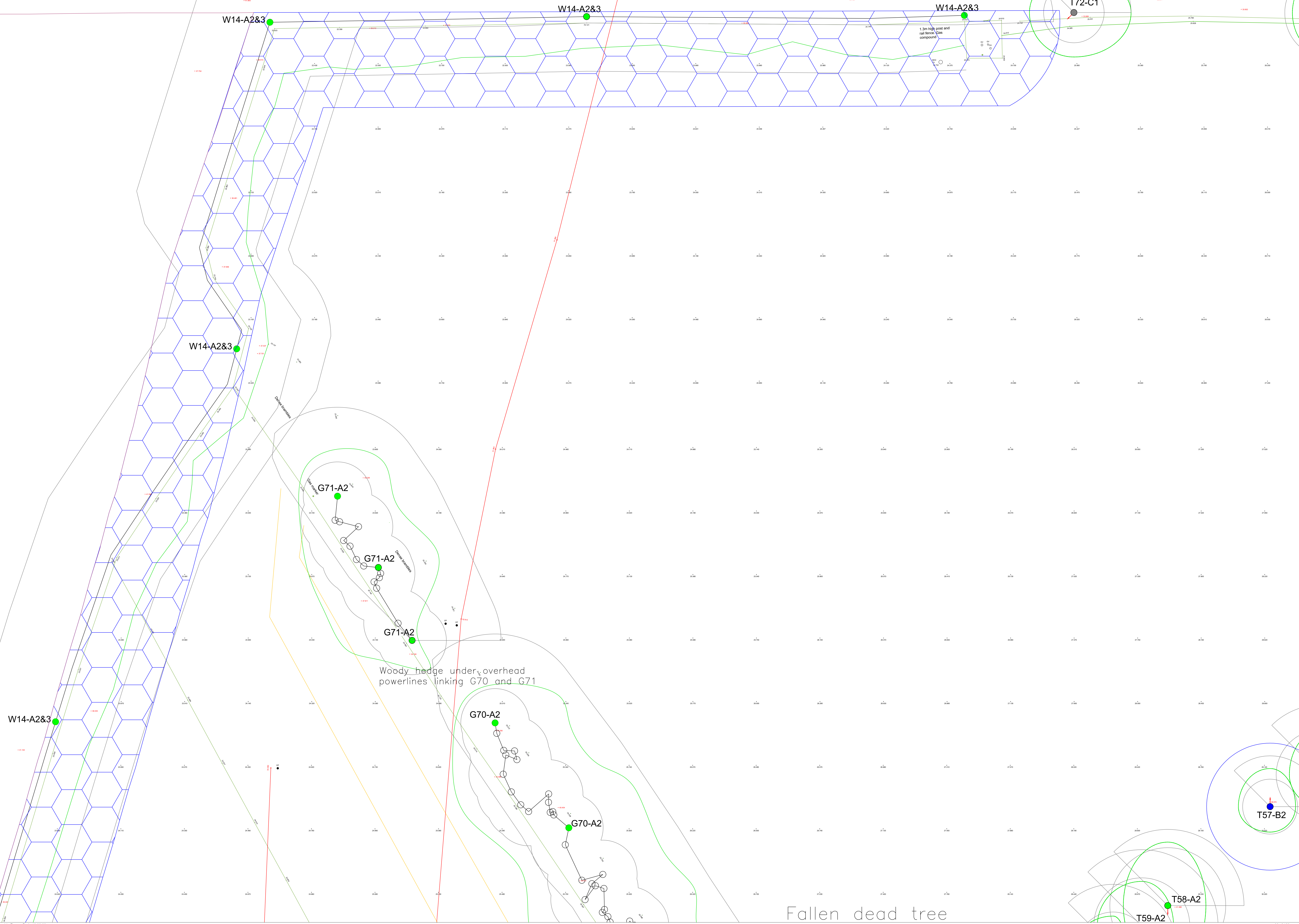
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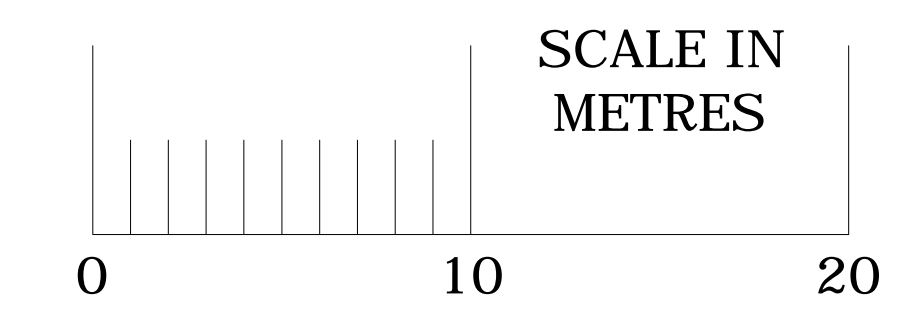


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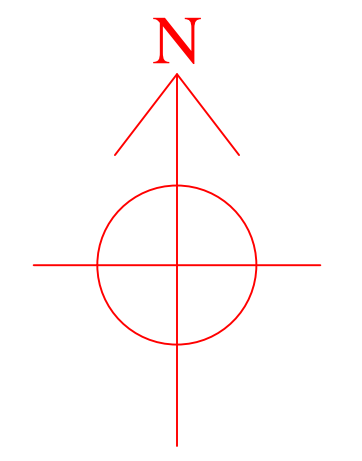


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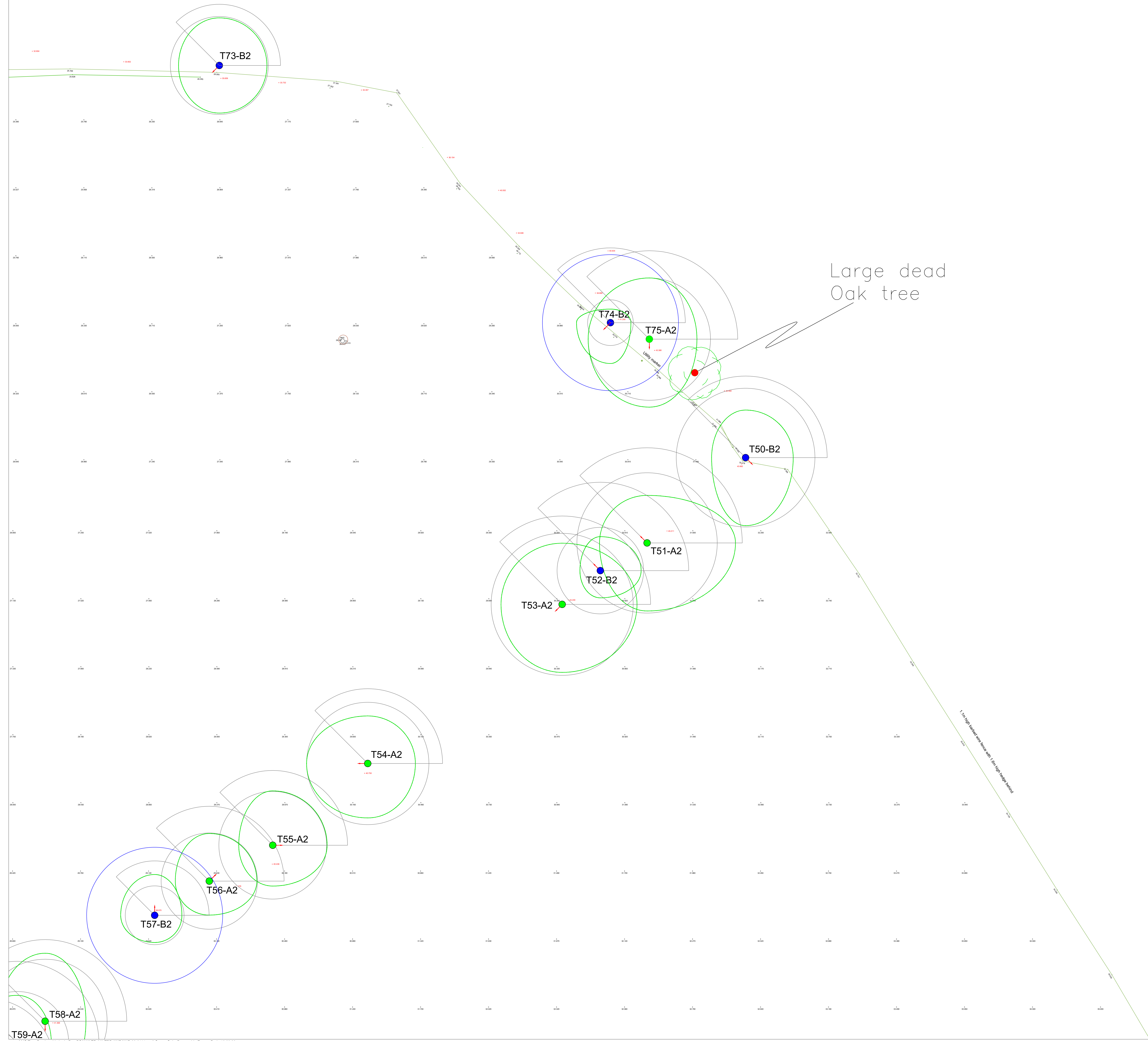




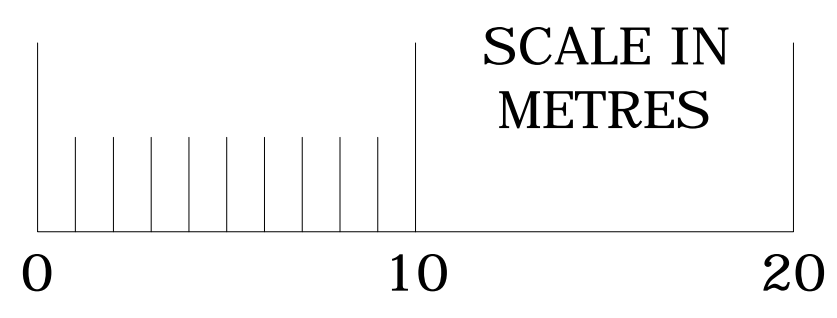
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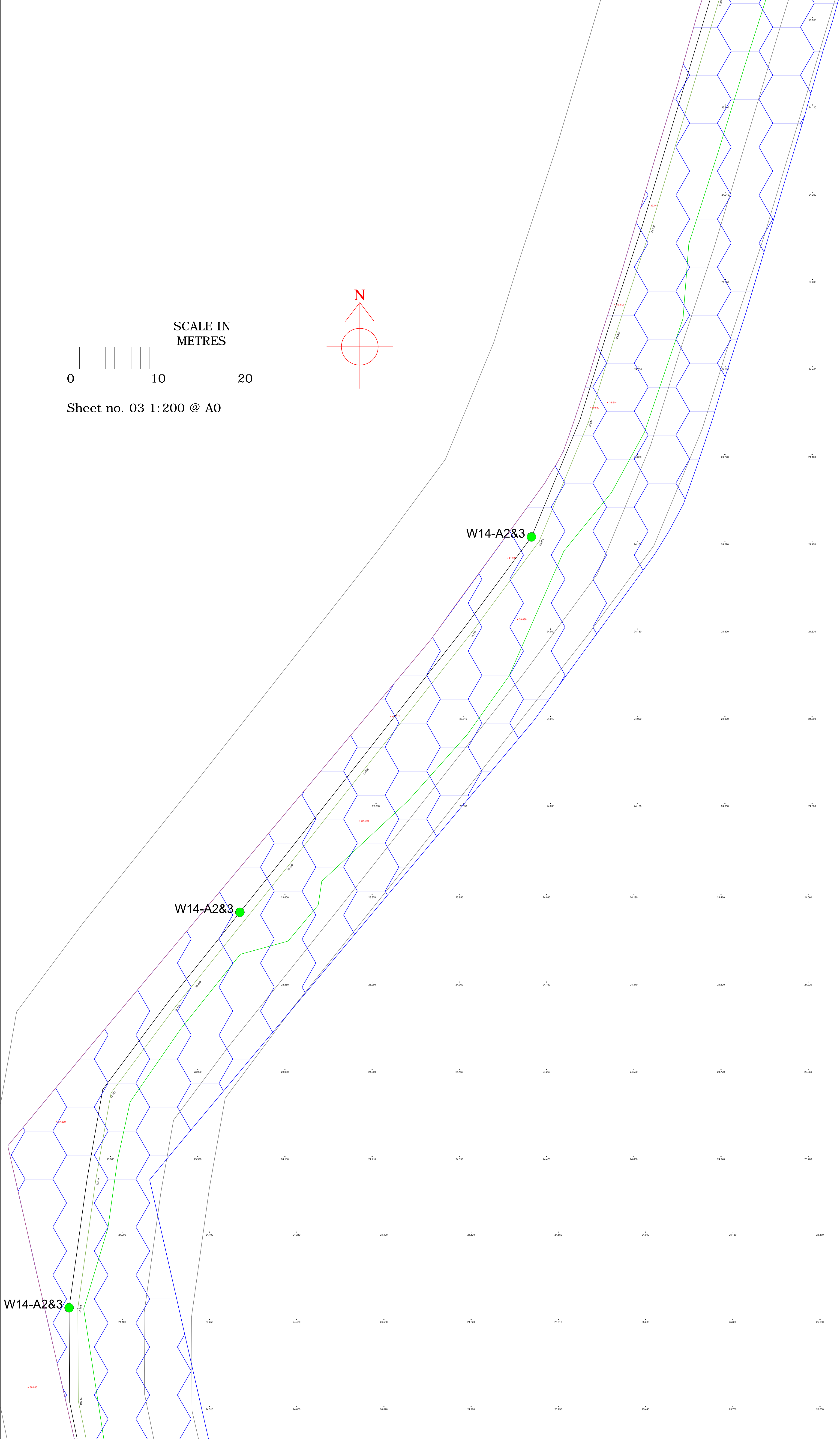
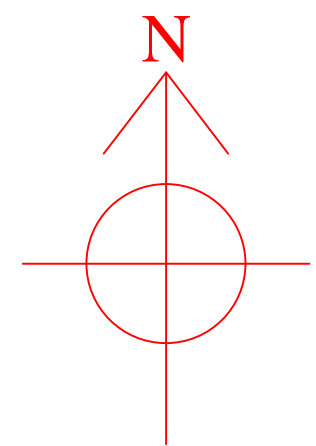


Large dead
Oak tree



SCALE IN METRES

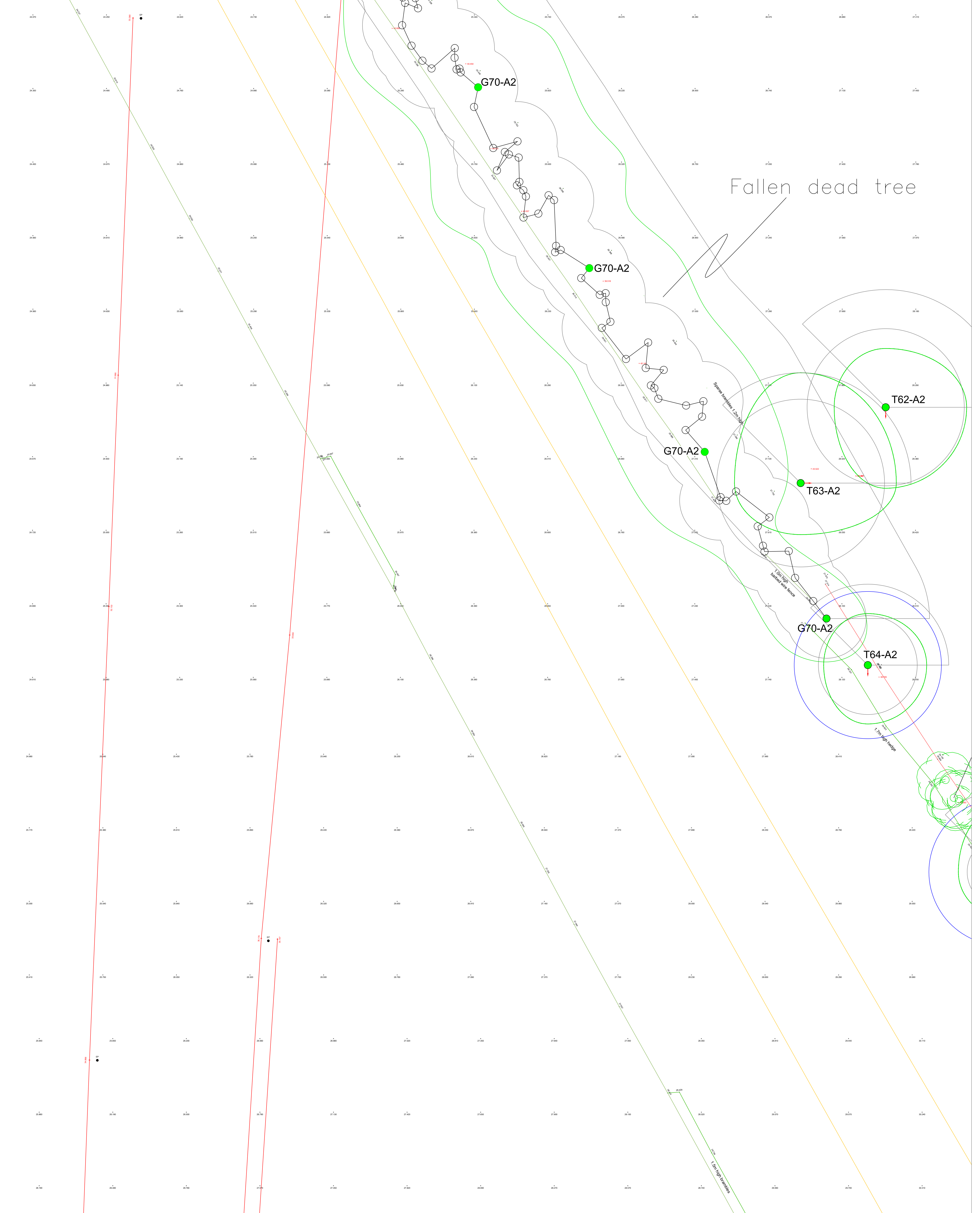
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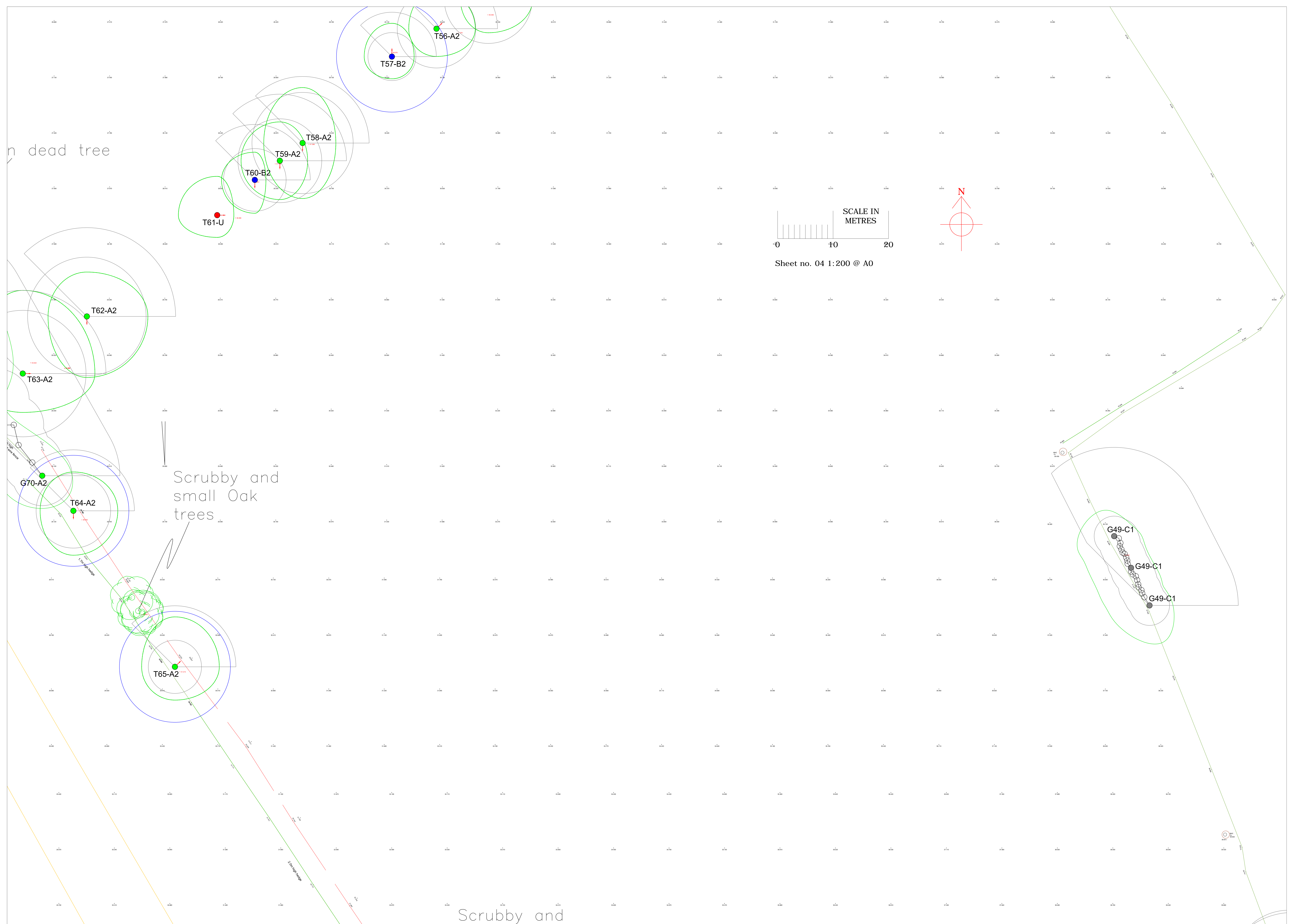
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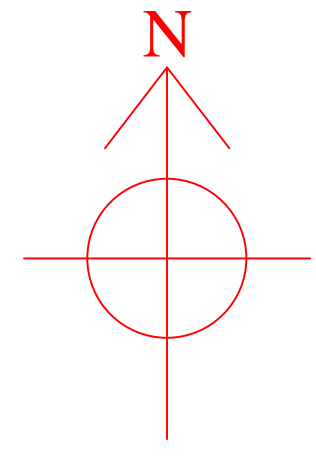
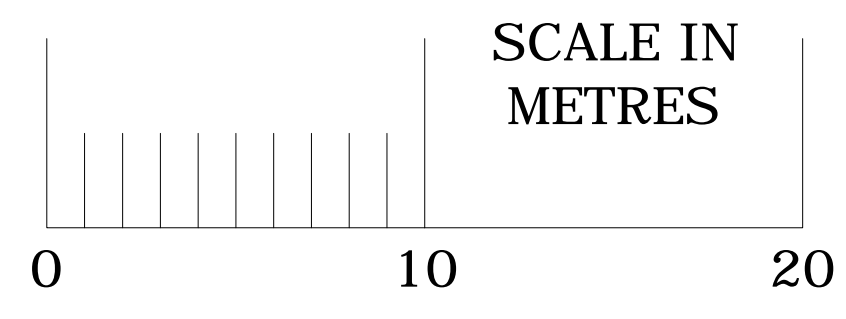
T62-A2

T64-A2

Fallen dead tree

n dead tree





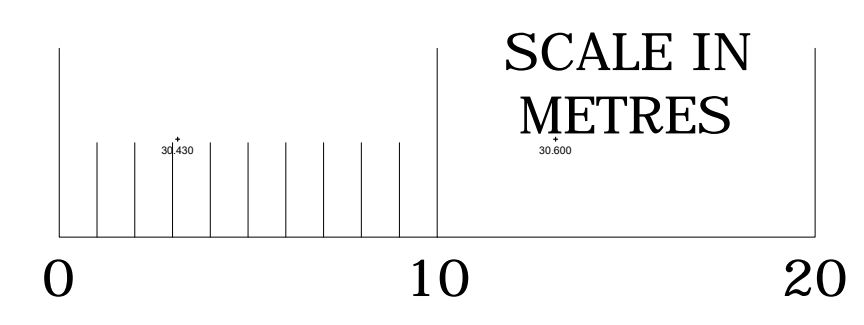
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W14-A2&3

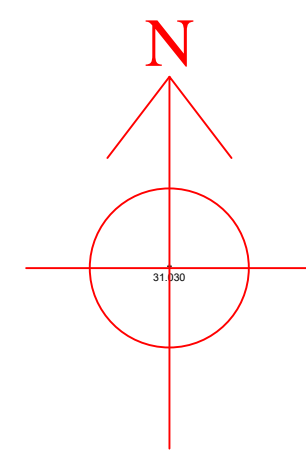
W14-A2&3

W14-A2&3

W14-A2&3



Sheet no. 06 1:200 @ A0



Scrubby and small Oak trees

Moribund Oak tree

Hawthorn shrub

T66-A2

T67-A2

T68-A2

T69-A2

T32-A2

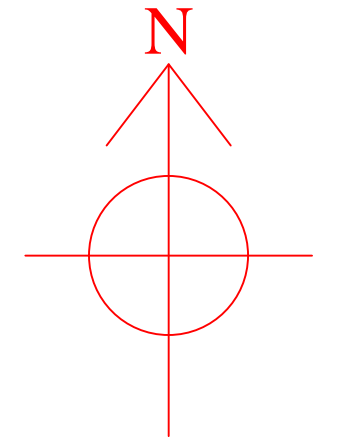
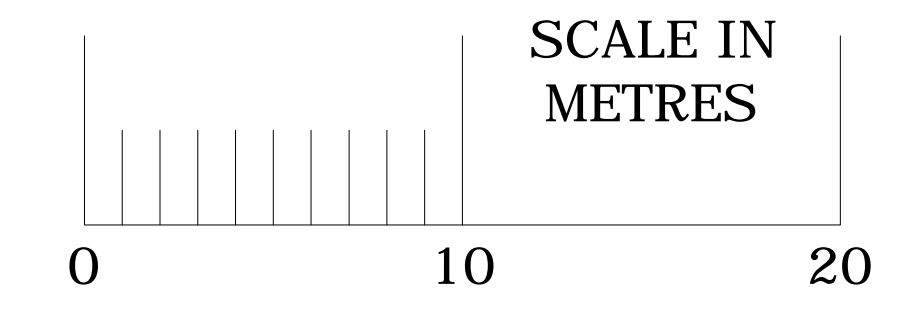
T31-A2

T30-A2

G29-A2

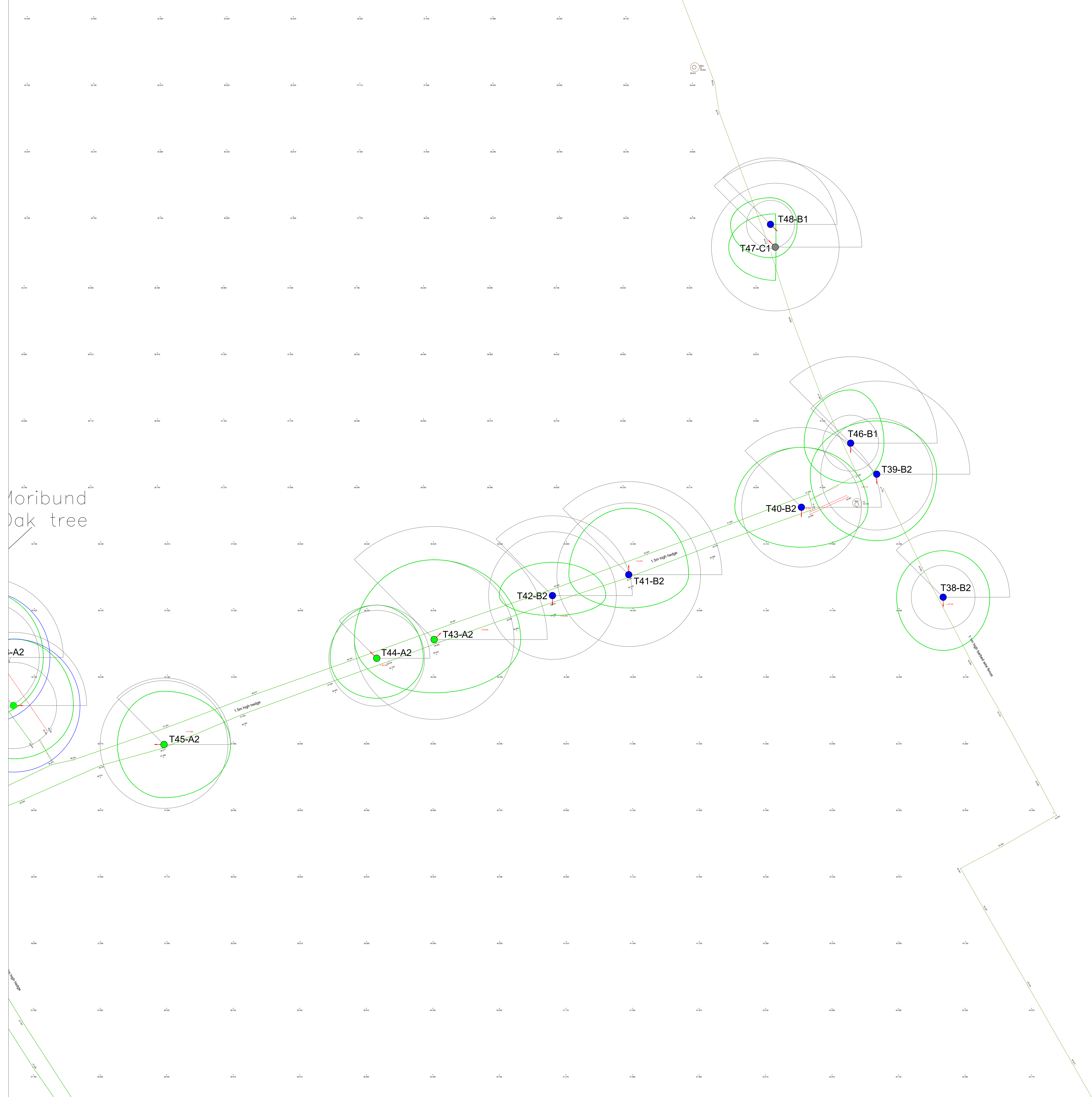
G29-A2

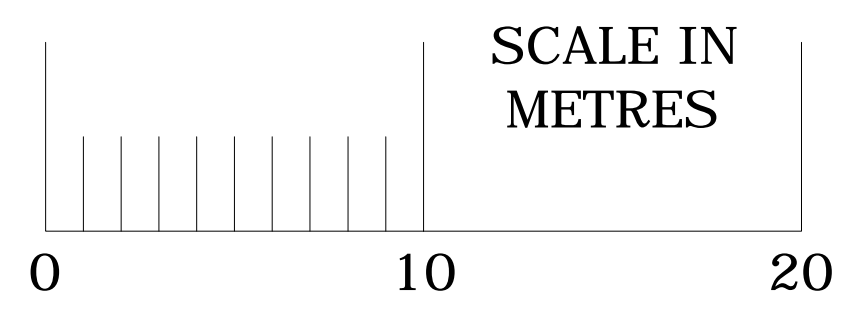
T4



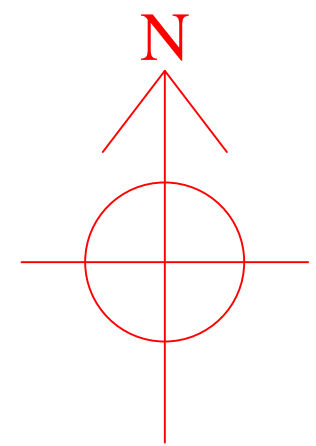
Sheet no. 07 1:200 @ A0

Moribund
Oak tree





Sheet no. 08 1:200 @ A0



W14-A2&3

W14-A2&3

T19-B2

T18-B2

T17-B2

W14-A2&3

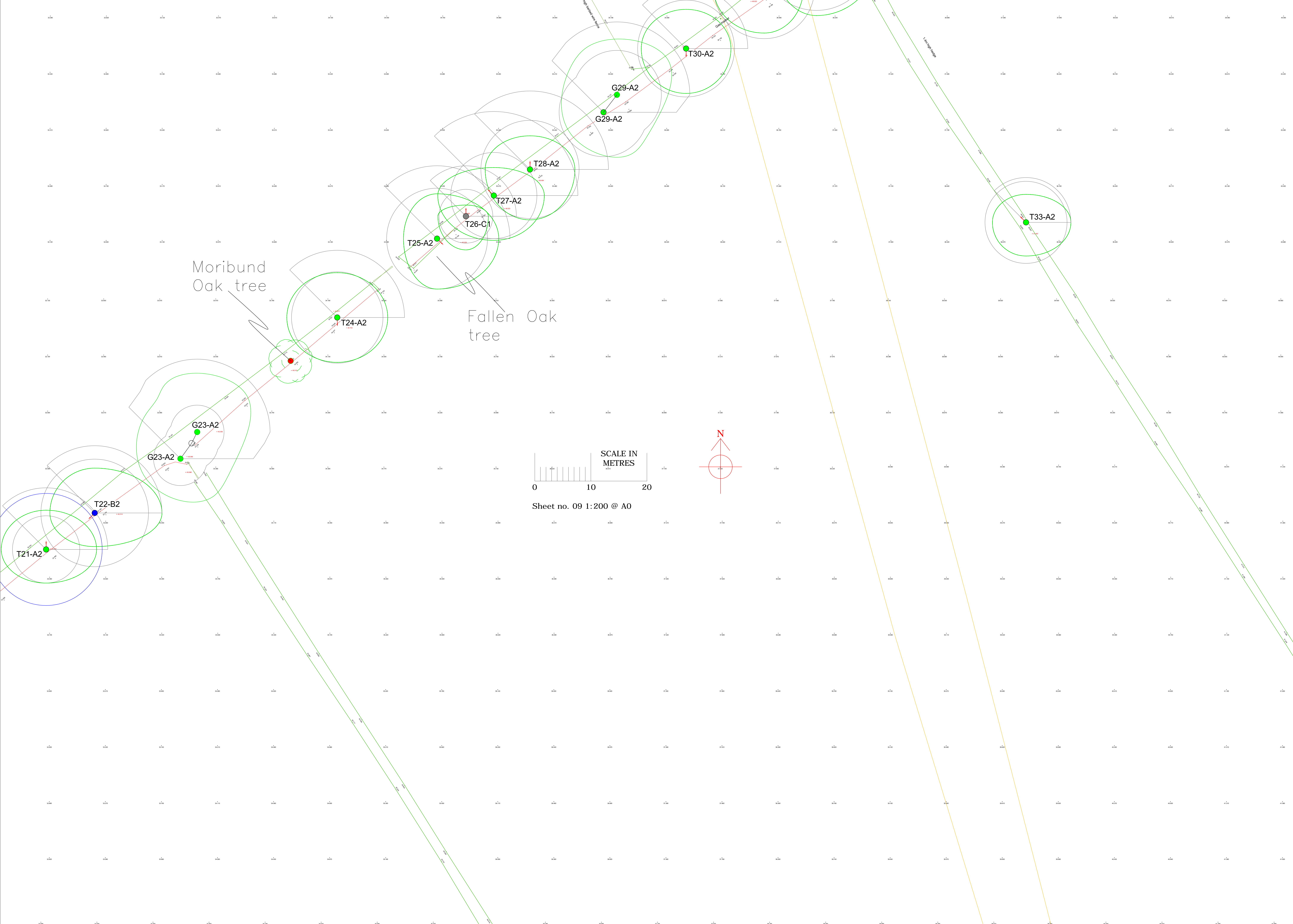
W14-A2&3

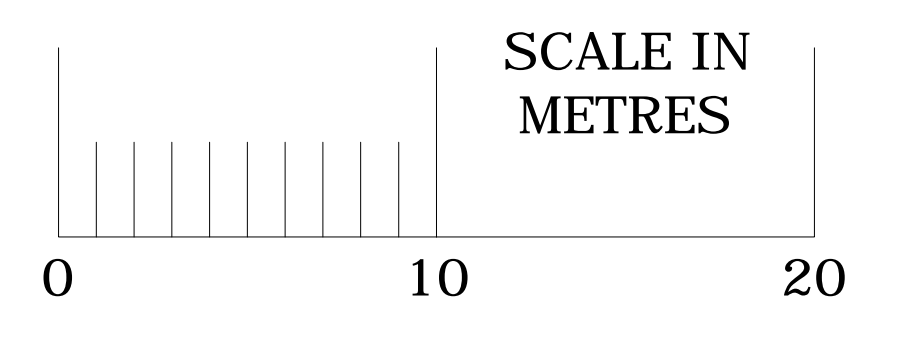
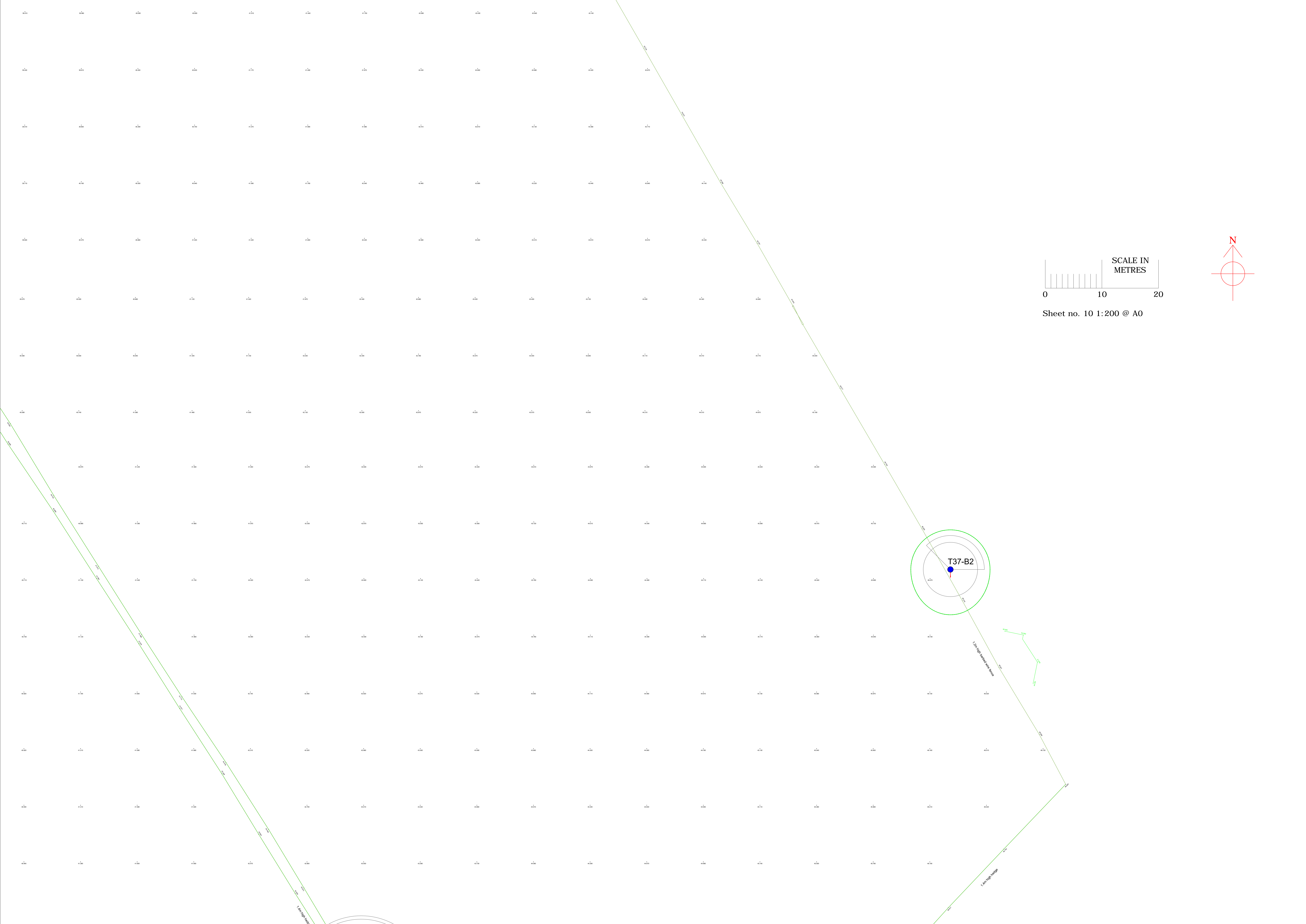
Fallen Oak tree

T20-A2

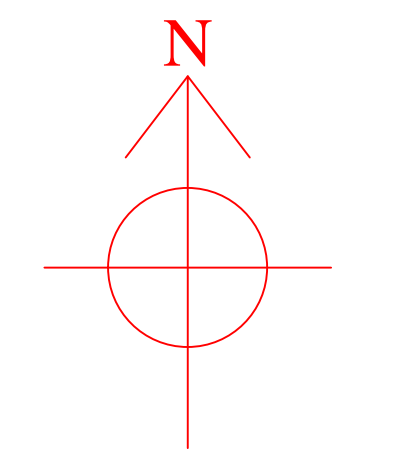
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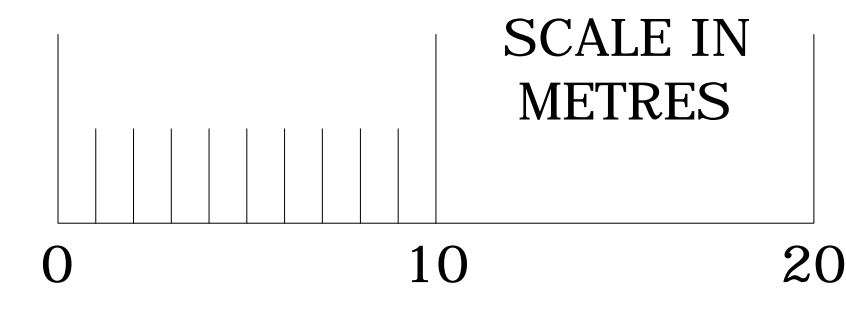
T22-B2



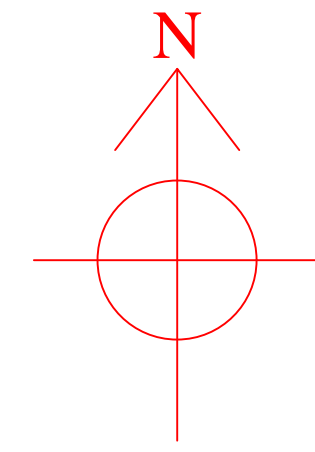


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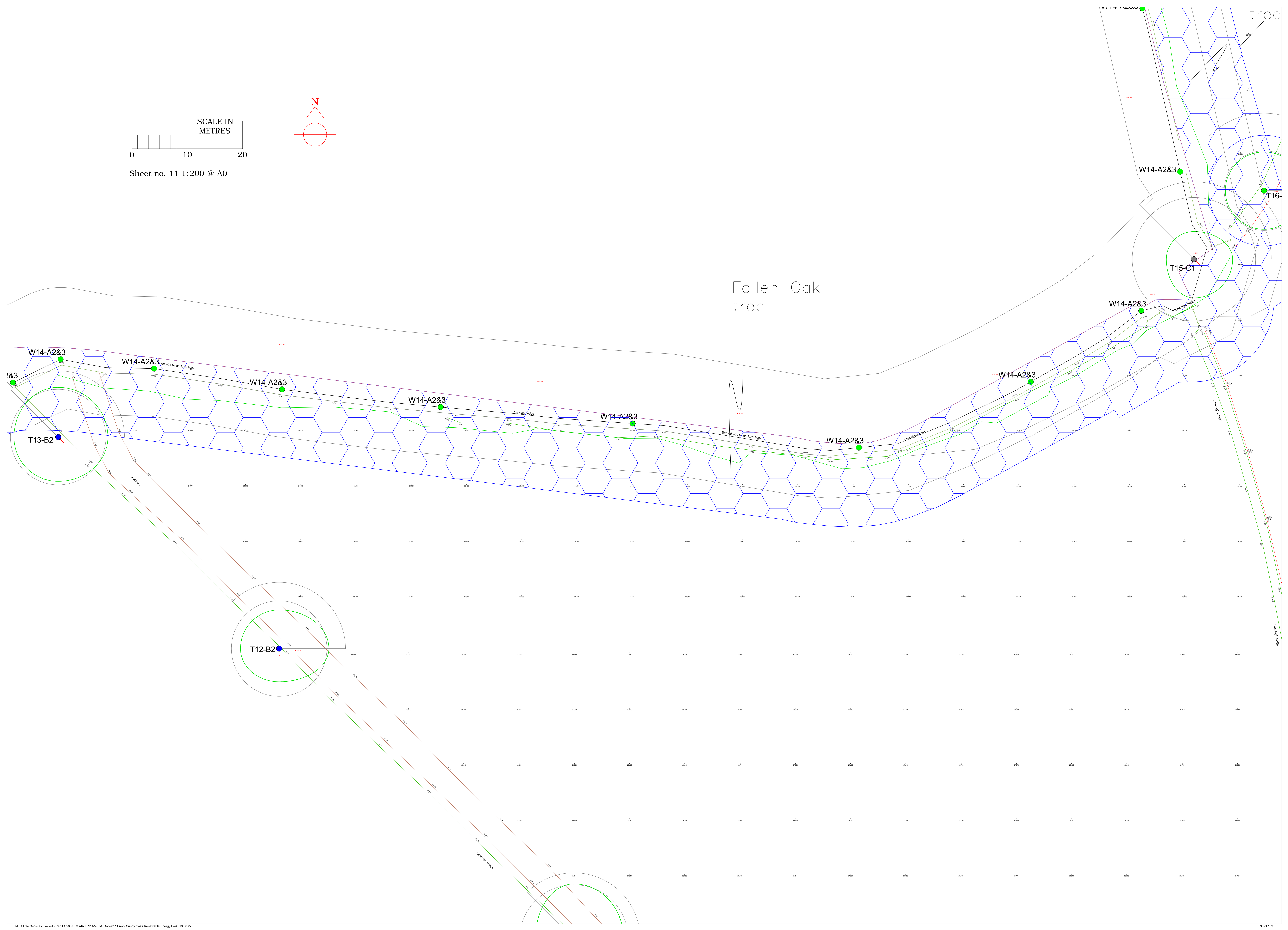


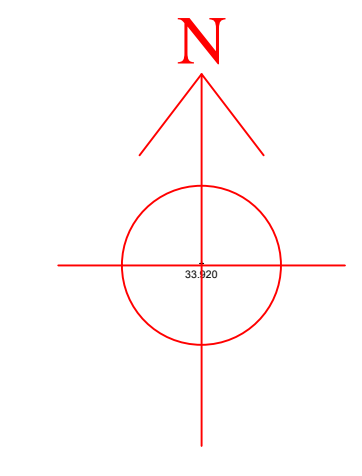
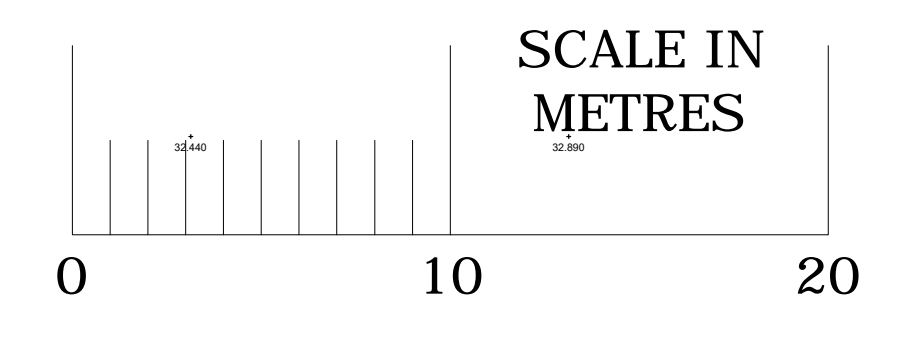
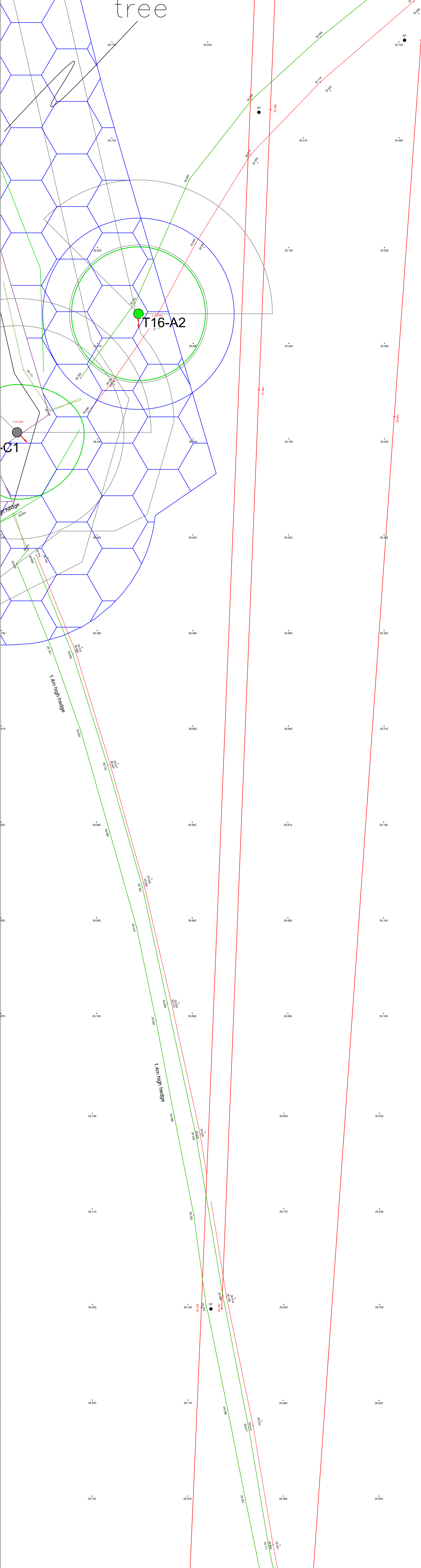


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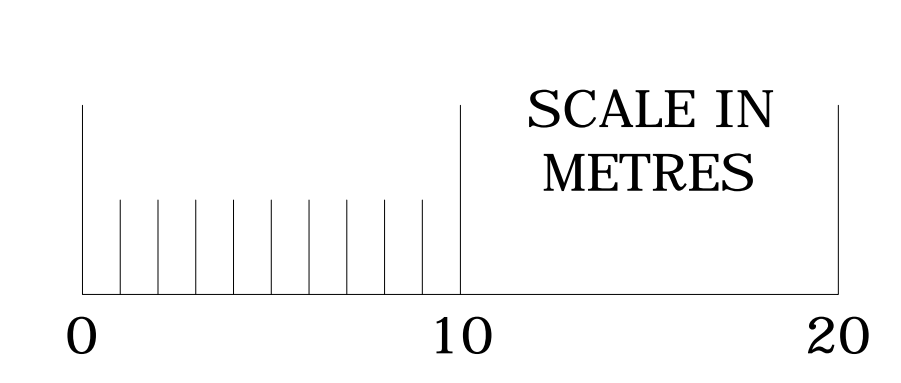
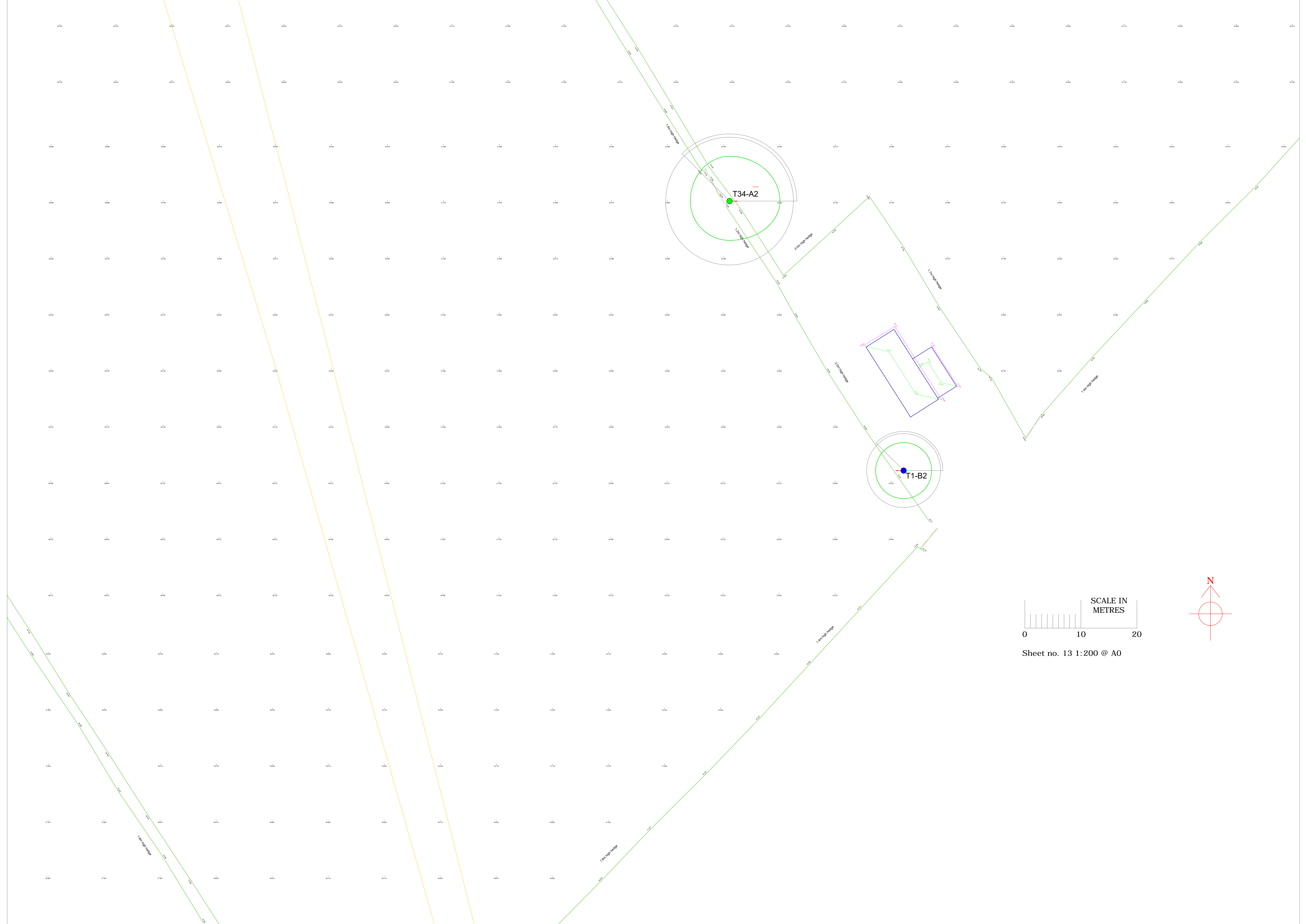


Fallen Oak tree

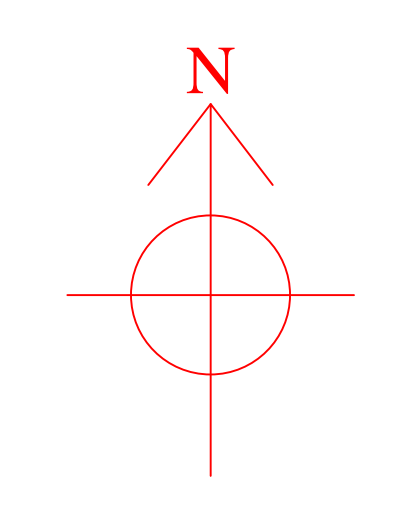


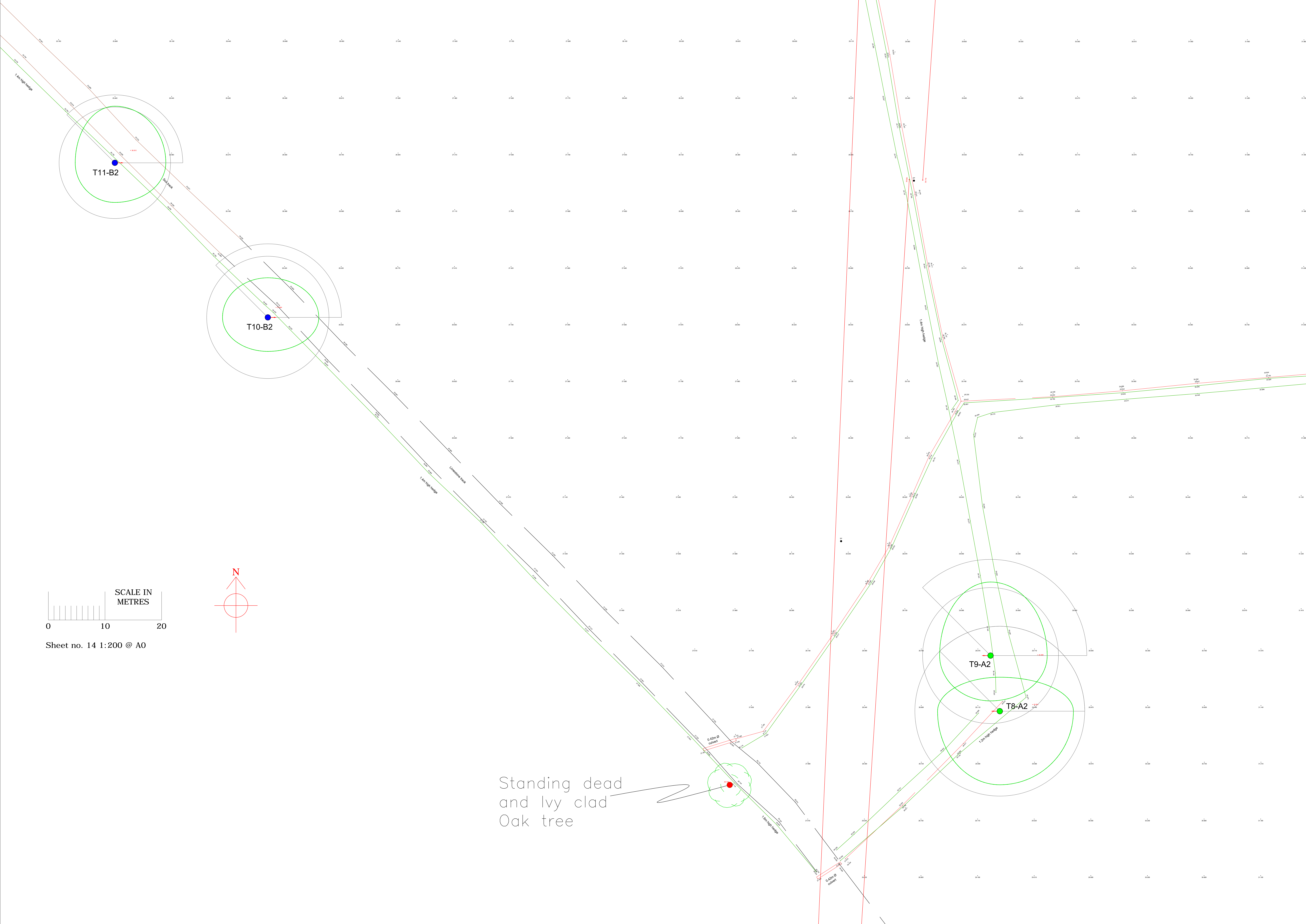


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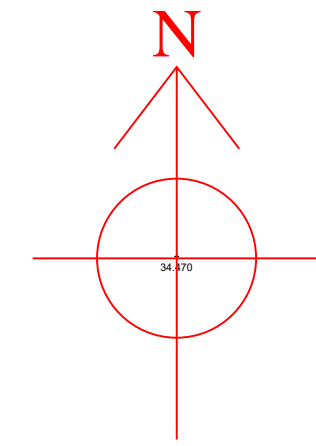
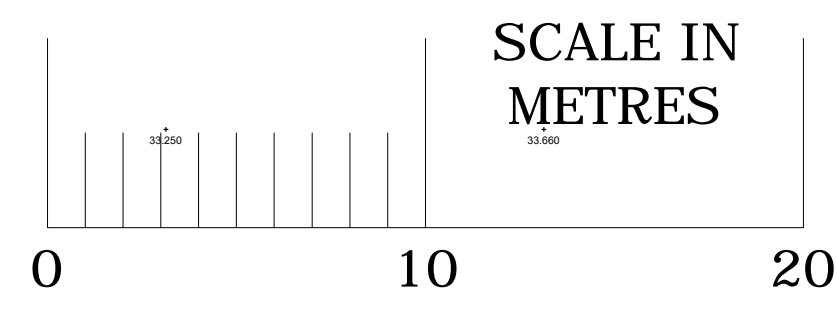
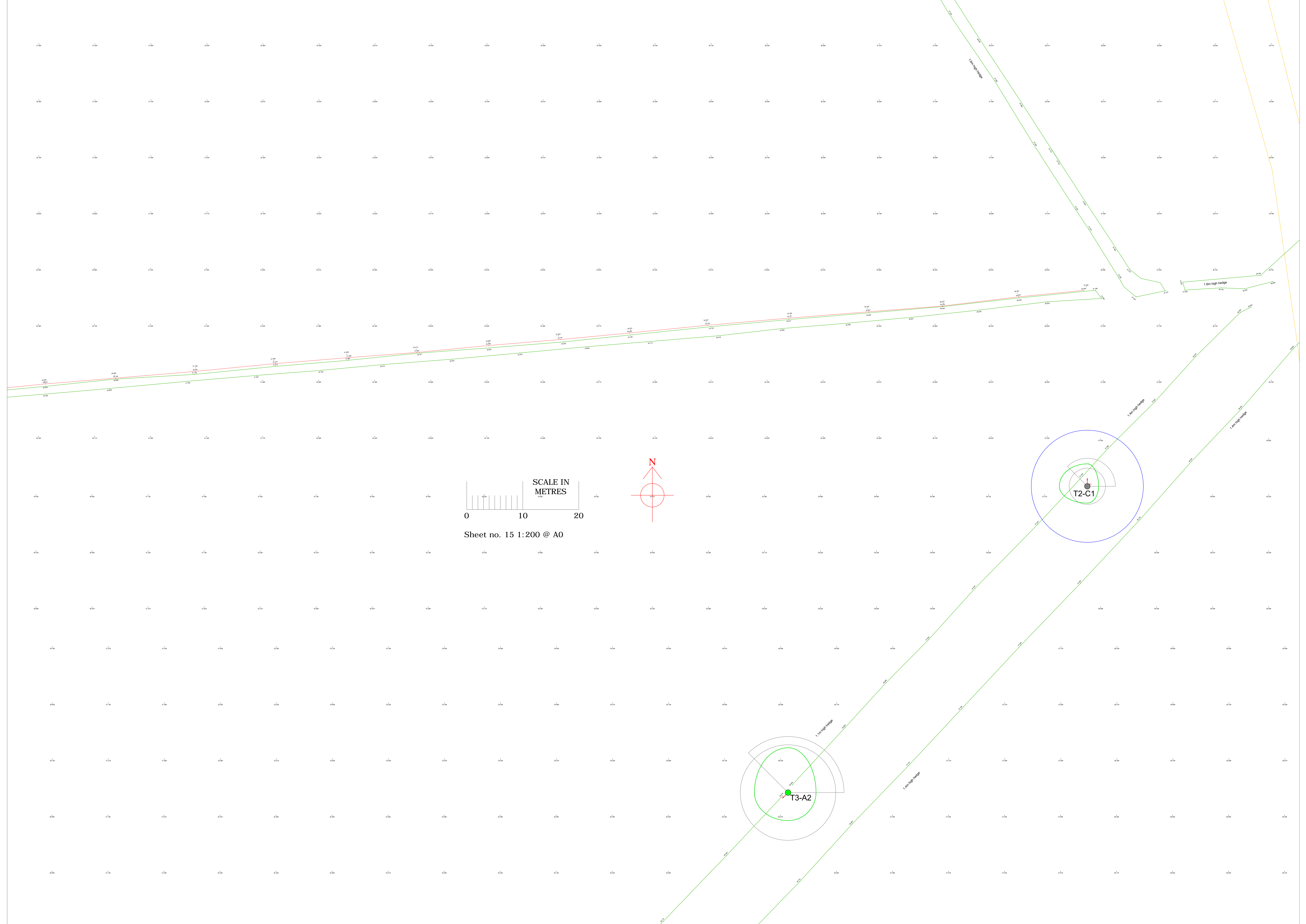


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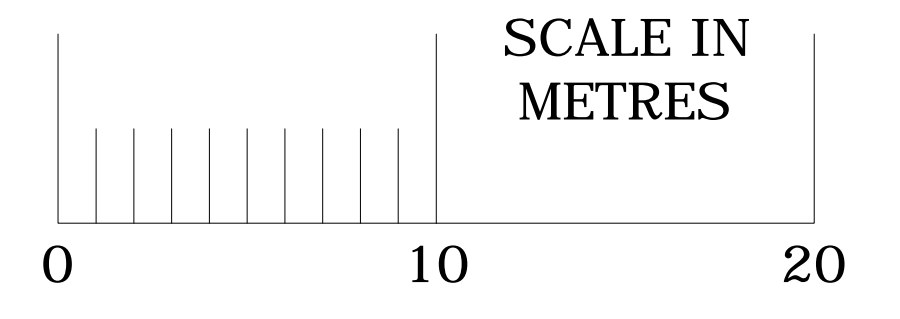
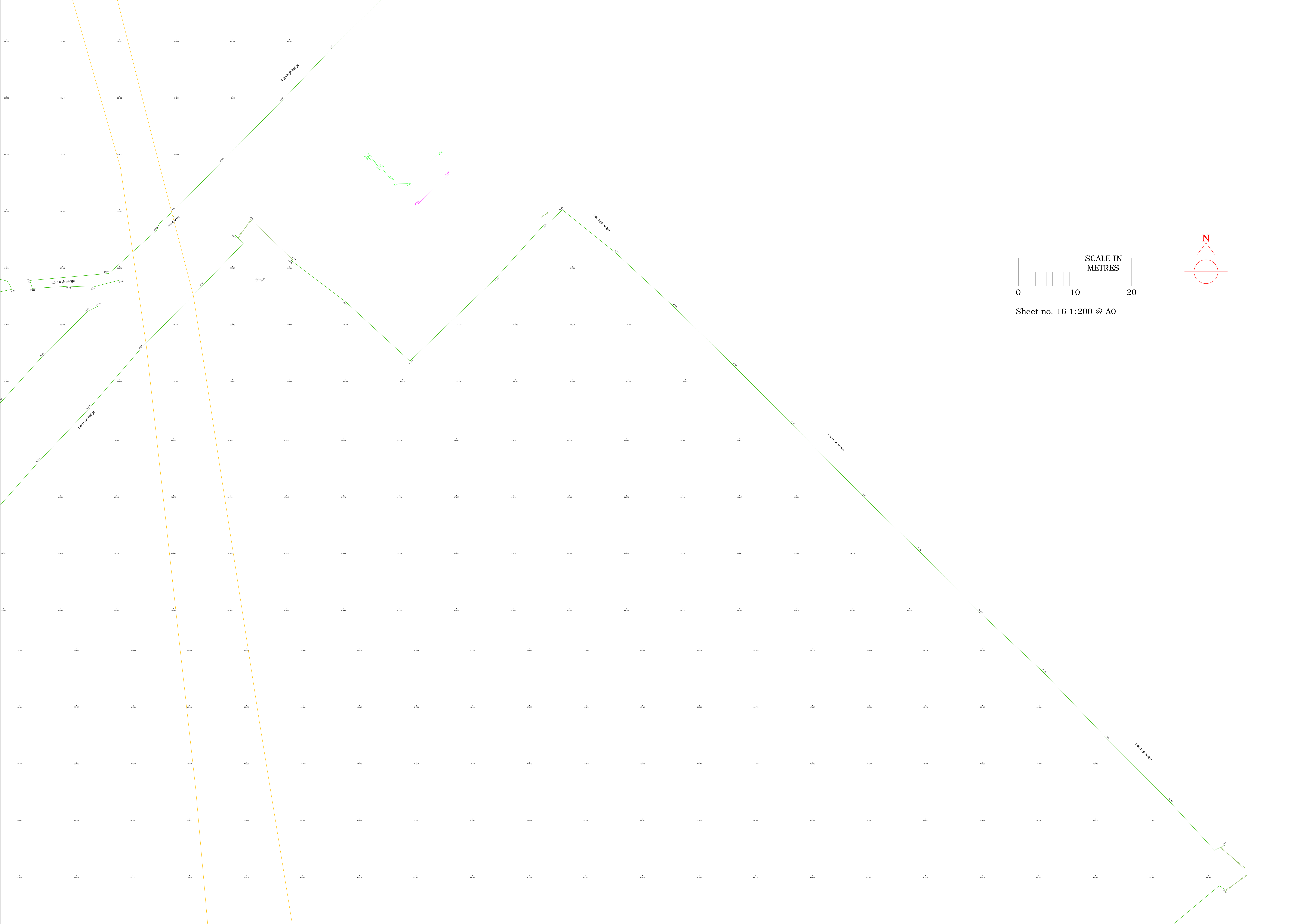




Standing dead
and ivy clad
Oak tree

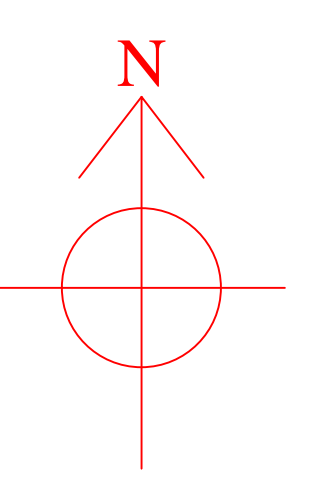


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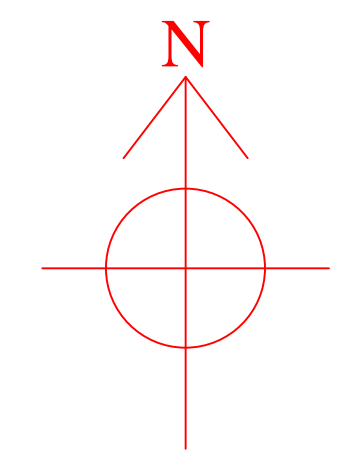
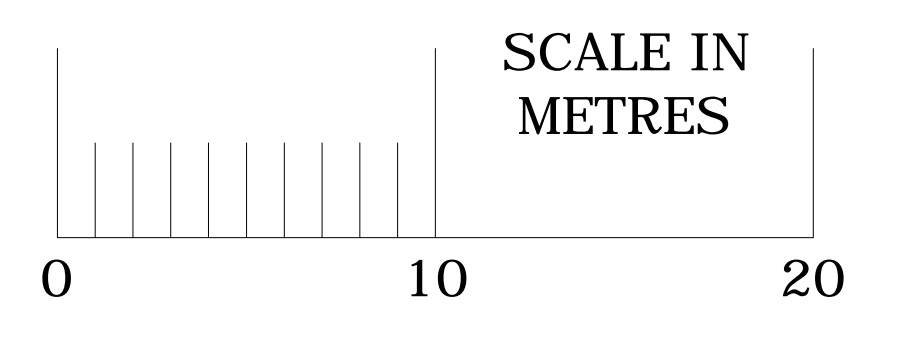
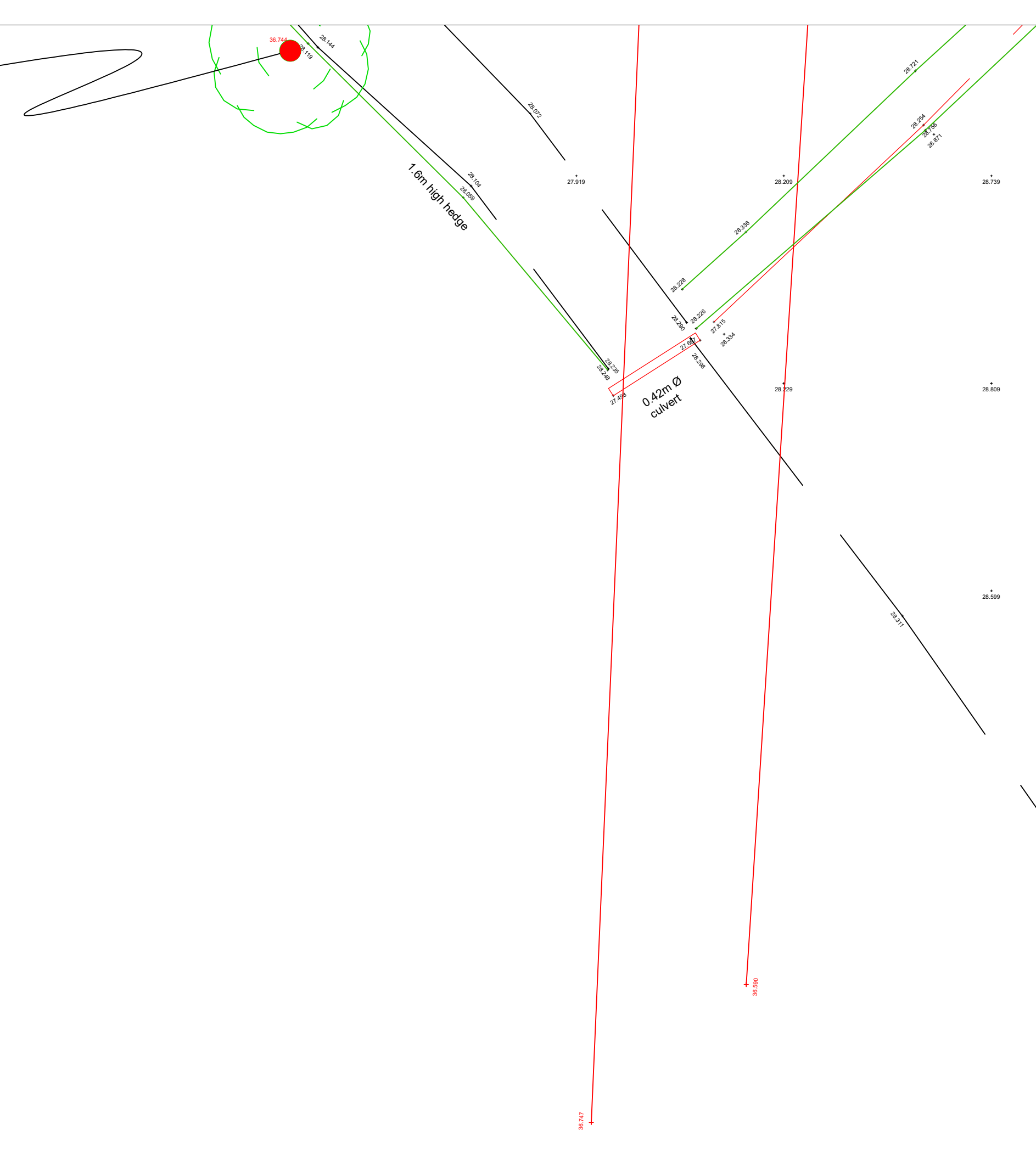


SCALE IN METRES

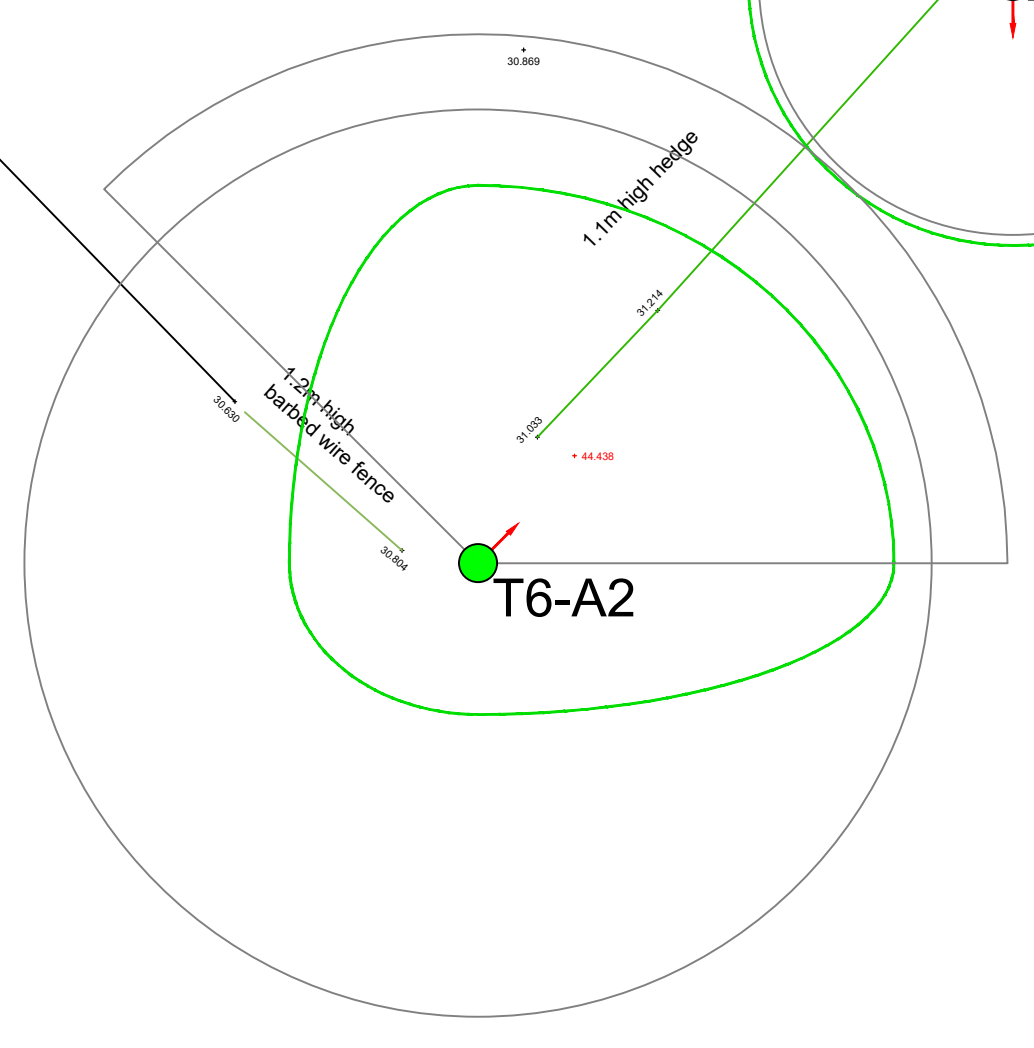
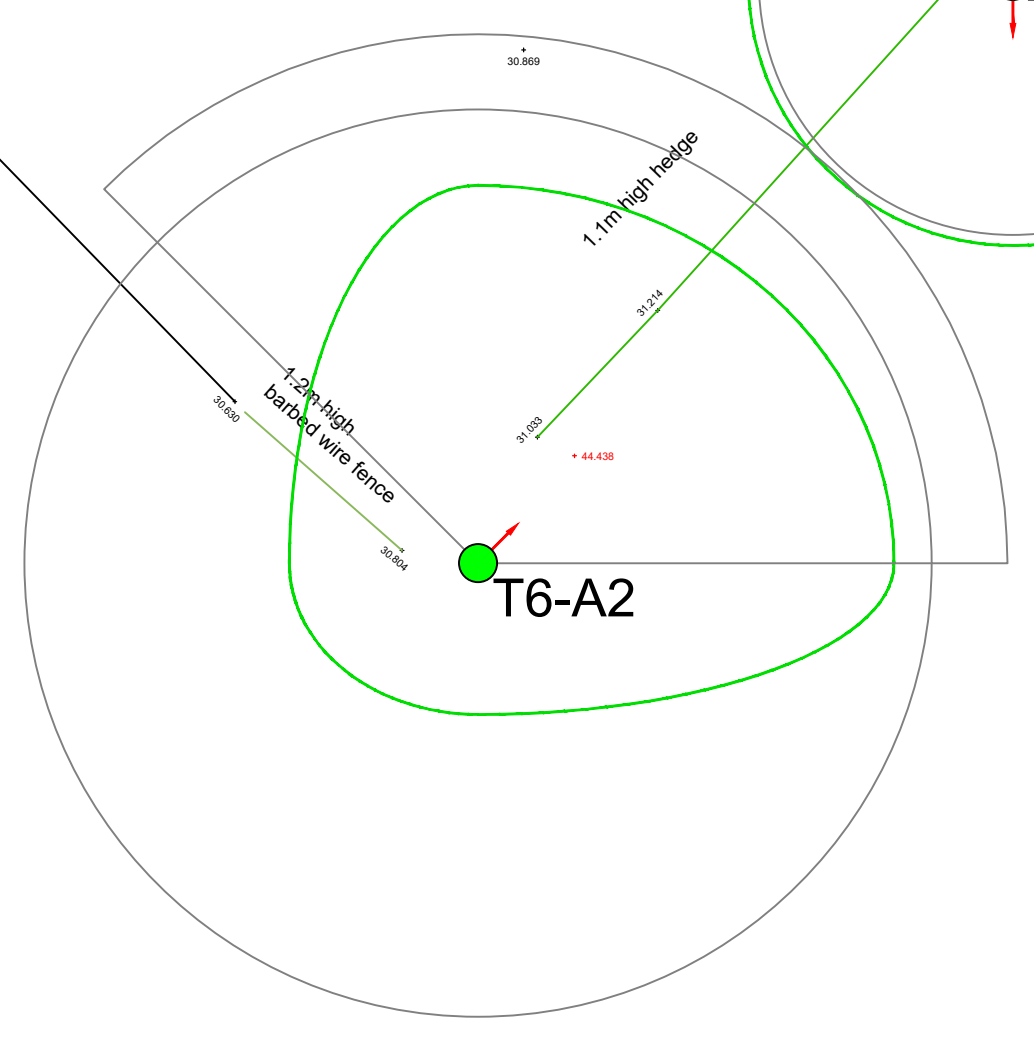
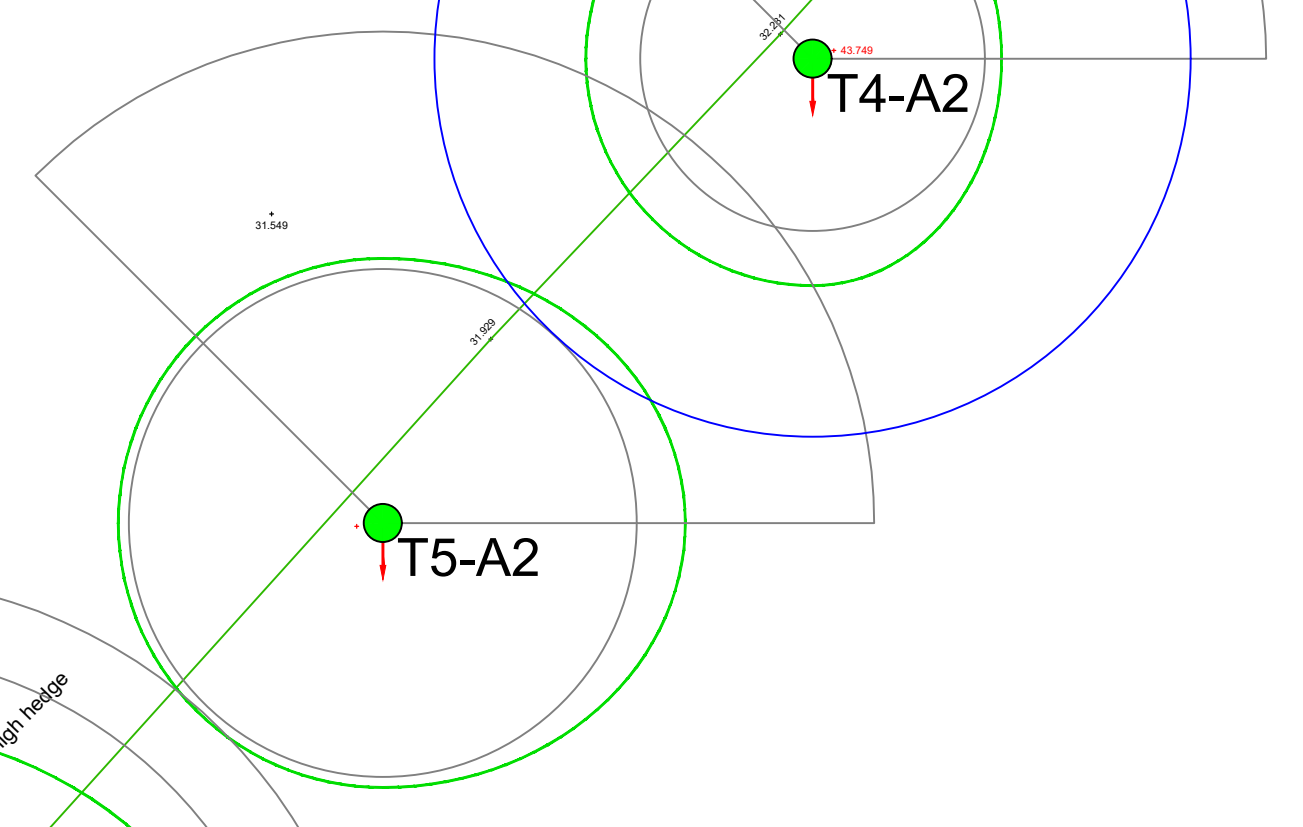
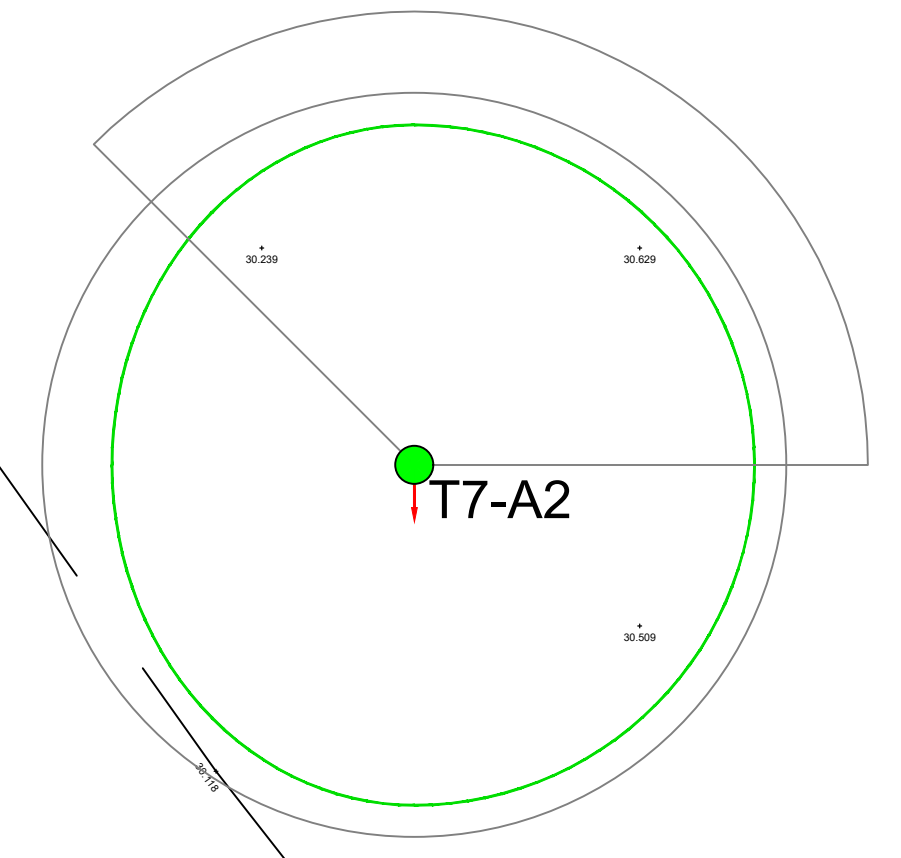
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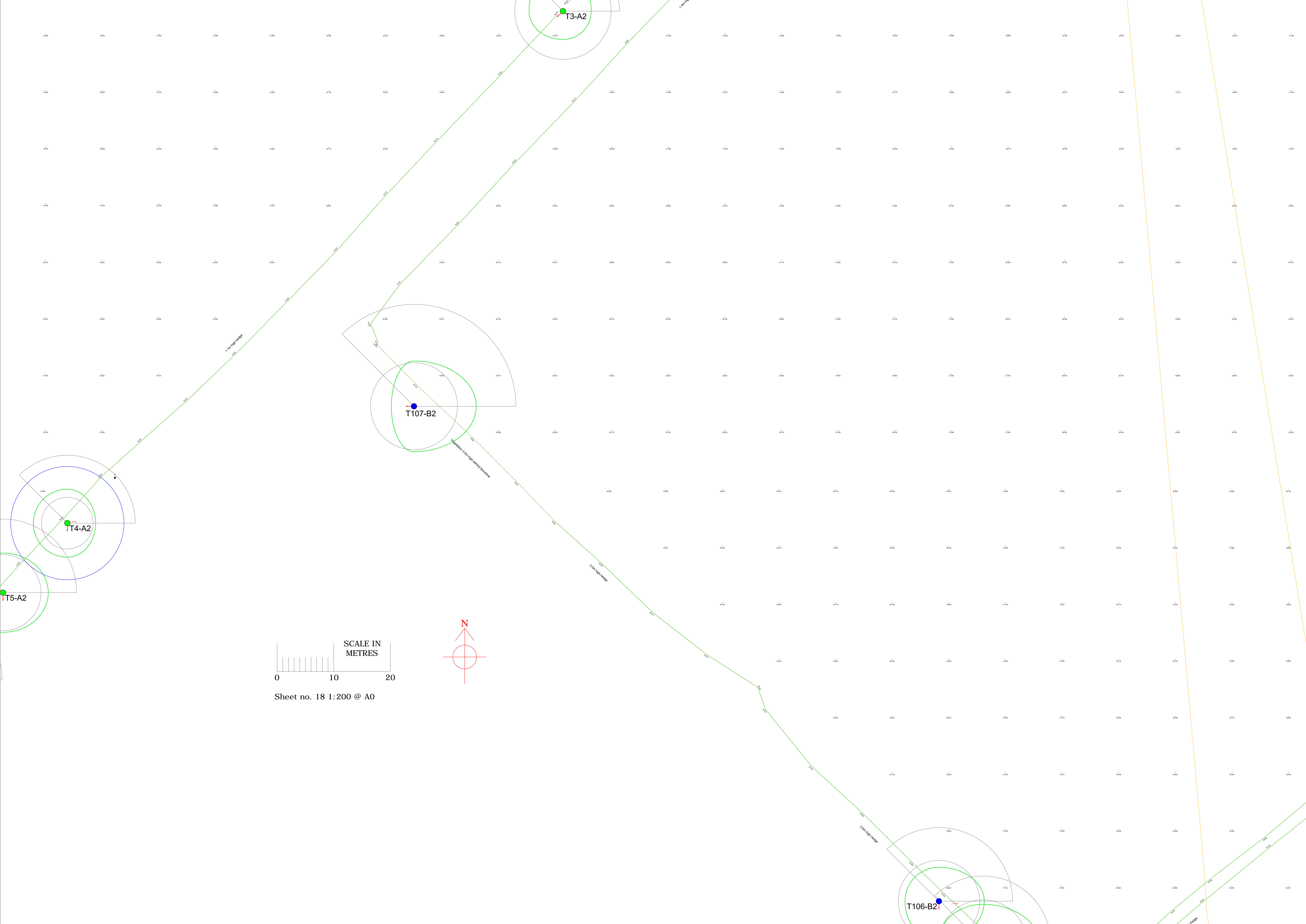


Standing dead
and Ivy clad
Oak tree



Sheet no. 17 1:200 @ A0





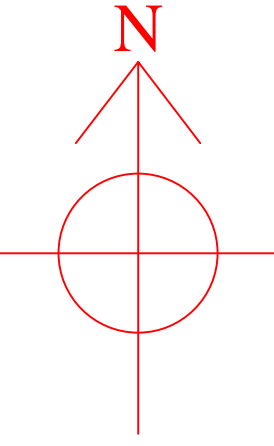
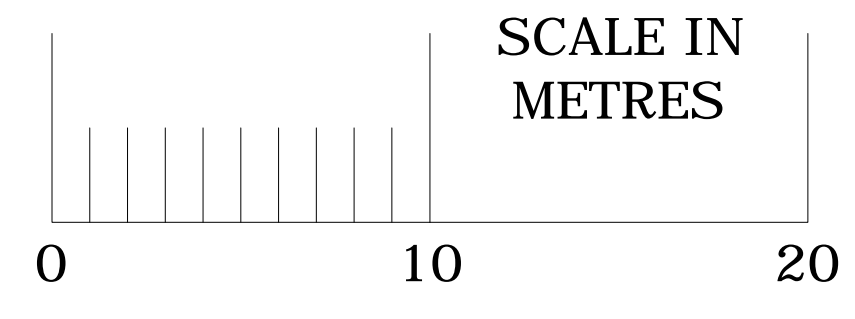
T3-A2

T107-B2

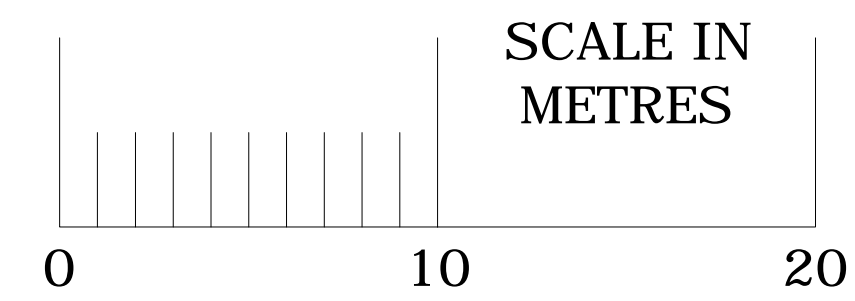
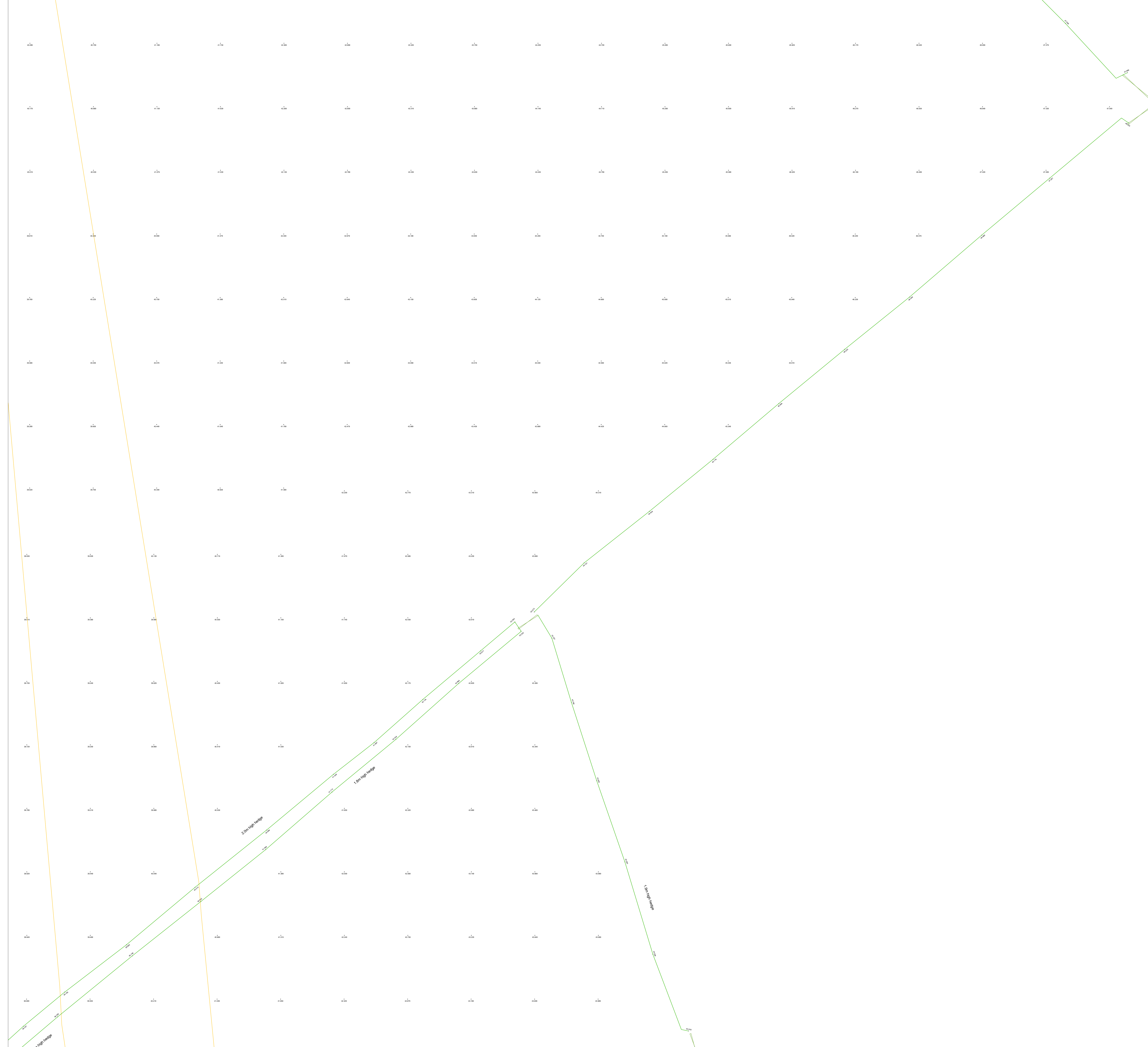
T4-A2

T5-A2

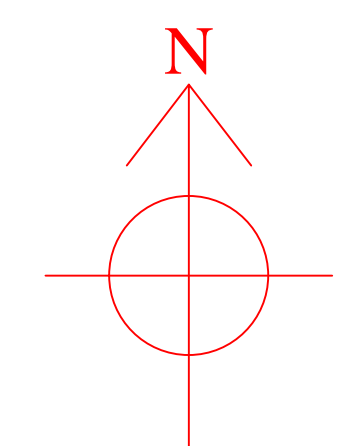
T106-B2

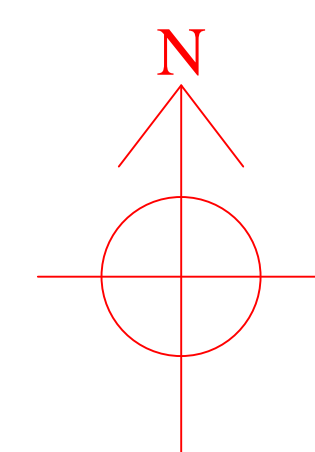
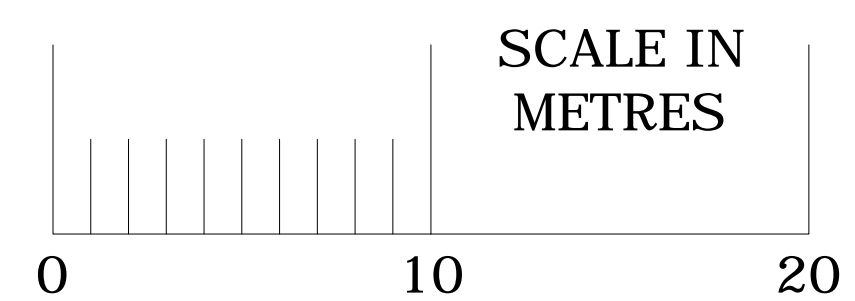


Sheet no. 18 1:200 @ A0



Sheet no. 19 1:200 @ A0





Sheet no. 20 1:200 @ A0

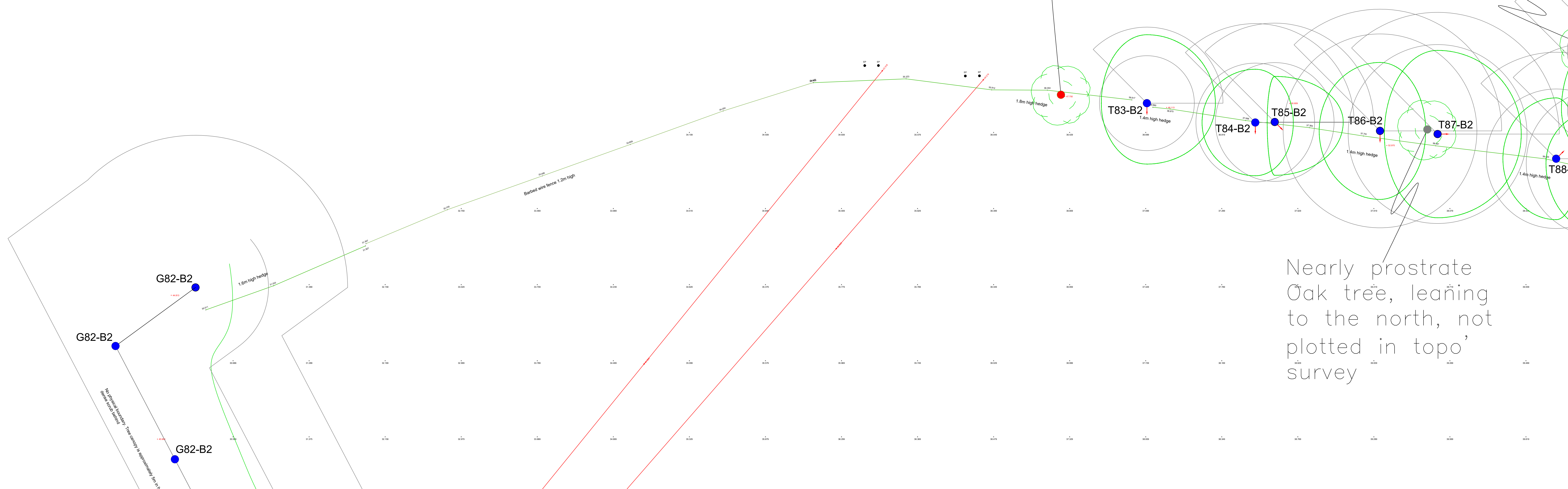
Standing dead Oak tree

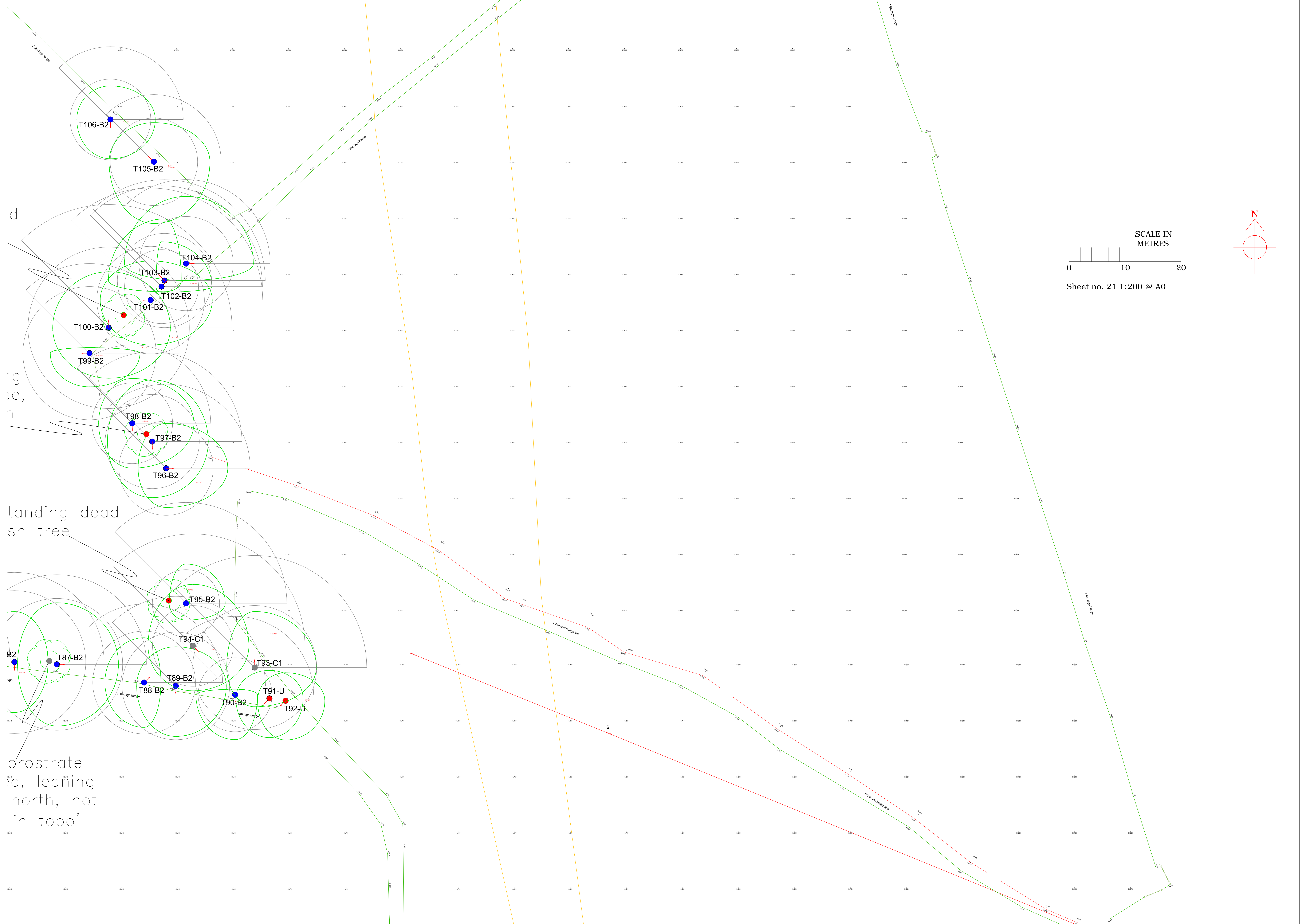
Small standing dead Oak tree, not plotted in topo' survey

Standing dead Oak tree

Standing dead Ash tree

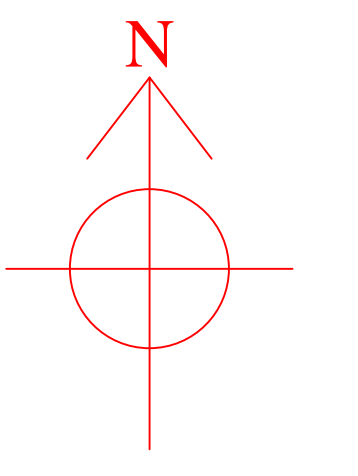
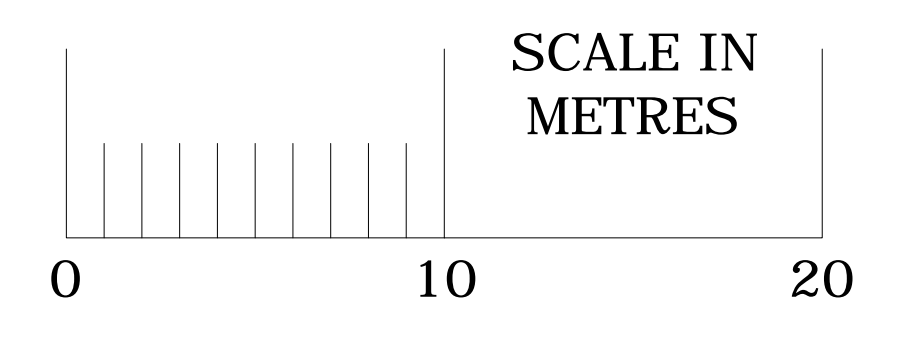
Nearly prostrate Oak tree, leaning to the north, not plotted in topo' survey





standing dead
sh tree

prostrate
tree, leaning
north, not
in topo



Sheet no. 21 1:200 @ A0

Oak tree, leaning to the north, not plotted in topo' survey

G82-B2

G82-B2

G82-B2

Woody scrub vegetation under overhead power lines.

W81-A3

W81-A3

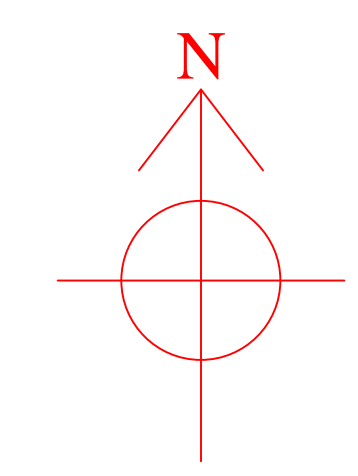
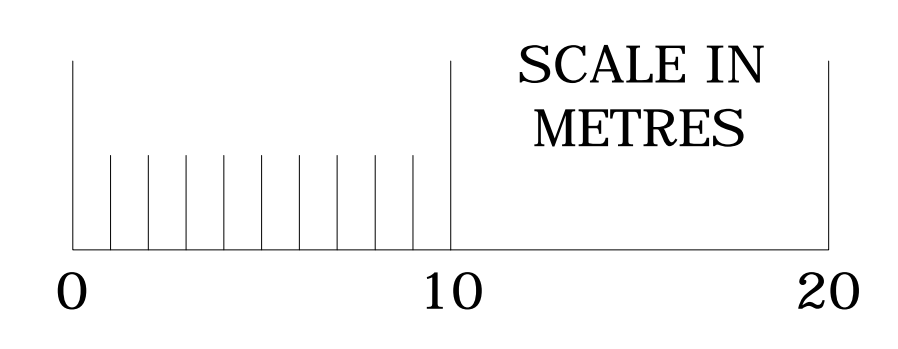
W81-A3

W81-A3

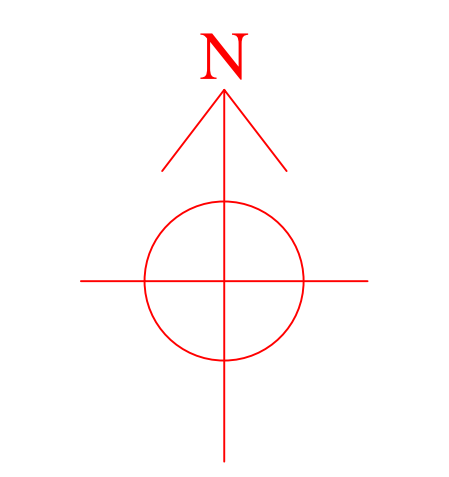
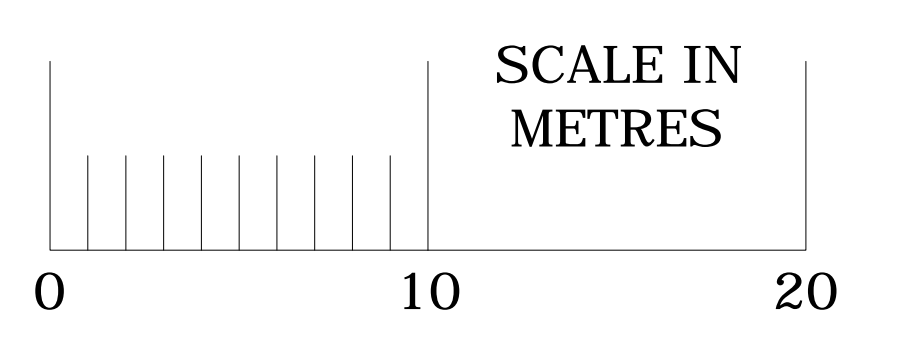
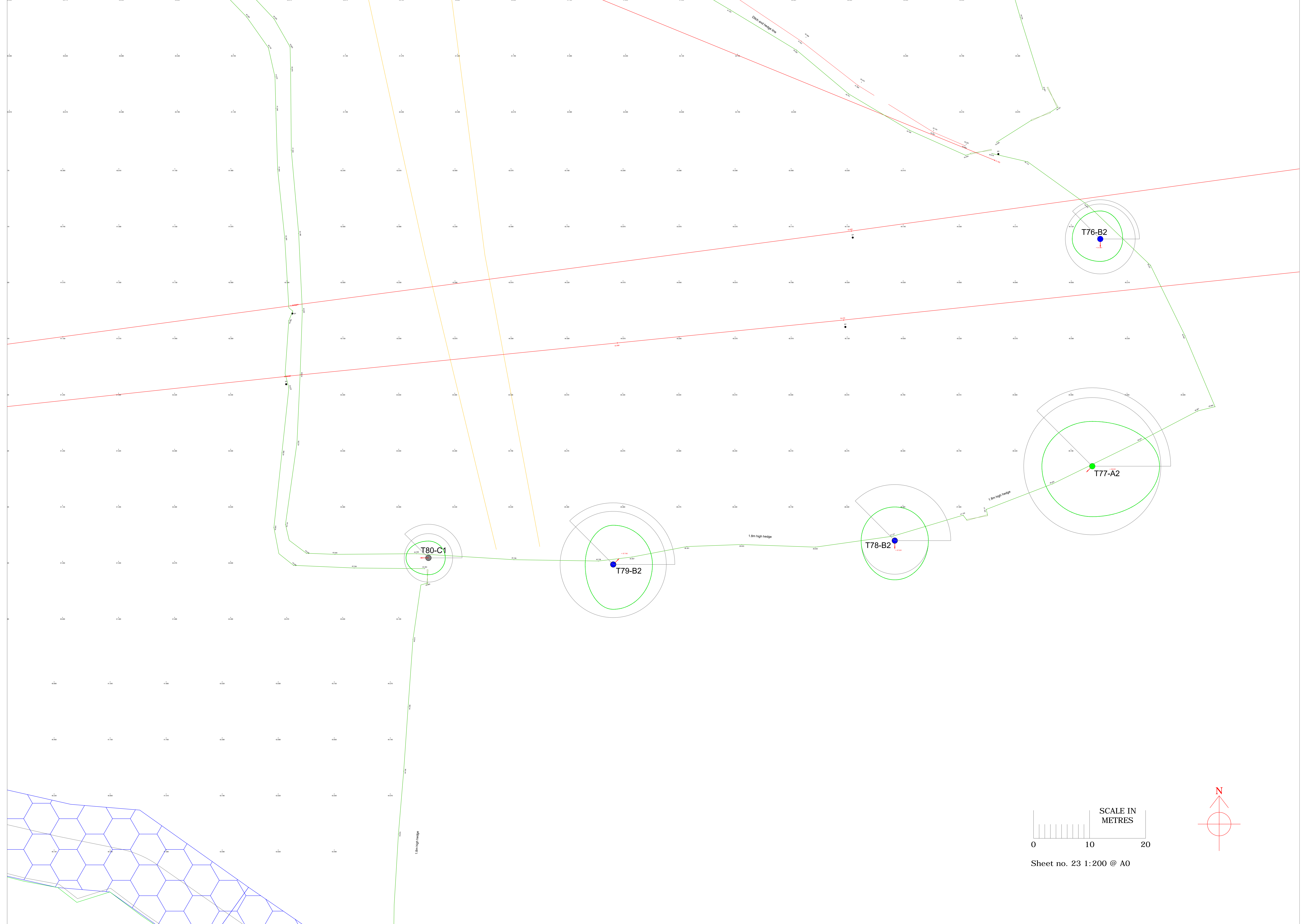
W81-A3

W81-A3

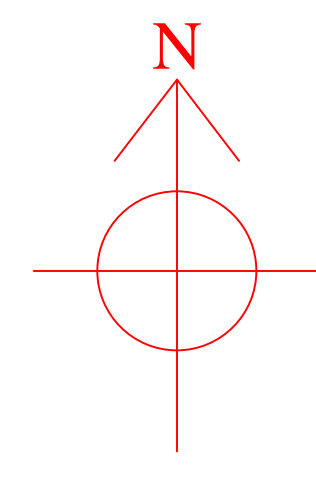
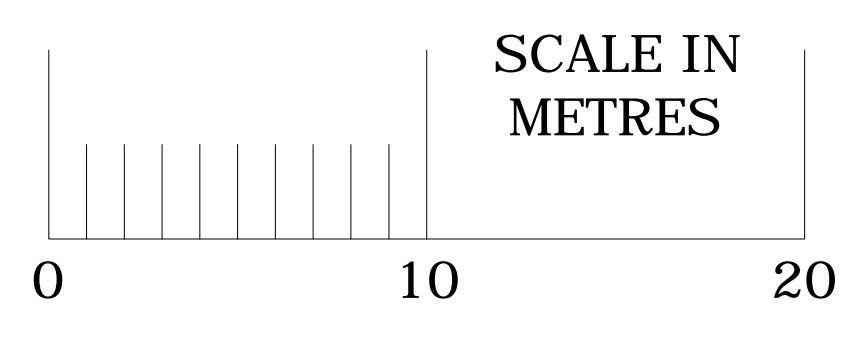
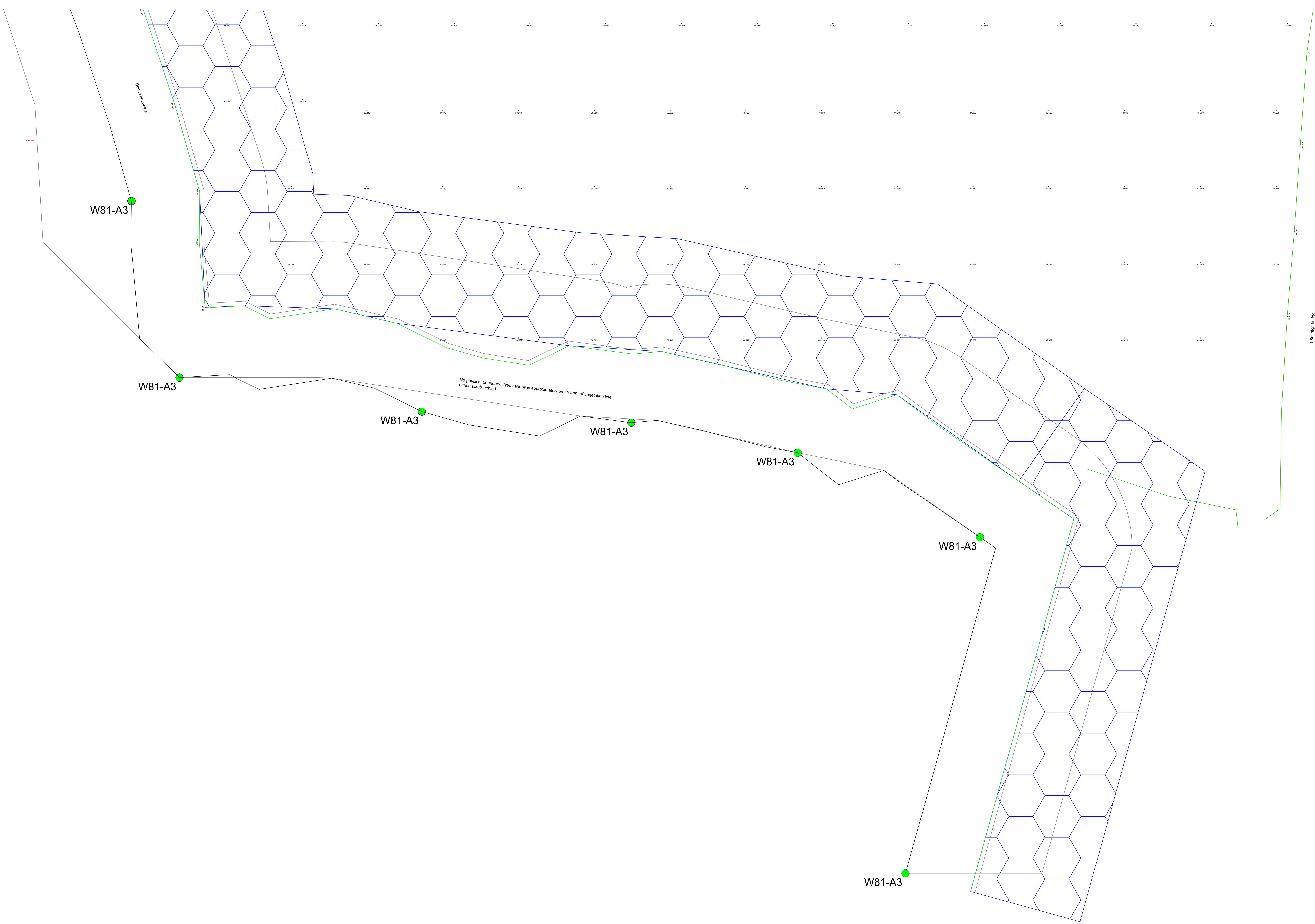
W81-A3



Sheet no. 22 1:200 @ A0



Sheet no. 23 1:200 @ A0



Sheet no. 24 1:200 @ A0

Appendix 02 Tree Survey Schedule

TREE SURVEY SCHEDULE

Key:

- **Ht** = Height estimated in metres.
- **Stem Diam** = Stem or trunk diameter, measured and calculated in accordance with Annex C and section 4.6 of BS5837:2012.
 - **oi** = Measurement taken over ivy, which is likely to produce an exaggerated figure;
 - **cmb** = combined stem diameter value for multi stem trees.
- **Crown Spread** = Crown spread to the cardinal points in metres, measured by pacing.
- **1st significant branch ht' & direction** = First significant branch height in metres and direction of growth e.g. N = North.
- **Crown base ht'** = Minimum distance between surrounding ground level at the trunk base and the base of the main crown, estimated by eye in metres.
- **Life stage** is chosen from the four following categories;
 - Y = Young;
 - SM = Semi mature;
 - EM = Early mature;
 - M = Mature;
 - OM = Over Mature.
- **General observations** = Particularly of structural and/or physiological condition, significant features and defects, and the effect these may have on the health, stability and safe retention of the tree.
- **Preliminary management recommendations** = any significant works identified as necessary in the current context, irrespective of any proposed development of the site.
- **Rem' cont'** = an estimate, in years, of the remaining period over which the tree can be retained at an acceptable level of risk whilst still providing significant amenity benefits with no significant management intervention.
- **Reten' Cat'** = Desirability for retention category. Refers to BS5837:2012 which categorises trees on development sites into one of four categories – A, B, C or U, A being very good and U meaning that felling is appropriate regardless of any proposals. The suffix 1, 2 or 3 refers to a subcategory relating to tree, landscape or cultural/ecological values respectively.
- **agl** = Above ground level
- **#** = Estimated dimension.
- **typ** = Typical dimension where several are present.
- **n/a** = Not applicable.
- **n/k** = Not known.

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc-tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T1	Common Oak	7#	550# @ 1m agl	1	5#	5#	5#	5#	1.3#	W#	2#	SM#	<ul style="list-style-type: none"> • The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. • The tree had some potential for future growth but had been managed repeatedly as a pollard in order to contain its growth, therefore it is not considered likely to grow particularly larger than it currently is. • The tree contributed to boundary screening between the site and the neighbouring dwelling and was visible from the public highway, therefore it was of some public visual amenity value. 	<ul style="list-style-type: none"> • No works currently identified. • RPA: radius = 6.6 metres; area = 137 square metres. 	40+#	B2#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T2	Common Oak	5	270 oi	1	4	2	3	5	1.6	N	1.4	Y	<ul style="list-style-type: none"> The tree was a scrubby example with asymmetric crown as a result of repeated pruning to clear the adjacent highway. The tree had some potential for future growth that could increase its amenity value but at the time of survey it was not a publicly prominent individual. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 3.2 metres; area = 33 square metres. 	40+	C1
T3	Common Oak	10	710	1	8	5#	5	6	4	SW	2.5	EM	<ul style="list-style-type: none"> The tree was a prominent roadside feature. Some larger diameter deadwood was present in the lower crown as is commonly the case with trees of this species and age but this seemed to be secure and at no great risk of falling. A longitudinal bark wound was present on the western side of the trunk from ground level to approximately 2 metres above. The wood exposed had become desiccated and the outer sapwood layer had become decayed and insect damaged, but the exposed heartwood still seemed sound. Callous growth was present around the periphery of this wound and it was considered likely that the tree would callous this wound completely before significant heartwood decay became established. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 8.5 metres; area = 228 square metres. 	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T4	Common Oak	12	380 oi	1	6	5#	6	6	2.2	S	1.6	SM	<ul style="list-style-type: none"> The tree was a prominent roadside feature with significant public visual amenity value. The eastern and south eastern crown had been lifted and lopped in the past, most likely to increase clearance over the adjacent parking bay. The tree had significant potential for future growth. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 4.6 metres; area = 65 square metres. 	40+	A2
T5	Common Oak	13	560 oi	1	7	8	7	7	2.3	S	1.3	EM	<ul style="list-style-type: none"> The tree was a prominent roadside feature of significant public visual amenity value. The eastern and south eastern crown had been lifted in the past most likely to maintain clearance over the adjacent parking bay and highway. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 6.7 metres; area = 142 square metres. 	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc-tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T6	Common Oak	14	1000 #	1	10	11	4	5	3	NE	2.5	EM	<ul style="list-style-type: none"> The remaining contribution and retention category for this tree is provisional on further inspection. Close access to the base of the tree was prevented by the dense surrounding hedge, therefore the trunk diameter has been estimated. The tree was a prominent roadside feature of high public visual amenity value. The southern and south western crown had been heavily reduced in the past most likely to clear the adjacent overhead power lines. On the south eastern side of the trunk at approximately 3.5 metres above ground level was an opening at what seemed to be a partially calloused branch removal wound. This opening lead into what seemed to be an internal cavity and immediately to the right of this opening was a fungal fruiting body of what seemed to be a <i>Ganoderma</i> fungus. It is possible that significant decay is present at this point that could destabilise the tree. However, Oaks have evolved in order to tolerate quite significant degrees of internal decay and to successfully co-exist with decay fungi for many decades and in some cases many centuries. Therefore, this cavity may not be structurally significant but it is not possible to properly assess the cavity from a ground level and visual survey, and a climbing inspection is required in order to confirm the condition of this tree. 	<ul style="list-style-type: none"> Carry out a climbing inspection of the tree to ascertain the extent and structural significance of the open cavity on the south eastern side of the trunk at approximately 3.5 metres above ground level and any decay associated with this cavity. Re-assess the remaining contribution and retention category of this tree in the light of the results of this climbing inspection. RPA: radius = 12 metres; area = 452 square metres. 	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T7	Common Oak	12	820	1	9	9	9	8	3.5	S	2	EM	<ul style="list-style-type: none"> The tree was clearly visible from the public highway as a prominent individual and was therefore of significant public visual amenity value. Numerous burrs formed by closely packed epicormic shoots were present, especially around the base of the tree. However, these were not considered to be structurally significant at the time of survey. The northern root buttress had suffered impact damage in the past but did not seem to be significantly decayed. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 9.8 metres; area = 304 square metres. 	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc-tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T8	Common Oak	15	1290	1	6	13	13	11	3	W	2.5	M	<ul style="list-style-type: none"> The tree was a prominent boundary feature whose asymmetric crown formed a unified crown structure with the nearby Oak. The tree was clearly visible from the public highway and of significant public visual amenity value as a result. The crown had experienced storm damage in the past as evidenced by shattered branch stubs but the crown growth seemed to be recovering from this past damage. The root buttresses were enlarged and significant voids were present in the inter buttral spaces with occasional decayed fungal fruiting bodies that had the appearance of <i>Inonotus dryadeus</i>. This fungus commonly hollows out the root bole and trunk base of the tree and the tree reacts to this by enlarging its roots in order to form a structure reminiscent of the Eiffel Tower. As long as the tree continues to enlarge the root buttresses as it has done in the past, this basal decay is unlikely to become structurally significant. 	<ul style="list-style-type: none"> Monitor and assess condition at 5-yearly intervals especially the extent of basal decay. RPA: radius = 15.0 metres; area = 707 square metres. 	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc-tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T9	Common Oak	17	1000	1	13	10	8	9	2	W	2	M	<ul style="list-style-type: none"> The tree was a prominent boundary feature whose asymmetric crown formed a unified crown structure with the nearby Oak. The tree was clearly visible from the public highway and of significant public visual amenity value as a result. The crown had experienced storm damage in the past as evidenced by shattered branch stubs but the crown growth seemed to be recovering from this past damage. The root buttresses were enlarged and significant voids were present in the inter buttral spaces with occasional decayed fungal fruiting bodies that had the appearance of <i>Inonotus dryadeus</i>. This fungus commonly hollows out the root bole and trunk base of the tree and the tree reacts to this by enlarging its roots in order to form a structure reminiscent of the Eiffel Tower. As long as the tree continues to enlarge the root buttresses as it has done in the past, this basal decay is unlikely to become structurally significant. 	<ul style="list-style-type: none"> Monitor and assess condition at 5-yearly intervals especially the extent of basal decay. RPA: radius = 12.0 metres; area = 452 square metres. 	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T10	Common Oak	13	900	1	7	9	6#	8	2.5	E	1	EM	<ul style="list-style-type: none"> Close access around the tree was impeded by dense surrounding vegetation therefore some assessments and measurements used were estimates made from a distance. The tree was a significant boundary feature and was visible from the public highway but set some way back from it which reduced its public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 10.8 metres; area = 266 square metres. 	40+	B2
T11	Common Oak	12	820 oi	1	10	9	7#	7	3	E	1.5	EM	<ul style="list-style-type: none"> The tree was a prominent boundary feature visible from the public highway but set some way back from it, which had reduced its public visual amenity value. The tree had suffered a degree of storm damage in the past as evidenced by torn out and shattered branch wounds and shattered branch stubs but the crown seemed to be recovering from this past damage. The root buttresses were enlarged with small voids present at some of the inter buttral spaces, indicating a degree of basal decay, most likely by the fungus <i>Inonotus dryadeus</i>. However, this was not considered structurally significant at the time of survey. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 9.8 metres; area = 304 square metres. 	40+	B2
T12	Common Oak	12	720 oi	1	7	9	6#	7	3.5	S	2.3	EM	<ul style="list-style-type: none"> The tree was a prominent boundary feature, visible from the public highway but set some distance away from it and this reduced its public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 8.6 metres; area = 235 square metres. 	40+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T13	Common Oak	12	720#	1	9	9	8#	8	2	SE	1.2	EM	<ul style="list-style-type: none"> The tree was a prominent boundary feature, visible from the public highway but set some distance away from it and this reduced its public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 8.6 metres; area = 235 square metres. 	40+	B2
W14	Predominantly Hazel and Ash coppice with occasional Blackthorn and Willow with Common Oak standards	14 typical	720 max 200 typical	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	SM – EM	<ul style="list-style-type: none"> Very few of the individual edge trees making up this woodland have been recorded on the topographical survey plan. Therefore, the crown spreads and root protection areas shown for this woodland are based on the maximum tree sizes observed close to the woodland edge. The woodland was clearly semi natural and ancient and therefore was of ecological value. As a collective it was clearly visible as a large verdant feature from the public highway, therefore it was of significant public visual amenity value. The Ash elements within the woodland were considered likely to succumb to Chalara Ash Dieback but sufficient trees of other species were present that would naturally take the place of the Ash if it was to be lost. The woodland was clearly under a degree of management as coppice and this should be encouraged and continued. 	<ul style="list-style-type: none"> Continue the existing coppice management. RPA per individual: radius = 8.6 max, 2.4 typical metres; area = 235 max, 18 typical square metres. 	40+	A2 & A3

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T15	Ash	14	930 oi	1	5	7	7	5	2	SE	1.5	M	<ul style="list-style-type: none"> The tree was part of Woodland no. W14. Extensive basal trunk decay was present and it was considered unlikely that the tree would survive much longer than 10 years before it collapsed as a result of this basal decay, therefore the long-term survival of this tree was not anticipated. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 11.2 metres; area = 391 square metres. 	10+	C1
T16	Common Oak	14	600	1	7	7	7	7	3	S	1.9	SM	<ul style="list-style-type: none"> The tree was a well-formed boundary feature with significant potential for future growth. It was visible from the public highway but was set well back from it. However, given its location the tree was visible almost as an individual skyline feature from the public highway, therefore, it was considered to be of significant public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 7.2 metres; area = 163 square metres. 	40+	A2
T17	Common Oak	14	530 oi + 510 = 736 cmb	2	4	12	8	9	4	S	3	EM	<ul style="list-style-type: none"> The tree was a significant edge tree of woodland no. W14 and was one of the few edge trees individually recorded in the supplied topographical survey plan. The tree was not a particularly prominent individual as it blended into the verdant mass of the woodland. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 8.8 metres; area = 245 square metres. 	40+	B2
T18	Common Oak	12	550 oi	1	6	10	7	7	4	W	2	EM	<ul style="list-style-type: none"> The tree was a significant edge tree of woodland no. W14 and was one of the few edge trees individually recorded in the supplied topographical survey plan. The tree was not a particularly prominent individual as it blended into the verdant mass of the woodland. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 6.6 metres; area = 137 square metres. 	40+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T19	Common Oak	13	890 oi	1	10	11	10	8	2	SW	2	M	<ul style="list-style-type: none"> The tree was a significant edge tree of woodland no. W14 and was one of the few edge trees individually recorded in the supplied topographical survey plan. The tree was not a particularly prominent individual as it blended into the verdant mass of the woodland. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 10.7 metres; area = 358 square metres. 	40+	B2
T20	Common Oak	13	800#	1	8	11	9	8	3	S	2	EM	<ul style="list-style-type: none"> Close access around the tree was impeded by dense surrounding vegetation therefore some assessments and measurements used were estimates made from a distance. The tree was a well-formed boundary feature with significant potential for future growth. It was visible from the public highway but was set well back from it. However, given its location the tree was visible almost as an individual skyline feature from the public highway, therefore, it was considered to be of significant public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 9.6 metres; area = 290 square metres. 	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T21	Common Oak	11	500#	1	7	9	6	8	3	N	2.1	EM	<ul style="list-style-type: none"> Close access around the tree was impeded by dense surrounding vegetation therefore some assessments and measurements used were estimates made from a distance. The tree was a well-formed boundary feature with significant potential for future growth. It was visible from the public highway but was set well back from it. However, given its location the tree was visible almost as an individual skyline feature from the public highway, therefore, it was considered to be of significant public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 6.0 metres; area = 113 square metres. 	40+	A2
T22	Common Oak	12	800#	1	8	12	6	8	3.5	SW	1.6	EM	<ul style="list-style-type: none"> Close access around the tree was impeded by dense surrounding vegetation therefore some assessments and measurements used were estimates made from a distance. The tree was again an individual skyline feature as viewed from the public highway. However, extensive basal trunk decay was present with numerous fungal fruiting bodies of <i>Inonotus dryadeus</i> and only limited buttress enlargement in response to this decay, and in this situation, the decay was considered likely to curtail the ultimate life expectancy of the tree. 	<ul style="list-style-type: none"> Monitor and assess condition at 5-yearly intervals, especially the extent of basal decay. RPA: radius = 9.6 metres; area = 290 square metres. 	20+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
G23	Common Oak	13	400#	1	As per plan	As per plan	As per plan	As per plan	N/A	N/A	2	EM	<ul style="list-style-type: none"> Close access around the tree was impeded by dense surrounding vegetation therefore some assessments and measurements used were estimates made from a distance. The linear group of three trees had grown so close together that their crown formed a unified and mutually interdependent structure. As a group, the trees were visible as a skyline feature from the public highway so despite being set back from the public highway, they were of significant public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA per individual: radius = 4.8 metres; area = 72 square metres. 	40+	A2
T24	Common Oak	12	680	1	8	9	8	9	2.2	S	2	EM	<ul style="list-style-type: none"> The tree was a skyline feature, as viewed from the public highway and was therefore of significant public visual amenity value. The crown had suffered storm damage in the past as evidenced by shattered branch stubs and torn out branch wounds, but the crown seemed to have recovered from this past damage. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 8.2 metres; area = 209 square metres. 	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T25	Common Oak	13	750	1	8	11	9	6	2	SE	2	EM	<ul style="list-style-type: none"> The tree was visible as a skyline feature from the public highway and even though it was set some distance back from the public highway, it was still of significant public visual amenity value. The crown was heavily asymmetric as a result of past competition for light and space with nearby and larger trees, including one tree to the west that had fallen many years ago and laid prostrate on the ground. One large beam of deadwood was hung up in the lower crown, possibly from this earlier falling tree. The crown was re-growing strongly and recovering from this damage and asymmetry. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 9.0 metres; area = 255 square metres. 	40+	A2
T26	Common Oak	9	400	1	2	4	6	5	2	N	1.7	SM	<ul style="list-style-type: none"> The tree was becoming increasingly suppressed by the nearby and larger Oaks and its long-term survival was not anticipated. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 4.8 metres; area = 72 square metres. 	10+	C1
T27	Common Oak	15	640	1	5	9	8	10	2	NW	1	EM	<ul style="list-style-type: none"> The tree was visible as a skyline feature from the public highway and even though it was set some distance back from the public highway, it was still of significant public visual amenity value. Minor deadwood was present throughout the crown as is commonly the case with trees of this species and age. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 7.7 metres; area = 185 square metres. 	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T28	Common Oak	14	730 oi	1	6	8	9	8	1.6	N	2	EM	<ul style="list-style-type: none"> The tree was visible as a skyline feature from the public highway and even though it was set some distance back from the public highway, it was still of significant public visual amenity value. Minor deadwood was present throughout the crown as is commonly the case with trees of this species and age. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 8.8 metres; area = 241 square metres. 	40+	A2
G29	Common Oak	13	660 max	1	As per plan	As per plan	As per plan	As per plan	N/A	N/A	2	EM	<ul style="list-style-type: none"> The group was visible as a skyline feature from the public highway and even though it was set some distance back from the public highway, it was still of significant public visual amenity value. Minor deadwood was present throughout the crowns as is commonly the case with trees of this species and age. 	<ul style="list-style-type: none"> No works currently identified. RPA per individual: radius = 7.9 metres; area = 197 square metres. 	40+	A2
T30	Common Oak	11	720	1	7	8	8	8	2	S	2	EM	<ul style="list-style-type: none"> The tree was visible as a skyline feature from the public highway and even though it was set some distance back from the public highway, it was still of significant public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 8.6 metres; area = 235 square metres. 	40+	A2
T31	Common Oak	10	750#	1	6	7	8	9	2	N	2	EM	<ul style="list-style-type: none"> The tree was visible as a skyline feature from the public highway and even though it was set some distance back from the public highway, it was still of significant public visual amenity value. Minor deadwood was present throughout the crown as is commonly the case with trees of this species and age. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 9.0 metres; area = 255 square metres. 	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T32	Common Oak	13	840	1	9	11	11	8	2.5	SE	2	EM	<ul style="list-style-type: none"> The tree was visible as a skyline feature from the public highway and even though it was set some distance back from the public highway, it was still of significant public visual amenity value. Minor deadwood was present throughout the crown as is commonly the case with trees of this species and age. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 10.0 metres; area = 319 square metres. 	40+	A2
T33	Common Oak	8	610 oi	1	5	8	6	6	2	NW	2	EM	<ul style="list-style-type: none"> The tree was visible as a skyline feature from the public highway and even though it was set some distance back from the public highway, it was still of significant public visual amenity value. The crown was heavily asymmetric and the tree leant to the east but this seemed to be a long-standing condition of no current structural significance. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 7.3 metres; area = 168 square metres. 	40+	A2
T34	Common Oak	12	950	1	8	9	7	7	3	E	1	EM	<ul style="list-style-type: none"> The tree was a prominent individual clearly highly visible from the public highway and therefore, of significant public visual amenity value. The tree had experienced storm damage in the past in the lower crown as evidenced by a shattered branch stub and hung-up deadwood in the central lower crown. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 11.4 metres; area = 408 square metres. 	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T35	Common Oak	7#	250#	1	0#	1#	4#	4#	3#	SW#	3#	SM#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The crown was heavily asymmetric as a result of competition for light and space with nearby trees. The tree contributed to the verdant street scene but was not an overly prominent individual. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 3.0 metres; area = 28 square metres. 	40+#	B2#
T36	Common Oak	9#	300#	1	5#	4#	5#	4#	3.5#	S#	4#	SM#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The tree was not plotted on the supplied topographical survey plan and its position was estimated by eye whilst on site. If the position of this tree becomes critical to any proposed development of the site, the position of this tree should be confirmed by a competent land surveyor and this report amended accordingly. The tree contributed to the verdant street scene but was not a particularly prominent individual. However, the tree had significant potential for future growth that could increase its future public visual amenity value. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 3.6 metres; area = 41 square metres. 	40+#	B2#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T37	Ash	6#	400#	1	7#	7#	8#	7#	2#	S#	1.9#	EM#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The tree had been heavily pollarded in the past, most likely to maintain views from the adjacent dwelling across the valley. As this form of management is likely to be repeated in order to maintain the view, the long-term survival of the tree was not anticipated. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 4.8 metres; area = 72 square metres. 	20+#	B2#
T38	Weeping Willow	10#	400#	1	7#	7#	8#	7#	2#	S#	1.9#	EM#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The tree was an attractive boundary feature just visible from the public highway. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 4.8 metres; area = 72 square metres. 	20+#	B2#
T39	Common Oak	14#	700#	1	8#	9#	10#	10#	3#	S#	2.5#	EM#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The tree had suffered extensive crown dieback in the past and whilst it was attempting to recover, this recovery lacked vitality. This dieback may have been the result of the installation of the nearby and large sewage pipe or the contents of the ditch running alongside the tree, which judging from its smell also contained sewage. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 8.4 metres; area = 222 square metres. 	20+#	B2#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T40	Common Oak	12	750#	1	9	10	6	10	4.5	S	5	EM	<ul style="list-style-type: none"> Close access around the tree was impeded by dense surrounding vegetation therefore some assessments and measurements used were estimates made from a distance. The tree was visible as a skyline feature from the public highway and even though it was set some distance back from the public highway, it was still of significant public visual amenity value. Extensive crown dieback had taken place in the past and the tree was attempting to re-grow quite strongly with a retrenched crown. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 9.0 metres; area = 255 square metres. 	40+	B2
T41	Common Oak	14	900#	1	10	9	5	9	3	N	2.2	EM	<ul style="list-style-type: none"> Close access around the tree was impeded by dense surrounding vegetation therefore some assessments and measurements used were estimates made from a distance. The tree was visible as a skyline feature from the public highway and even though it was set some distance back from the public highway, it was still of significant public visual amenity value. The tree had experienced extensive crown dieback in the past, especially in the southern and eastern crown, and was slowly beginning to recover, but this dieback did detract from this tree's public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 10.8 metres; area = 366 square metres. 	40+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T42	Common Oak	12	800#	1	5	8	3	8	3	S	2	EM	<ul style="list-style-type: none"> • Close access around the tree was impeded by dense surrounding vegetation therefore some assessments and measurements used were estimates made from a distance. • The tree was visible as a skyline feature from the public highway and even though it was set some distance back from the public highway, it was still of significant public visual amenity value. • The tree had experienced extensive crown dieback in the past but was re-growing a new retrenched crown quite strongly. 	<ul style="list-style-type: none"> • No works currently identified. • RPA: radius = 9.6 metres; area = 290 square metres. 	40+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T43	Common Oak	17	1000 #	1	12	13	8	12	2.5	NE	1.3	M	<ul style="list-style-type: none"> • Close access around the tree was impeded by dense surrounding vegetation therefore some assessments and measurements used were estimates made from a distance. • The tree was visible as a skyline feature from the public highway and even though it was set some distance back from the public highway, it was still of significant public visual amenity value. • The tree had experienced a degree of crown dieback in the past but seemed to have recovered strongly from this. • A fungal fruiting body of what seemed to be a <i>Ganoderma</i> fungus was present on the south eastern side of the trunk base at an inter buttral space. • The root buttresses were significantly enlarged indicating a significant degree of basal decay in the trunk but this is not an uncommon condition in trees of this species and age and providing the tree continues to enlarge the root buttresses in order to compensate for any strength loss caused by the decay, the base of the tree should not be appreciatively weakened. 	<ul style="list-style-type: none"> • Monitor and assess condition at 5-yearly intervals, especially the extent of basal decay. • RPA: radius = 12.0 metres; area = 452 square metres. 	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc-tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T44	Common Oak	8	600#	1	8	7	6	7	3	NW	2	EM	<ul style="list-style-type: none"> Close access around the tree was impeded by dense surrounding vegetation therefore some assessments and measurements used were estimates made from a distance. The tree was visible as a skyline feature from the public highway and even though it was set some distance back from the public highway, it was still of significant public visual amenity value. The crown was asymmetric as a result of suppression by the nearby and larger Oak. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 7.2 metres; area = 163 square metres. 	40+	A2
T45	Common Oak	10	800#	1	8	10	8	7	2.3	W	1.7	EM	<ul style="list-style-type: none"> Close access around the tree was impeded by dense surrounding vegetation therefore some assessments and measurements used were estimates made from a distance. The tree was visible as a skyline feature from the public highway and even though it was set some distance back from the public highway, it was still of significant public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 9.6 metres; area = 290 square metres. 	40+	A2
T46	Ash	13#	350#	1	8#	5#	6#	7#	2.3#	S#	2#	EM#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The crown was asymmetric as a result of past competition for light and space with nearby trees. The tree contributed to boundary screening between the site and the neighbouring residential dwelling but was otherwise limited from a public visual amenity value standpoint. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 4.2 metres; area = 55 square metres. 	20+#	B1#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T47	Horse Chestnut	13#	400# x 4 = 800 Cmb	4	5#	0#	5#	7#	2#	NW#	1.6#	EM#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The tree was multi stemmed from just above ground level and the eastern stems had been topped and were devoid of foliage. Potentially weak basal forks were forming between the multi stemmed structure and the potential failure of these forks makes the long-term retention of the tree unlikely. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 9.6 metres; area = 290 square metres. 	10+#	C1#
T48	Walnut	10#	300#	1	4#	4#	5#	6#	1.5	SE#	1.6#	SM#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The tree did not seem to be visible from any public vantage point and was therefore of very limited public visual amenity value. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 3.6 metres; area = 41 square metres. 	40+#	B1#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
G49	Leyland Cypress	16# max	300# typical	Various	As per plan	As per plan	As per plan	As per plan	N/A	N/A	1.3#	EM#	<ul style="list-style-type: none"> The group was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The linear group was a prominent boundary feature that was just about visible from the public highway, therefore it was of some public visual amenity value. However, the crown branch form was poor and multi stemmed with the development of potentially weak forks at the attachments of those stems and it is considered likely that the trees making up the group will begin to experience crown break-up within the next 10-20 years at least. Therefore, the long-term retention of this group was not anticipated. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA per individual: radius = 3.6 metres; area = 41 square metres. 	10+#	C1#
T50	Common Oak	12	850#	1	7	7	10	5	3	SE	2	EM	<ul style="list-style-type: none"> Crown vitality was poor and the tree could be in an early stage of decline. Significant quantities of deadwood were present throughout the crown especially the central and lower crown, but this all seemed relatively stable and posed very little risk of harm to persons or property. A large branch removal wound was present on the south western side of the trunk at approximately 2.5 metres above ground level. Callous growth was present around the periphery of this wound but the wood exposed was already beginning to desiccated, fracture and decay. 	<ul style="list-style-type: none"> Monitor and assess condition at 18-monthly intervals, especially the general crown vitality and the risk of crown break-up. RPA: radius = 10.2 metres; area = 327 square metres. 	20+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T51	Common Oak	14	860	1	7	13	10	7	4	NW	2	M	<ul style="list-style-type: none"> The tree lean to the east. However, this angle of lean was completely corrected by the mid and upper crown, indicating it was an historic condition of no current structural significance. The crown had been heavily lifted in the past, creating a number of branch removal wounds and branch lopping wounds and the wood exposed in these was beginning to desiccate, fracture and decay. The tree was a prominent individual, clearly discernible from the public highway and therefore of significant public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 10.3 metres; area = 335 square metres. 	40+	A2
T52	Common Oak	13	530	1	5	6	4	3	5	NW	3	EM	<ul style="list-style-type: none"> The tree was visible from the public highway but was not particularly discernible as an individual as its crown was being suppressed and subsumed by the two nearby and larger Oaks. This reduced the public visual amenity value of the tree. Deadwood was present in the mid and lower crown as is commonly the case with trees of this species and age. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 6.4 metres; area = 127 square metres. 	40+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T53	Common Oak	13	870	1	9	11	10	9	2	SW	2	M	<ul style="list-style-type: none"> The crown had been heavily lifted in the past, creating a number of branch removal wounds and branch lopping wounds and the wood exposed in these was beginning to desiccate, fracture and decay. The tree was a prominent individual, clearly discernible from the public highway and therefore of significant public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 10.4 metres; area = 342 square metres. 	40+	A2
T54	Common Oak	11	750	1	7	7	8	9	2	W	1.5	EM	<ul style="list-style-type: none"> The crown had been heavily lifted in the past, creating a number of branch removal wounds and branch lopping wounds and the wood exposed in these was beginning to desiccate, fracture and decay. The tree was a prominent individual, clearly discernible from the public highway and therefore of significant public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 9.0 metres; area = 255 square metres. 	40+	A2
T55	Common Oak	11	660	1	8	8	6	5	2.3	E	2	EM	<ul style="list-style-type: none"> The crown had been heavily lifted in the past, creating a number of branch removal wounds and branch lopping wounds and the wood exposed in these was beginning to desiccate, fracture and decay. The tree was a prominent individual, clearly discernible from the public highway and therefore of significant public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 7.9 metres; area = 197 square metres. 	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T56	Common Oak	11	590	1	7	7	5	5	2.5	NE	1.6	EM	<ul style="list-style-type: none"> The crown had been heavily lifted in the past, creating a number of branch removal wounds and branch lopping wounds and the wood exposed in these was beginning to desiccate, fracture and decay. The tree was a prominent individual, clearly discernible from the public highway and therefore of significant public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 7.1 metres; area = 157 square metres. 	40+	A2
T57	Common Oak	8	360	1	6	4	4	5	2.2	N	1.7	SM	<ul style="list-style-type: none"> The tree was clearly visible from the public highway but not an overly prominent individual due to its small size. However, the tree had significant potential for future growth that would increase its public visual amenity value in the future. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 4.3 metres; area = 59 square metres. 	40+	B2
T58	Common Oak	12	760	1	10	6	10	7	3	S	2.1	EM	<ul style="list-style-type: none"> The crown had been heavily lifted in the past, creating a number of branch removal wounds and branch lopping wounds and the wood exposed in these was beginning to desiccate, fracture and decay. The tree was a prominent individual, clearly discernible from the public highway and therefore of significant public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 9.1 metres; area = 261 square metres. 	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T59	Common Oak	12	630	1	7	5	7	7	2.5	S	1.7	EM	<ul style="list-style-type: none"> The crown had been heavily lifted in the past, creating a number of branch removal wounds and branch lopping wounds and the wood exposed in these was beginning to desiccate, fracture and decay. The tree was a prominent individual, clearly discernible from the public highway and therefore of significant public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 7.6 metres; area = 180 square metres. 	40+	A2
T60	Common Oak	10	470	1	5	2	6	6	2.2	S	1.7	EM	<ul style="list-style-type: none"> The tree was visible from the public highway but was not a particular prominent individual as it was largely obscured by nearby and larger Oak trees. The crown was heavily asymmetric to the west as a result of suppression by the nearby and larger Oak trees. Crown vitality was poor with some significant dieback and deadwood present throughout the crown. Numerous branch removal wounds were present on the trunk and the wood exposed by these was beginning to decay significantly. The combination of trunk decay and reduced crown vitality makes the very long-term retention of this tree unlikely. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 5.6 metres; area = 100 square metres. 	20+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T61	Common Oak	11	690	1	7	3	4	7	2.1	E	2.1	EM	<ul style="list-style-type: none"> The tree was in terminal decline. 	<ul style="list-style-type: none"> If the site is to be developed, fell. Otherwise, retain as an ecologically beneficial standing deadwood habitat. RPA: radius = 8.3 metres; area = 215 square metres. 	<10	U
T62	Common Oak	16	890	1	8	11	11	7	5	S	3	M	<ul style="list-style-type: none"> The tree was clearly discernible as a prominent individual from the public highway and was therefore of significant public visual amenity value. Minor deadwood was present in the mid and lower crown as is commonly the case with trees of this species and age. Two bleeding cankers were present on the south eastern side of the trunk at approximately 1 metre above ground level. These cankers could be symptomatic of bacterial vascular infection such as Acute Oak Decline but is more likely to be the result of a wire fence being nailed to the tree in the past and the steel reacting with the natural tannin within the Oak timber. The lower trunk was enlarged with enlarged root buttresses indicating a degree of internal decay. However, this is perfectly normal with trees of this species and age and providing the root buttresses continue to enlarge to compensate for any strength loss caused by the internal decay, the tree should not be significantly weakened by this decay. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 10.7 metres; area = 358 square metres. 	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T63	Common Oak	15	950	1	15	13	7	9	2	E	1.5	M	<ul style="list-style-type: none"> The tree was clearly discernible as a prominent individual and was therefore of significant public visual amenity value. The southern crown had experienced significant storm damage as evidenced by shattered branch stubs and a number dead and partially torn out branches resting on the ground with their butts hung up in the crown of the tree. The root buttresses were enlarged and significant cavitation was present in the inter buttral spaces, but this is to be expected in trees of this species and age, and providing the root buttresses continue to enlarge sufficiently quickly to compensate for any loss of strength caused by the cavitation, then the tree will not be significantly structurally weakened. 	<ul style="list-style-type: none"> Remove broken out and partially hung-up branches. RPA: radius = 11.4 metres; area = 408 square metres. 	40+	A2
T64	Common Oak	11	560 oi	1	7	8	8	6	2.5	S	2	EM	<ul style="list-style-type: none"> The tree was clearly discernible as an individual from the public highway; therefore, it was of significant public visual amenity value. The tree had significant potential for future growth. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 6.7 metres; area = 142 square metres. 	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T65	Common Oak	11	400#	1	9	8	6	6	3	NE	2	EM	<ul style="list-style-type: none"> Close access around the tree was impeded by dense surrounding vegetation therefore some assessments and measurements used were estimates made from a distance. The tree was discernible as a prominent boundary individual from the public highway and was therefore of significant public visual amenity value. The tree had significant potential for future growth. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 4.8 metres; area = 72 square metres. 	40+	A2
T66	Common Oak	10	500#	1	8	7	8	7	2.5	SE	2	EM	<ul style="list-style-type: none"> Close access around the tree was impeded by dense surrounding vegetation therefore some assessments and measurements used were estimates made from a distance. The tree was discernible as a prominent boundary individual from the public highway and was therefore of significant public visual amenity value. The tree had significant potential for future growth. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 6.0 metres; area = 113 square metres. 	40+	A2
T67	Common Oak	10	400#	1	8	7	9	5	2.7	E	2	EM	<ul style="list-style-type: none"> Close access around the tree was impeded by dense surrounding vegetation therefore some assessments and measurements used were estimates made from a distance. The tree was discernible as a prominent boundary individual from the public highway and was therefore of significant public visual amenity value. The tree had significant potential for future growth. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 4.8 metres; area = 72 square metres. 	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T68	Common Oak	12	700	1	10	9	9	5	3	N	2	EM	<ul style="list-style-type: none"> The tree was discernible as a prominent boundary individual from the public highway and was therefore of significant public visual amenity value. The tree had significant potential for future growth. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 8.4 metres; area = 222 square metres. 	40+	A2
T69	Common Oak	11	540	1	10	9	8	6	2.7	E	2.5	EM	<ul style="list-style-type: none"> The tree was discernible as a prominent boundary individual from the public highway and was therefore of significant public visual amenity value. The tree had significant potential for future growth. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 6.5 metres; area = 132 square metres. 	40+	A2
G70	Predominantly Common Oak with an understorey of Hawthorn Willow Gorse and Bramble	14 max	450 typical	1 typical	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	SM – EM	<ul style="list-style-type: none"> The linear group was similar in structure to a thin strip of woodland and originally would have formed a continuous structure with group no. G71 and the semi natural ancient woodland beyond. However, the trees making up the group have been divided by felling to accommodate two sets of overhead power lines. However, the groups in the woodland are still connected by a dense understorey. The group was a publicly prominent verdant mass as viewed from the public highway and was therefore of significant public visual amenity value. The group also provided connectivity from the semi natural ancient woodland out into the fields and was therefore of significant ecological value. 	<ul style="list-style-type: none"> No works currently identified. RPA per individual: radius = 5.4 metres; area = 92 square metres. 	40+	A2 & A3

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
G71	Predominantly Common Oak with an understorey of Hawthorn Willow Gorse and Bramble	14 max	450 typical	1 typical	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	SM – EM	<ul style="list-style-type: none"> The linear group was similar in structure to a thin strip of woodland and originally would have formed a continuous structure with group no. G70 and the semi natural ancient woodland beyond. However, the trees making up the group have been divided by felling to accommodate two sets of overhead power lines. However, the groups in the woodland are still connected by a dense understorey. The group was a publicly prominent verdant mass as viewed from the public highway and was therefore of significant public visual amenity value. The group also provided connectivity from the semi natural ancient woodland out into the fields and was therefore of significant ecological value. 	<ul style="list-style-type: none"> No works currently identified. RPA per individual: radius = 5.4 metres; area = 90 square metres. 	40+	A2 & A3
T72	Willow	9#	150# x 7 = 397 Cmb	7	6#	9#	7#	7#	3#	SW#	2#	M#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The tree was a significant feature within the surrounding linear overgrown hedge. The tree was beginning to collapse as is commonly the case with trees of this species and age, therefore its long-term survival was considered unlikely. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 4.8 metres; area = 71 square metres. 	10+#	C1#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T73	Willow	9#	600# @ 1m agl	1	7#	7#	7#	6#	1.5#	SW#	1.7#	M#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The tree was a significant feature in the surrounding and linear overgrown hedge. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client RPA: radius = 7.2 metres; area = 163 square metres. 	20+#	B2#
T74	Common Oak	11#	280#	1	2#	3#	6#	5#	4#	SW#	3#	SM#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The crown was asymmetric due to competition for light and space with nearby and larger trees. The tree made a minor contribution to boundary screening between the site and the public highway. However, the tree had significant potential for future growth and this would increase its public visual amenity value in the future. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 3.4 metres; area = 36 square metres. 	40+#	B2#
T75	Common Oak	13#	750#	1	9#	7#	10 #	9#	2#	S#	2#	M#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The tree was a prominent roadside feature of significant public visual amenity value and it contributed to boundary screening between the site and the public highway. Minor deadwood was present throughout the crown especially the central and lower crown as is commonly the case with trees of this species and age. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 9.0 metres; area = 255 square metres. 	40+#	A2#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T76	Common Oak	7	520	1	5	4	4	5	2	S	1.3	EM	<ul style="list-style-type: none"> The tree was just visible from the public highway but was not discernible as a prominent individual. Crown vitality was poor with significant crown dieback and significant diameter deadwood present in the central and lower crown. A tree of this size would normally be considered to have potential for future growth. However, this tree is located close to two sets of overhead power lines and if it was to recover vitality and put on future growth, this would be curtailed by pruning necessary in order to clear the overhead power lines. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 6.2 metres; area = 122 square metres. 	20+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc-tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T77	Common Oak	14	1020	1	8	12	9	9	4	SW	2	M	<ul style="list-style-type: none"> The tree had experienced significant crown dieback in the distant past but had recovered strongly from this and was developing a distinct lower and more compact retrenched crown. Extensive cavitation and basal trunk decay were present. However, the root buttresses and the trunk base were enlarged, indicating that the tree is compensating for any loss of strength resulting from this cavitation by laying down additional re-inforcing wood. This factor combined with the retrenched and smaller crown that will catch less wind loads, suggests that the tree will be able to survive for many decades yet to come. The tree was visible from the public highway and discernible as a distinct individual, therefore it was of significant public visual amenity value. 	<ul style="list-style-type: none"> Monitor and assess condition at 5-yearly intervals, especially the extent of basal decay and crown vitality. RPA: radius = 12.2 metres; area = 471 square metres. 	40+	A2
T78	Common Oak	10	500	1	6	6	7#	6	3.5	S	3	EM	<ul style="list-style-type: none"> The tree was visible from the public highway but some distance back from it and as a result it was not an overly publicly prominent individual. Lower trunk bark wounds were present where wire fences have been attached to the tree in the past. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 6.0 metres; area = 113 square metres. 	40+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T79	Common Oak	11	790	1	7	7	8	5	2	NE	7	EM	<ul style="list-style-type: none"> The tree had experienced significant crown dieback in the distant past but the crown had retrenched and recovered from this dieback. One large beam of seemingly stable deadwood was present in the northern crown at approximately 3 metres above ground level. The tree was visible from the public highway but was unlikely to be a prominent individual when viewed from this vantage point, therefore it was of limited public visual amenity value. Significant basal decay was present. However, the trunk base and root buttresses were enlarged indicating the tree has responded to any weakness created by this decay, by laying down additional re-inforcing wood. 	<ul style="list-style-type: none"> Monitor and assess condition at 5-yearly intervals, especially the extent of basal decay and crown vitality. RPA: radius = 9.5 metres; area = 282 square metres. 	40+	B2
T80	Field Maple	6	360	1	3	3	3	4	2	W	2	M	<ul style="list-style-type: none"> The tree had suffered extensive crown dieback in the past but was recovering. Extensive trunk decay was present with a longitudinal and open cavity extending from ground level to approximately 2 metres above. The tree was visible from the public highway but was unlikely to be discernible as a distinct individual due to its small size and distance from the highway. Therefore, it was of very limited public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 4.3 metres; area = 59 square metres. 	10+	C1

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
W81	Common Oak standards with younger Ash and an understorey of Hazel Holly and Hawthorn	17 typical	800 typical	1 typical	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	EM – M	<ul style="list-style-type: none"> None of the woodland edge trees were plotted in the supplied topographical survey plan, this means a degree of estimation has had to be used when calculating and illustrating the tree constraints. The woodland was clearly over-stood coppice that had the appearance of semi natural ancient woodland. The woodland was not particularly visible from public vantage points but it was of significant ecological value. 	<ul style="list-style-type: none"> Consider re-introducing coppice management. RPA per individual: radius = 9.6 metres; area = 290 square metres. 	40+	A3
G82	Ash Oak with Golden Leyland Cypress at the northern end	20 max	800 typical	1 typical	As per plan	As per plan	As per plan	As per plan	N/A	N/A	0	EM – M	<ul style="list-style-type: none"> None of the trees making up this linear group were plotted in the supplied topographical survey plan and this combined with their relative inaccessibility due to dense surrounding undergrowth means a degree of estimation has had to be used when calculating and illustrating the tree constraints. The linear group provided valuable boundary screening between the site and the neighbouring electrical sub-station but it did not seem to be particularly publicly visible, therefore it was of limited public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified as the trees have not been closely examined due to access issues. RPA per individual: radius = 9.6 metres; area = 290 square metres. 	40+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T83	Common Oak	10	520	1	9#	9	8	6	4	S	2	EM	<ul style="list-style-type: none"> The tree had suffered storm damage in the past. The crown had recovered from this past damage. The root buttresses were enlarged and a degree of cavitation was present at some of the inter buttral spaces, indicating basal decay. However, providing the tree continues to enlarge its buttresses in order to compensate for any weakness caused by this cavitation, the tree should be structurally sound for many decades to come. The tree did not seem to be visible from any public vantage points therefore, it was of limited public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 6.2 metres; area = 122 square metres. 	40+	B2
T84	Common Oak	13	650 oi	1	7#	5	7	7	2.5	S	2	EM	<ul style="list-style-type: none"> The crown formed a unified crown structure with the neighbouring tree. The tree did not seem to be visible from many public vantage points, therefore it was of limited public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 7.8 metres; area = 191 square metres. 	40+	B2
T85	Common Oak	13	650	1	6#	9	7	1	4	SE	5	EM	<ul style="list-style-type: none"> The crown formed a unified crown structure with the neighbouring tree. The tree did not seem to be visible from many public vantage points, therefore it was of limited public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 7.8 metres; area = 191 square metres. 	40+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T86	Common Oak	16	780 oi + 720 = 1062 cmb	2	9#	6	9	8	2.5	S	2.5	EM	<ul style="list-style-type: none"> The tree was two stemmed from just above ground level but the resulting fork between the stems seemed to be developing into a relatively stable saddle like structure. The tree formed a unified crown structure with the nearby Oak. The tree did not seem to be visible from many public vantage points and was therefore of limited public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 12.7 metres; area = 510 square metres. 	40+	B2
T87	Common Oak	16	980 OI	1	11 #	11	11	7	4.5	E	3	M	<ul style="list-style-type: none"> The tree formed a unified crown structure with the nearby Oak. The tree did not seem to be visible from any public vantage points and was therefore of limited public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 12.7 metres; area = 510 square metres. 	40+	B2
T88	Common Oak	14	560 + 520 = 764 Cmb	2	8#	3	8	7	3	NE	3	EM	<ul style="list-style-type: none"> The tree was two stemmed from approximately 1 metre above ground level but the resulting fork between the stems seemed to be developing into a relatively stable saddle like structure. The crown was asymmetric as a result of competition for light and space with nearby trees. The tree did not seem to be visible from any public vantage points, therefore it was of limited public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 9.2 metres; area = 264 square metres. 	40+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T89	Common Oak	16	800#	1	7#	9	9	7	3	S	2.5	M	<ul style="list-style-type: none"> Close access around the tree was impeded by dense surrounding vegetation therefore some assessments and measurements used were estimates made from a distance. The crown was asymmetric as a result of competition for light and space with nearby trees. The tree did not seem to be visible from any public vantage points, therefore it was of limited public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 9.6 metres; area = 290 square metres. 	40+	B2
T90	Common Oak	14	550#	1	1#	4	8	7	3	S	2.5	M	<ul style="list-style-type: none"> Close access around the tree was impeded by dense surrounding vegetation therefore some assessments and measurements used were estimates made from a distance. The crown was asymmetric as a result of competition for light and space with nearby trees. The tree did not seem to be visible from any public vantage points, therefore it was of limited public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 6.6 metres; area = 137 square metres. 	40+	B2
T91	Ash	15	500#	1	5#	6	7	6	2.3	SW	2	EM	<ul style="list-style-type: none"> Significant crown dieback and some crown break-up was present indicating that the tree was in terminal decline, most likely as a result of Chalara Ash Dieback. 	<ul style="list-style-type: none"> Fell. RPA: radius = 6.0 metres; area = 113 square metres. 	<10	U
T92	Ash	16	600#	1	5	7	7	5	2.3	SW	2	EM	<ul style="list-style-type: none"> A bifurcation fork at approximately 2 metres above ground level had failed and the tree was in danger of partial collapse. 	<ul style="list-style-type: none"> Fell. RPA: radius = 7.2 metres; area = 163 square metres. 	<10	U

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T93	Ash	20	700# + 600# = 922 Cmb	2	10	11	7#	5#	5	N	7	M	<ul style="list-style-type: none"> Close access around the tree was impeded by dense surrounding vegetation therefore some assessments and measurements used were estimates made from a distance. The tree was two stemmed from approximately 1 metre above ground level but the resulting fork seemed to be developing into a relatively stable saddle like structure. A degree of crown dieback was present, most likely indicting the early stages of Chalara Ash Dieback, therefore the long-term survival of this tree was not anticipated. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 11.1 metres; area = 385 square metres. 	10+	C1
T94	Ash	20#	600#	1	11 #	10 #	8#	8#	5#	SE#	9#	M#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. A degree of crown dieback was present most likely indicating the early stages of Chalara Ash Dieback, therefore the long-term survival of this tree was not anticipated. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 7.2 metres; area = 163 square metres. 	10+#	C1#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T95	Ash	18#	500#	1	7#	7#	3#	3#	2#	S#	2#	EM#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The crown was asymmetric as a result of competition for light and space with nearby Ash trees. Crown vitality was better than that observed in nearby Ash trees, therefore there were no obvious symptoms of Chalara Ash Dieback in this tree. The tree was visible from the public highway but was not prominently discernible as an individual, therefore it was of limited public visual amenity value. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 6.0 metres; area = 113 square metres. 	20+#	B2#
T96	Common Oak	15#	700#	1	8#	11 #	7#	5#	4#	E#	1.5#	EM#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The crown was asymmetric as a result of competition for light and space with nearby trees. The tree was visible from the public highway but was not a prominently discernible individual, therefore it had limited public visual amenity value. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 8.4 metres; area = 222 square metres. 	40+#	B2#
T97	Common Oak	16#	700#	1	11 #	10 #	10 #	8#	4#	S#	4#	EM#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The crown was asymmetric as a result of competition for light and space with nearby trees. The tree was visible from the public highway but was not a prominently discernible individual, therefore it had limited public visual amenity value. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 8.4 metres; area = 222 square metres. 	40+#	B2#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T98	Common Oak	14#	600#	1	8#	11 #	8#	6#	3#	S#	3#	EM#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The crown was asymmetric as a result of competition for light and space with nearby trees. The tree was visible from the public highway but was not a prominently discernible individual, therefore it had limited public visual amenity value. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 7.2 metres; area = 163 square metres. 	40+#	B2#
T99	Common Oak	16#	700# + 700# = 990 Cmb	2	1#	9#	6#	7#	5#	W#	5#	M#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The crown was asymmetric as a result of competition for light and space with nearby trees. The trunk bifurcated at approximately 1.3 metres above ground level and the resulting fork seemed to be developing into a relatively stable saddle like structure. The south western stem had experienced a significant degree of crown dieback but was not yet dead although it could be indicating the early signs of decline in the tree. The was visible from the public highway, but not discernible as a prominent individual and was therefore, of limited public visual amenity value. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 11.9 metres; area = 443 square metres. 	20+#	B2#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T 100	Common Oak	22#	1200 # @ base	1	10 #	11 #	9#	10 #	0.7#	N#	4#	Om#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The tree was a very prominent boundary feature, visible from the public highway and probably discernible as an individual. However, the lowest branch on the northern side had experienced basal failure allowing the collapse of a large part of the crown. The exposed wood within the shattered branch stub was exhibiting white velum-like mycelium and a brown cubical rot, both factors indicating decay by <i>Laetiporus sulphureus</i>. A second branch on the north western side had experienced a similar failure but higher in the crown and in the more distant past. The remnants of the northern branch were leant up in the crown of the neighbouring Oak tree and had broken one of the second order branches of the neighbouring tree. It is considered likely that this tree is beginning to experience accelerating crown break-up, due to <i>Laetiporus sulphureus</i> decay, therefore the very long-term retention of this tree is not anticipated. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 14.4 metres; area = 651 square metres. 	20+#	B2#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T 101	Common Oak	20#	800#	1	7#	11 #	8#	9#	3#	W#	3#	M#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The crown was asymmetric as a result of competition for light and space with nearby trees. The tree had suffered extensive storm damage in the past as evidenced by partially broken branches, torn out branch wounds, and shattered branch stubs. Near the base of the first order branch on the south eastern side was a longitudinal but calloused bark wound and the exit hole of what seemed to be either a bat roost or bird nest was present in this callous growth, indicating cavitation behind this calloused wound and it is considered likely that this cavitation would ultimately result in the failure of this branch and then the accelerated break-up of the remaining crown. One partially broken-out branch in the northern side of the mid crown was hung up in the crown of the neighbouring Oak tree. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 9.6 metres; area = 290 square metres. 	20+#	B2#

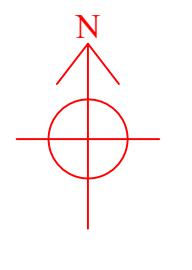
Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T 102	Common Oak	18#	550#	1	8#	9#	1#	1#	4#	NE#	2#	EM#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The crown was heavily asymmetric as a result of competition for light and space with nearby trees. A partially broken-out branch from the neighbouring Oak tree was hung up in the crown. The tree was visible from the public highway but was not discernible as a prominent individual therefore, it was of limited public visual amenity value. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 6.6 metres; area = 137 square metres. 	40+#	B2#
T 103	Common Oak	18#	700#	1	11#	3#	2#	10#	6#	NW#	1#	EM#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The crown was asymmetric as a result of competition for light and space with nearby trees. The tree was visible from the public highway but was not a significant discernible individual therefore, it was of limited public visual amenity value. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 8.4 metres; area = 222 square metres. 	40+#	B2#
T 104	Common Oak	15#	700#	1	12#	12#	3#	11#	4#	E#	2#	EM#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The crown was asymmetric as a result of competition for light and space with nearby trees. The tree was visible from the public highway but was not a significant discernible individual therefore, it was of limited public visual amenity value. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 8.4 metres; area = 222 square metres. 	40+#	B2#

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T 105	Common Oak	12	650#	1	7	10	11	8#	5	NW	1	EM	<ul style="list-style-type: none"> Close access around the tree was impeded by dense surrounding vegetation therefore some assessments and measurements used were estimates made from a distance. Minor crown dieback had occurred in the past but the crown seems to have recovered from this. Minor deadwood was present throughout the crown, especially in the central and lower crown as is commonly the case with trees of this species. The tree was visible from the public highway but was significantly discernible as an individual therefore, it was of limited public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 7.8 metres; area = 191 square metres. 	40+	B2
T 106	Common Oak	13	600#	1	6	8	7	6#	2.5	S	2	EM	<ul style="list-style-type: none"> Close access around the tree was impeded by dense surrounding vegetation therefore some assessments and measurements used were estimates made from a distance. The tree was visible from the public highway but was not significantly discernible as an individual therefore, it was of limited public visual amenity value. 	<ul style="list-style-type: none"> No works currently identified. RPA: radius = 7.2 metres; area = 163 square metres. 	40+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direc- tion of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T 107	Eucalyptus	18#	500# + 400# = 640 Cmb	2	8#	11#	8#	4#	5#	W#	3#	EM#	<ul style="list-style-type: none"> The tree was offsite and inaccessible therefore all assessments and measurements used were estimates made from a distance. The crown was asymmetric and the tree leant to the east. The trunk bifurcated a little above ground level with what seemed to be a potentially weak basal fork. Given the presence of this potentially weak basal fork and the noted short life expectancy of this species in Southern England, the very long-term retention of this tree was not anticipated. The tree was visible from the public highway as a prominent individual. However, its anticipated short life expectancy reduces it public visual amenity value. 	<ul style="list-style-type: none"> No works recommended as the tree is offsite and beyond the control and responsibility of my client. RPA: radius = 7.7 metres; area = 186 square metres. 	20+#	B2#

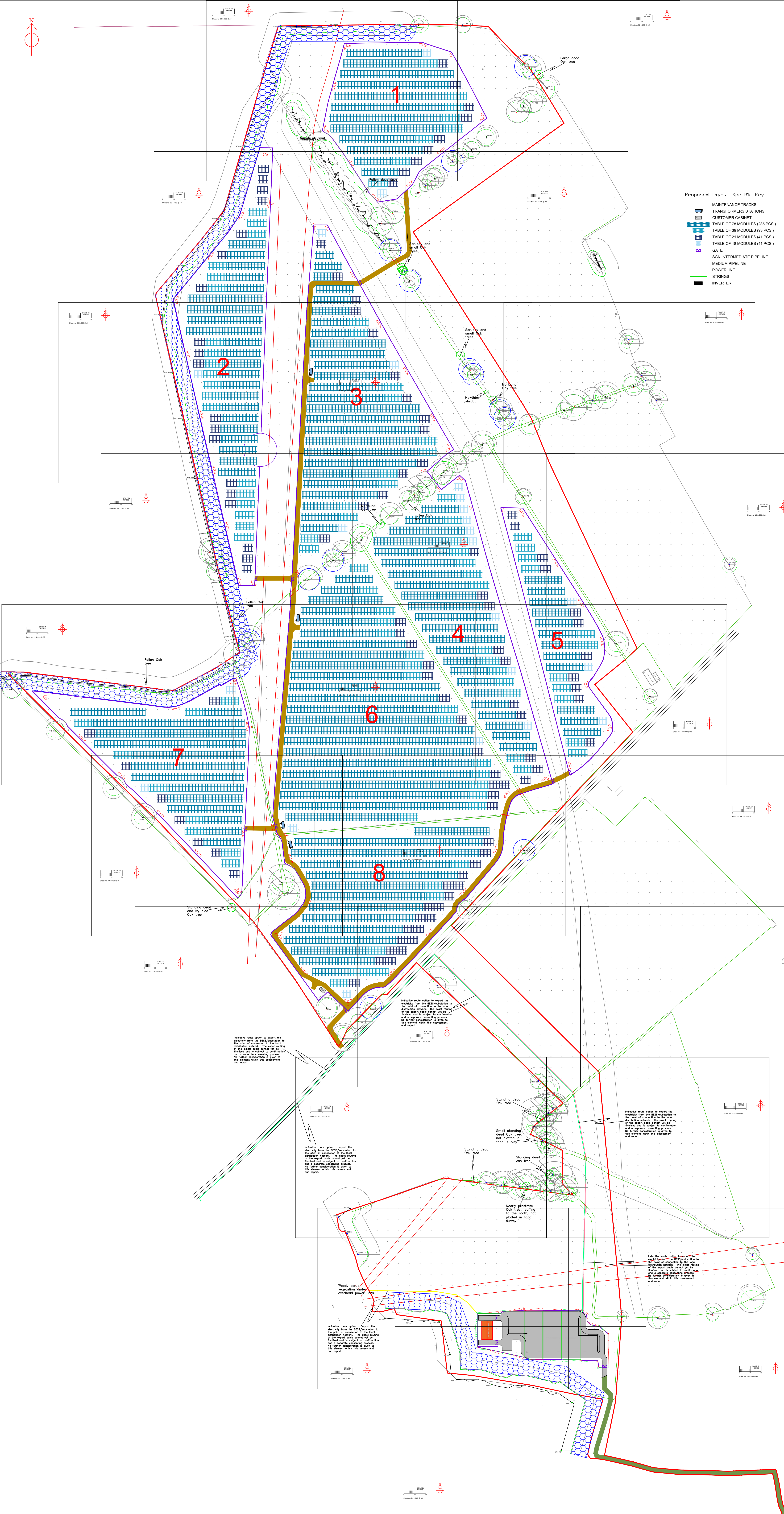
Appendix 03

Arboricultural Impact Assessment Plan



- Existing site layout in grey
- Proposed site layout in colour
- Category U tree, group or woodland & ref no
- Category A tree, woodland & ref no
- Category B tree, woodland & ref no
- Category C tree, group or woodland & ref no
- Trees in a group or a woodland that have been collectively surveyed and recorded.
- Crown spread of surveyed trees, hedges and/or amalgamated for groups and woodlands
- Estimated mature crown spread for trees with significant potential for future growth
- Hedge and woody/scrub vegetation extents as recorded in the topographical survey
- Indicative root protection area (RPA), amalgamated for groups and woodlands
- Nated and annotated tree in the tree survey schedule
- Ancient woodland and/or veteran/buffer tree
- Direction of lowest branches, length of crown, indicative height i.e. the higher the crown the higher the branch
- Areas of potentially significant shade constraint for A, B & C grade trees and groups, based on surveyed heights and amalgamated for groups and woodlands
- Ancient woodland boundary as defined in MAGIC map of the area
- Sections of hedge to be removed, i.e. the red crown margin indicates the section to be removed, and the green crown margin indicates the hedge to be retained

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1.0 Introduction

1.1 It is proposed to develop the site as a Renewable Energy Park with associated infrastructure as illustrated in the plan.

1.2 In this plan, the proposed development layout is illustrated in colour.

1.2.1 A separate sub-key is provided to detail the various elements of the proposed development.

1.2.2 As shown in the proposed site layout plan, at this stage there are two indicative route options to export the electricity from the BES/substrate to the point of connection to the local distribution network. However, the exact routing of the export cable cannot yet be finalised and is subject to confirmation and a separate consenting process. No further consideration is given to the external visual assessment and report.

1.3 In order to provide context with the existing site, and highlight the proposed development, the existing site layout plan is also illustrated in past grey in this plan.

1.4 The trees, their constraints, and areas where specific tree protection measures are required, are illustrated in accordance with the main key.

1.5 The proposed development layout has, from the outset, been informed by the tree constraints on site, and the design team have purposefully laid out the site in such a way as to avoid the significant tree constraints. In doing so, the design team have followed the national best practice recommendations contained in section 5.1 of BS5837:2012.

2.0 Tree Removals and Other Tree Works

2.1 The proposed development does not require the removal of any surveyed individual trees, groups of trees or woodlands.

2.1.1 By retaining all the surveyed individual trees, groups of trees and woodlands, the proposed development complies with National Planning Policy Framework (2021 sections 174(b) and 180(c)), and the requirements of sections 197 and 198 of the Town and Country Planning Act 1990.

2.1.2 By retaining all the surveyed individual trees, groups of trees and woodlands, the proposed development also meets the policy objectives of local policy nos. DM2 part 2 and SP9.

2.2 The proposed development requires the removal of an 8 metres length of hedge immediately to the south east of tree no. 164 in order to accommodate the access road linking solar array 1 and 3, and a further five 8 metres sections of hedge in order to accommodate the access road linking solar array 1 and 3.

2.2.1 The routing of this linking road has been the subject of discussion among the design team and specific arboricultural advice regarding the routing has been sought and given. A linking road between the arrays is a necessity of the proposed development, and the linking road must cross through the continuous vertical ground that crosses the site as there are no existing and suitable subsoil crossings. The width of these crossings has been carefully chosen to avoid impacting on any significant trees, therefore the design team has made great efforts to minimise the arboricultural impact of the linking road.

2.3 The proposed development requires the removal of two 2 metres lengths of hedge, one on each side of the access road to the battery storage area.

2.3.1 The routing of this underground cable has been the subject of discussion among the design team and specific arboricultural advice regarding the routing has been sought and given. A cable between the arrays and the battery storage area is a necessity of the proposed development, and this cable must cross Whitealls Road. The location of this crossing has been carefully chosen to avoid impacting on any significant trees, therefore the design team has made great efforts to minimise the arboricultural impact of the underground cable.

2.3.2 Once the underground cable has been installed, it is intended to re-plant the removed sections of hedge. Therefore, these sections of hedge will only be temporarily lost.

2.4 The proposed development requires the removal of three 2 metres lengths of hedge between Whitealls Road and the battery storage area in order to accommodate the installation of the underground power cable connecting the solar array to the battery storage area.

2.4.1 The routing of this underground cable has been the subject of discussion among the design team and specific arboricultural advice regarding the routing has been sought and given. A cable between the arrays and the battery storage area is a necessity of the proposed development, and this cable must cross Whitealls Road. The location of this crossing has been carefully chosen to avoid impacting on any significant trees, therefore the design team has made great efforts to minimise the arboricultural impact of the underground cable.

2.4.2 Once the underground cable has been installed, it is intended to re-plant the removed sections of hedge. Therefore, these sections of hedge will only be temporarily lost.

3.0 Root Protection Areas (RPA) and Ancient Woodland Buffer Zones

3.1 The proposed development footprint encroaches over the RPA of tree no. 16 which was proposed access road joins Whitealls Road. However, an existing access road is already present and in use in this area, and the proposed access road will be created as a layer of impermeable and insubstantial soil sealing. As a result, the roots of tree no. 16 will have ground under this sub base, and this will not have formed a protective root zone. By retaining the sub base, these roots will be effectively protected from the construction of the new access road. Therefore, the proposed access road will have no impact on tree no. 16.

3.2 The proposed development footprint is entirely outside the ancient woodland buffer zones identified on site. Therefore, the proposed development is in compliance with National Planning Policy Framework section 180(c), the Government guidance 'Ancient Woodland: ancient and veteran tree advice for making planning decisions' published by Natural England and the Forestry Commission, and the policy principles and strategic objectives of the Government's ancient and veteran woodland and trees policy in England 2022.

3.2.1 The ancient woodland buffer zones have been correctly identified and plotted, as outlined in the Tree Constraints Plan. It must be noted that the ancient woodland identified on site includes woodland that is not identified in the MAGIC map, but which seems to be the case of the site. The site contains many of the characteristics of ancient woodland, and is to be protected as ancient woodland. Therefore, the proposed development is in compliance with National Planning Policy Framework section 180(c), the Government guidance 'Ancient Woodland: ancient and veteran tree advice for making planning decisions' published by Natural England and the Forestry Commission, and the policy principles and strategic objectives of the Government's ancient and veteran woodland and trees policy in England 2022.

3.3 It is the author's professional view that none of the individually surveyed trees on site qualify as ancient and/or veteran trees. During pre-application meetings, the lead of the Local Planning Authority suggested that tree nos. 78, 79, 77 and 1100 are veteran trees. It is the author's professional opinion these trees do not qualify as veteran or ancient trees as they lack the special features and characteristics of veteran trees as set out in section 4.2.1.3 above. However, in the case of tree nos. 78 and 79, the Applicant (Sunny Oaks Renewable Energy Park Ltd) has positively responded to the pre-application advice and elected to apply a buffer zone around both these trees. This buffer zone around both trees has been calculated in accordance with 'Ancient Woodland: ancient and veteran tree advice for making planning decisions' 2022, i.e. a circular area around each tree with a radius of 1.5 metres above ground level, and all development works have been excluded from these zones.

3.4 A service road is proposed to link the battery storage area in the southern part of the site and Whitealls Road. This service road crosses an area of the site that has not been surveyed by the lead surveyor or included in the tree survey, but it will pass to the south of the Whitealls Road complex of buildings and through open fields to the south western corner of the battery storage area. The service road is intended to be an ancient woodland buffer zone around woodland no. 881, and the author has carried out a desktop search review of the remaining service road route and confirmed that there are no trees in the vicinity of the service road. Therefore, the service road will have no arboricultural impact, or impact on the ancient woodland buffer zone.

3.5 The surveyed individual trees, groups of trees and woodlands on site can be adequately protected from the proposed development through the use of appropriate constructed and located tree protection barriers as detailed in the Tree Protection Plan & Arboricultural Method Statement forming section 6.0 and Appendix 05 of this report.

3.6 The above tree protection measures will restrict the arboricultural impact of the proposed development to an acceptable level. The Local Planning Authority (LPA) can ensure that the tree protection measures are carried out by granting planning permission for the proposed development subject to a planning condition requiring compliance with the Tree Protection Plan & Arboricultural Method Statement forming section 6.0 and Appendix 05 of this report.

4.0 Future Pressures to Unreasonably Prune or Fell Retained Trees

4.1 The inappropriate retention of trees within a new development can lead to future conflicts between the managers of the new development and the trees, thereby creating future pressures to unreasonably prune or fell trees that had been retained in the design and development process. Section 5.3.4 d) of BS5837:2012 requires this issue to be considered and outlined in the design stage of a proposed development. In order to comply with this requirement, the following considerations have been made.

4.2 Crown proximity.

4.2.1 The proposed solar arrays and service roads do not overhang the existing crown spreads of any of the surveyed individual trees, groups of trees and woodlands. Therefore, the proposed development will not create any significant pressures to unreasonably prune or fell the retained individual trees, groups of trees and woodlands in the future.

4.2.2 Some of the retained trees have potential for future crown growth that will increase their crown spread and bring their crown edges closer to the proposed development footprint. However, in the future, crown growth will not result in the solar arrays and service roads being overhung. Therefore, future crown proximity should not create any significant pressures to unreasonably prune or fell the retained individual trees, groups of trees and woodlands in the future.

4.3 Tree shade.

4.3.1 At the layout design stage, the indicative shade segment suggested in section 5.2.2 Note 1 of BS5837:2012 was used to assess the impact of shade on the proposed development.

4.3.2 This assessment indicated that none of the proposed solar arrays will experience any significant tree shade as defined by BS5837:2012. Therefore, tree shade should not create any significant pressures to unreasonably prune or fell the retained individual trees, groups of trees and woodlands.

5.0 Pre-application Advice and Responses

5.1 Pre-application advice has been sought and provided by the title of Night Council's Tree Officer, and a copy of this advice forms Appendix 4 of this report.

5.2 The author's responses to the Tree Officer's advice are as follows. The Tree Officer's comments are reproduced in quotation marks below, and the author's responses are given in plain text.

5.3 'From the information provided it is evident that great care and consideration has been given to the layout of the site taking into account potential shade issues that may limit potential efficiency of the solar array ground mounting structures on the trees to be retained on site. It is also noted that the left hand side of the site is a wooded area, and the proposed solar array layout is such that there are at least four trees that could be potentially defined as veteran by virtue of size and condition located in woodlands that do not form part of this woodland. These are tree nos. 78, 77 and 1100. It should be noted that the NPPF guidance that concerns ANW also relates to ancient or veteran trees. In the case of such trees it is advised that some buffer zones of fifteen metres and a further fifteen metres where branches extend beyond this area. From the data provided this does not seem to be the case. It is advised this is addressed before submitting the application.'

5.3.1 It is the author's professional opinion these trees do not qualify as veteran or ancient trees as they lack the special features of veteran or ancient trees as set out in section 4.2.1.3 above. However, in the case of tree nos. 78 and 79, the Applicant has positively responded to the pre-application advice and elected to apply a buffer zone around both these trees. This buffer zone around both trees has been calculated in accordance with 'Ancient Woodland: ancient and veteran tree advice for making planning decisions' 2022, i.e. a circular area around each tree with a radius of 1.5 metres above ground level, and all development works have been excluded from these zones.

5.4 'As the site meeting the buffer zone for the woodland was discussed and the potential for the planting within this zone it is understood that planting of large trees to the outer extremity of the zone could at its future date undermine the efficiency of the cells and as such is not advised. However, it is thought favourable that the zone is planted with shrubs and trees that gradually increase in size towards the closer they are planted to the woodland eventually creating a gradual incline in vegetation to the upper canopy of the current woodland and also increasing biodiversity capabilities of the area around the wood. Detail of this should be provided with the application.'

5.4.1 The heads of terms for a soil landscaping scheme have been drawn up and are included in the planning application bundle. These include the planting of the ancient woodland buffer zones with native shrubs and groundcover plants in order to create a natural and gradual transition zone between the open field and the tall woodland. This transition zone will create a diverse range of ecotones between the open field and the woodland, and these will increase the biodiversity of the site.

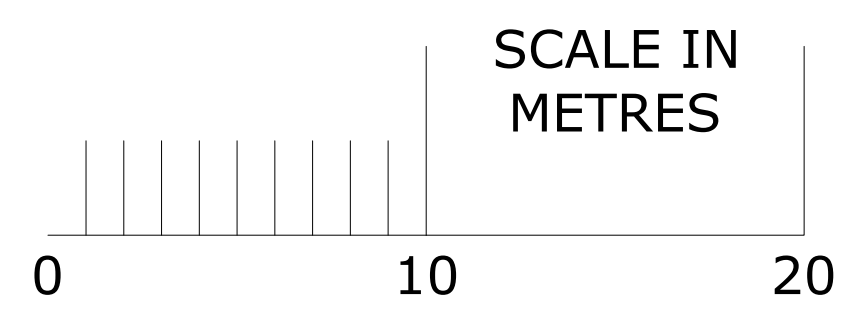
5.5 The planting of the buffer zone in this manner may also mitigate the concerns raised by locals as to the potential of increased wind damage to the woodland the cells may create. At present unmitigated, this would be by forming a buffer that could direct winds up over the woodland tree canopy.'

5.5.1 The author agrees with the Tree Officer that the claims of potential wind damage being caused to the ancient woodland as a result of the presence of the proposed solar arrays are unsubstantiated. The author has looked into this question online, and raised the question with others of other practicing arboricultural consultants, and can find no peer reviewed research or credible and documented examples of such damage occurring. A small number of anecdotal comments can be found online claiming that such damage can occur, but these provide no credible evidence to support their claims, therefore they must be disregarded.

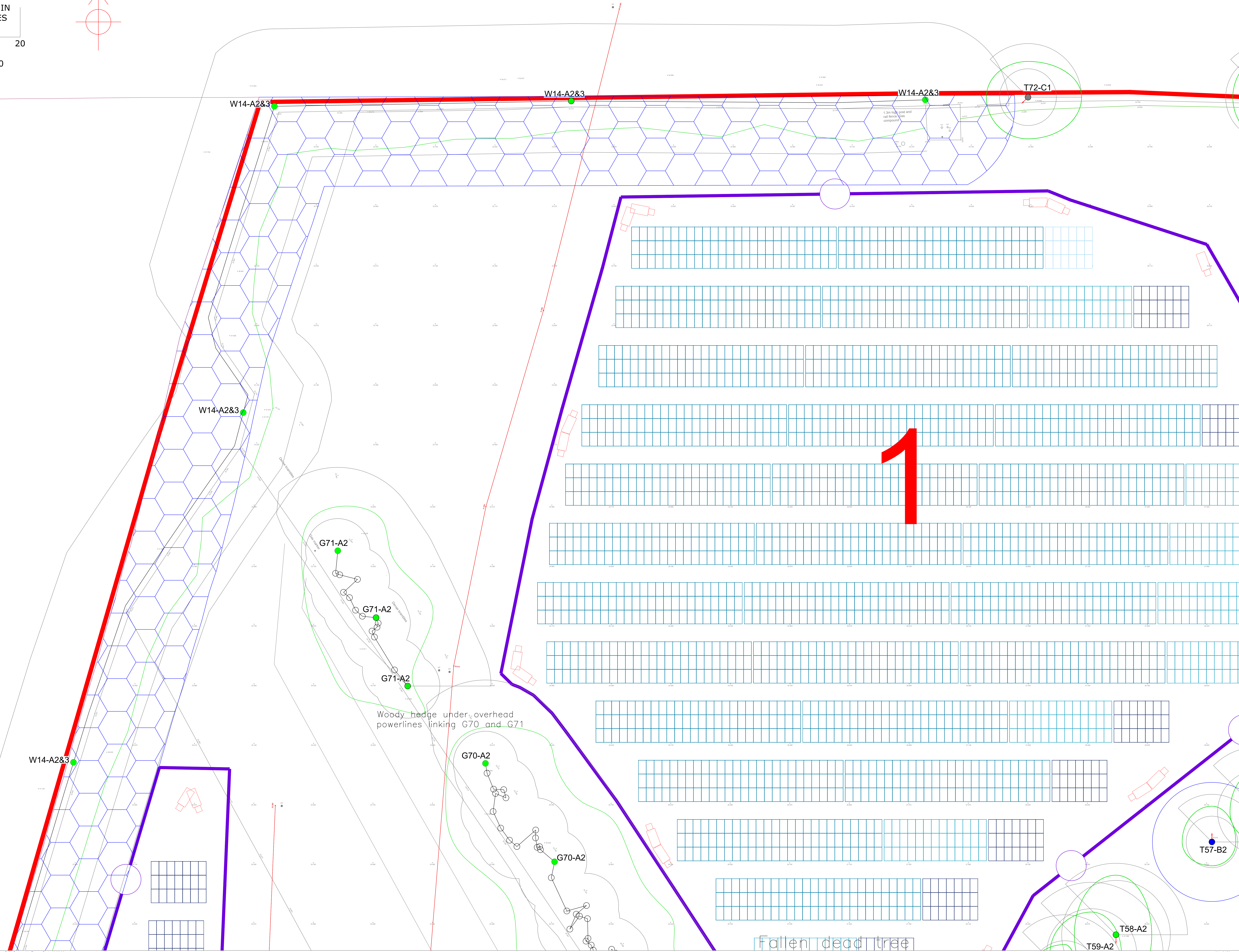
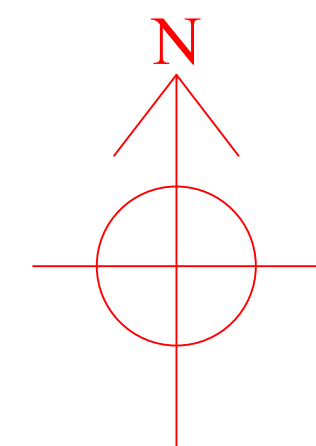
5.5.2 The author also agrees with the Tree Officer that the proposed shrub and small tree planting for the ancient woodland buffer zones will increase the resilience of the existing woodland edge by providing 'increased and protected'.

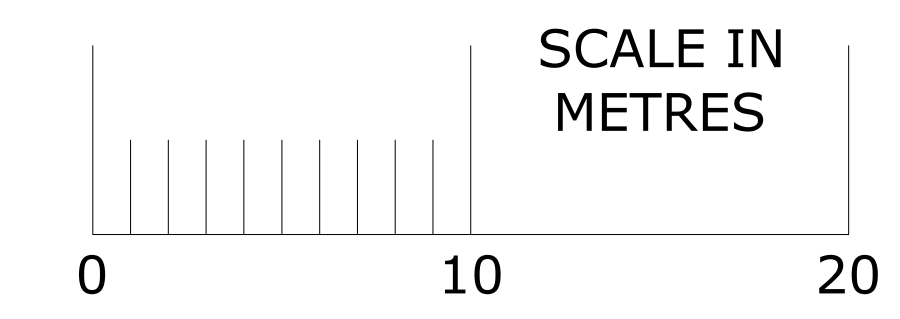
5.6 'Given the scale of the proposed project it is possible that in the installation of the cells and infrastructure trees and woodlands may be damaged as such it is advisable that a robust and tailored Arboricultural Method Statement is drawn up to limit this impact. This could and potentially should be submitted with the application.'

5.6.1 A combined Tree Protection Plan & Arboricultural Method Statement has been drawn up and is included in section 6.0 and Appendix 05.

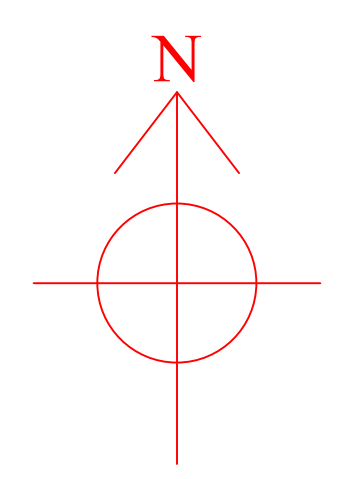


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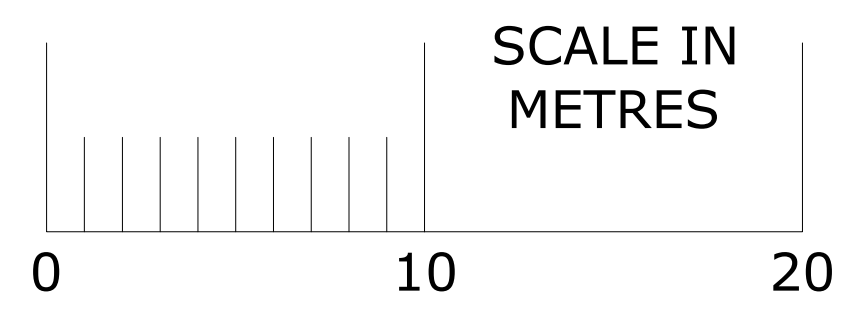
SCALE IN METRES



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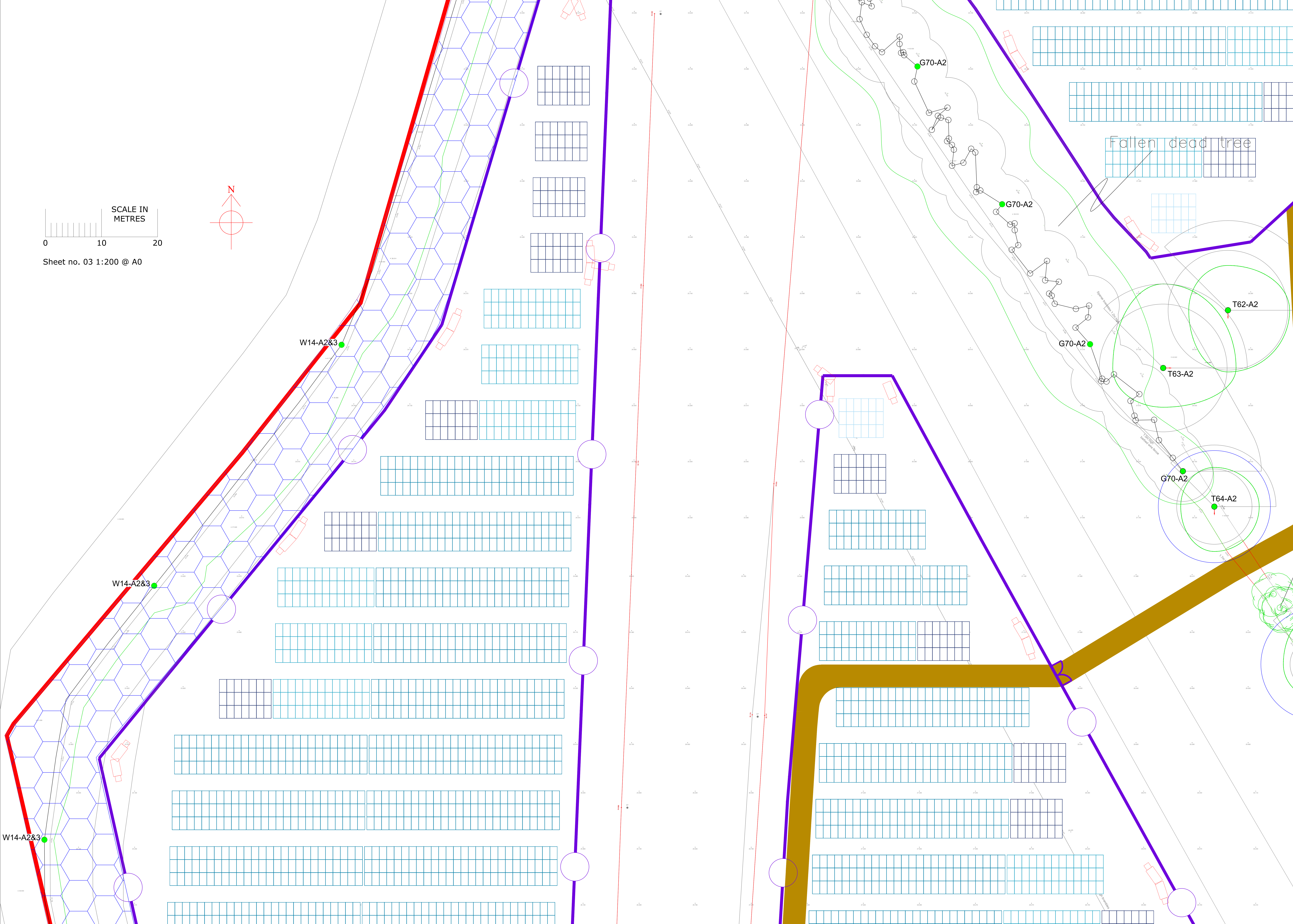
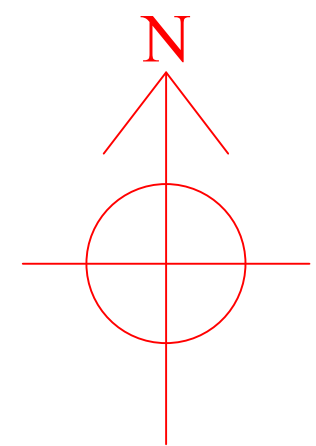


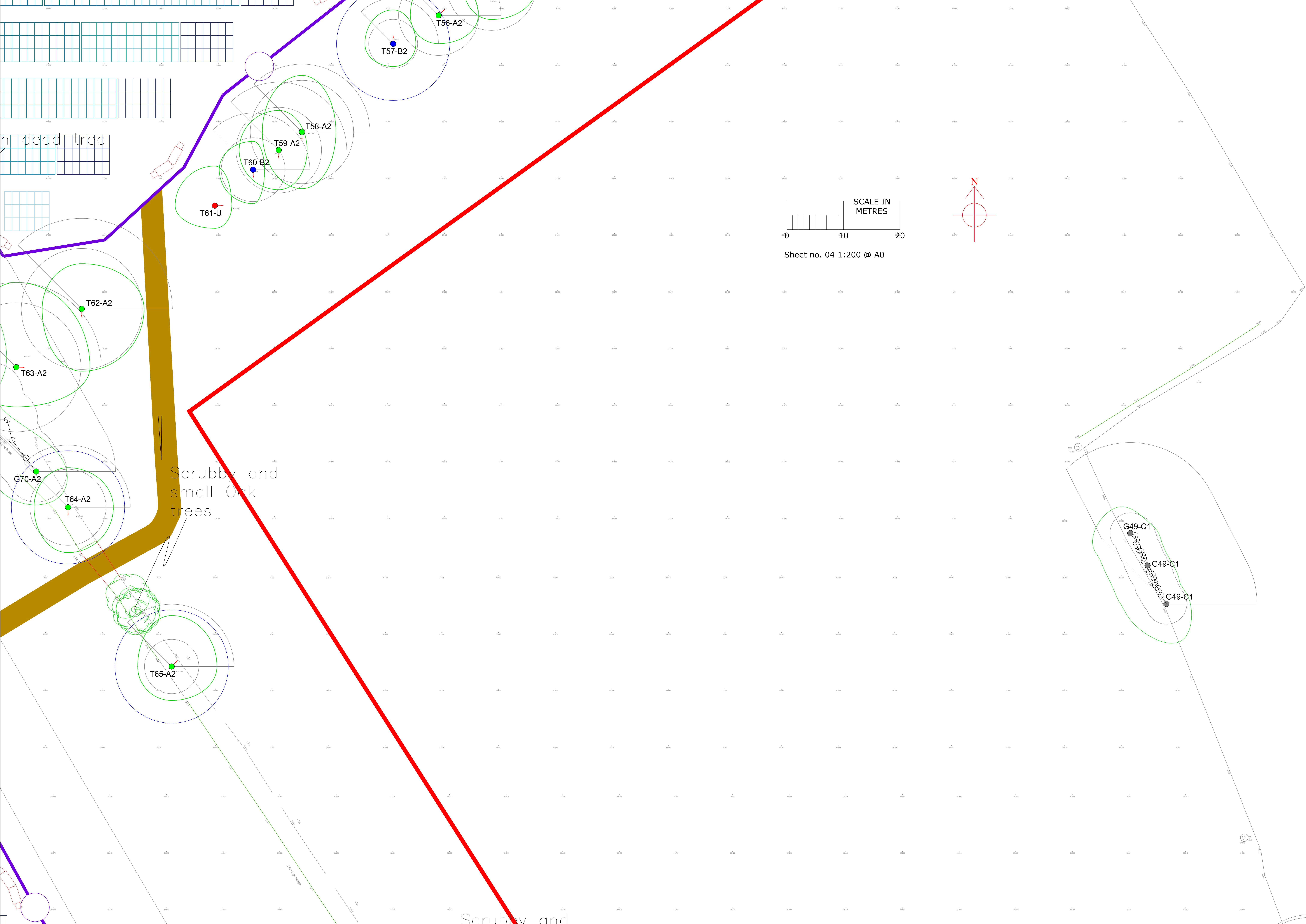
Large dead Oak tree



SCALE IN METRES

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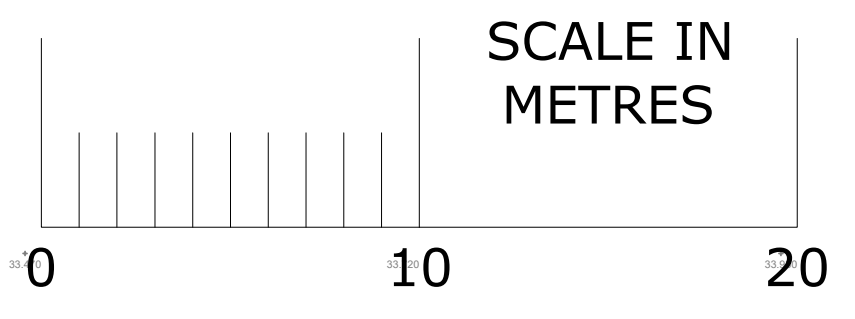




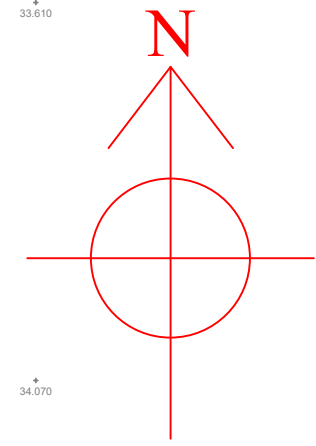
n dead tree

Scrubby and small Oak trees

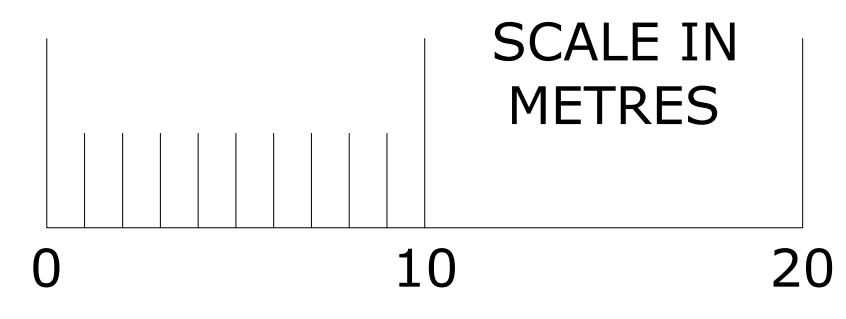
Scrubby and



SCALE IN METRES

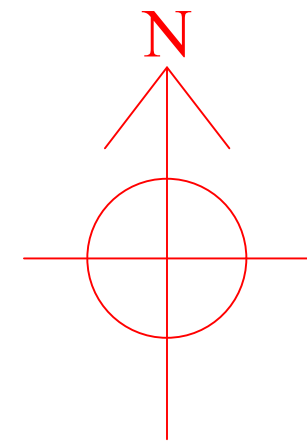


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SCALE IN METRES

Sheet no. 05 1:200 @ A0



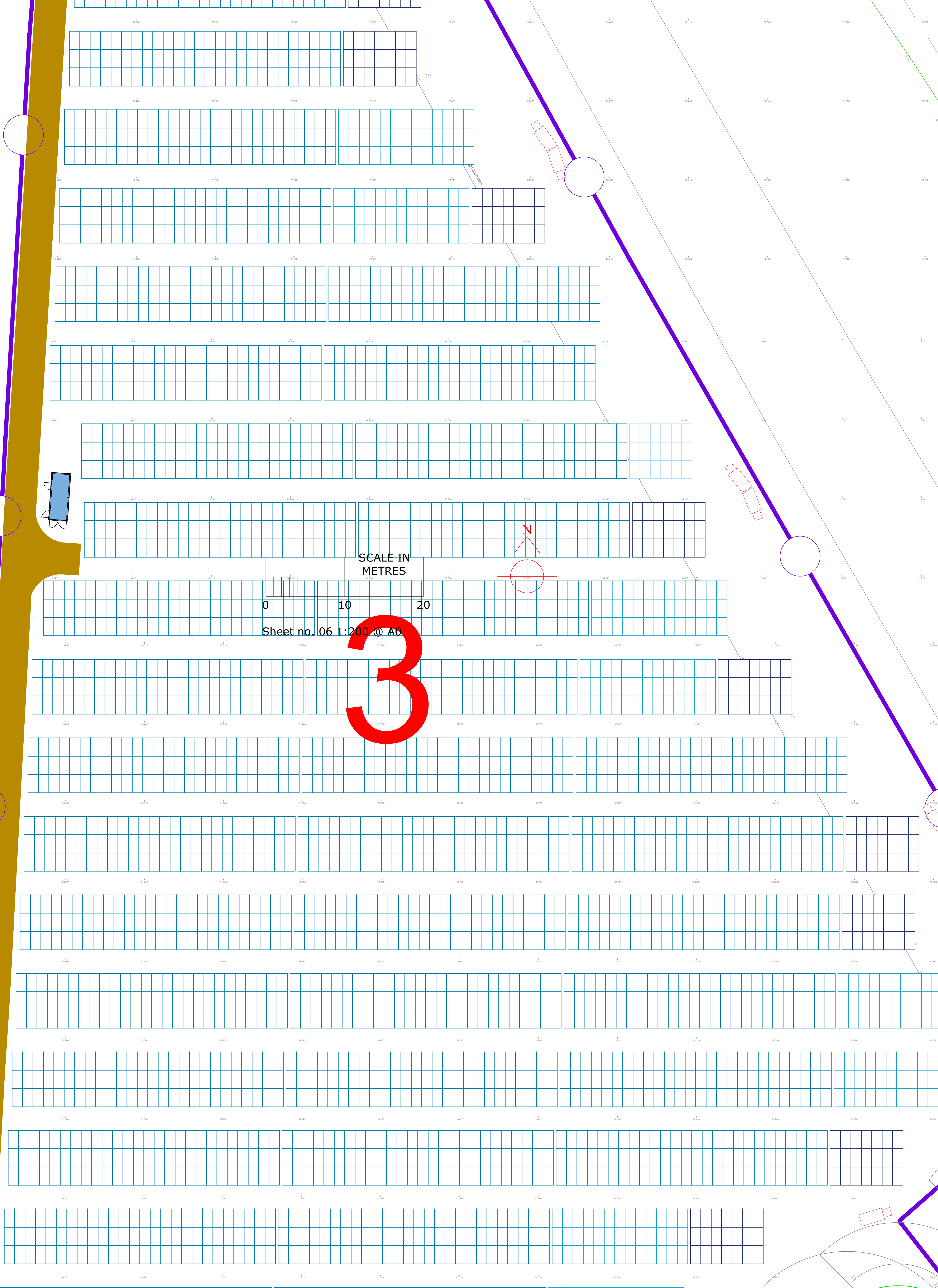
W14-A2&3

W14-A2&3

W14-A2&3

W14-A2&3

2



SCALE IN METRES

0 10 20
Sheet no. 06 1:200 @ A0

3

Scrubby and small oak trees

Moribund Oak tree

Hawthorn shrub

T66-A2

T67-A2

T68-A2

T69-A2

T32-A2

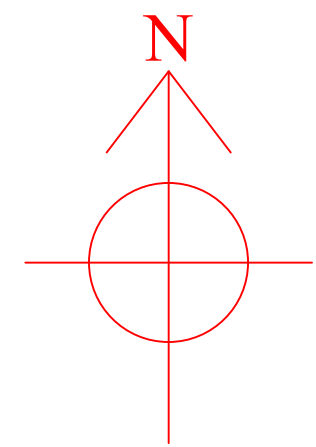
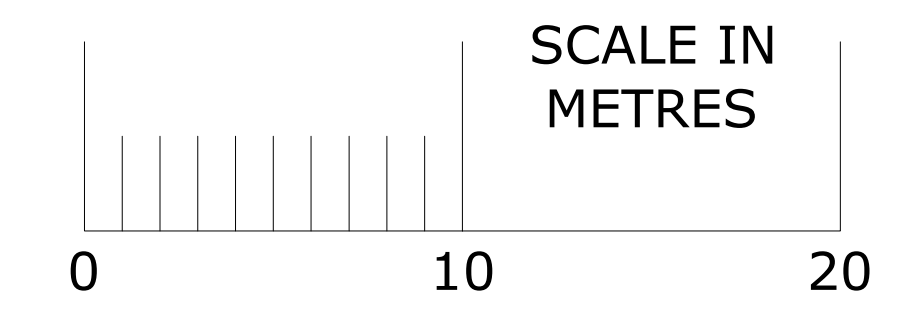
T31-A2

T30-A2

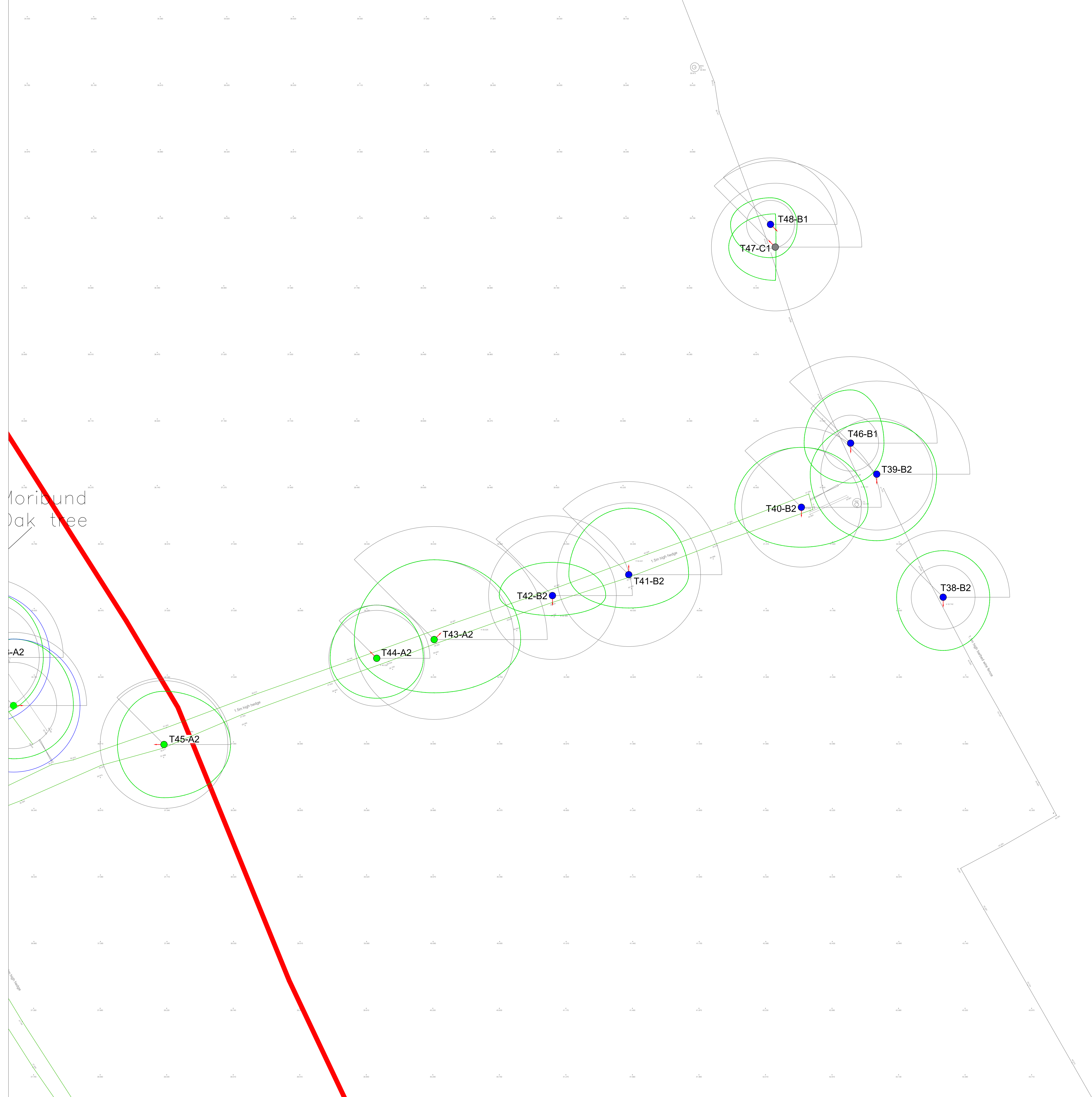
G29-A2

G29-A2

T4

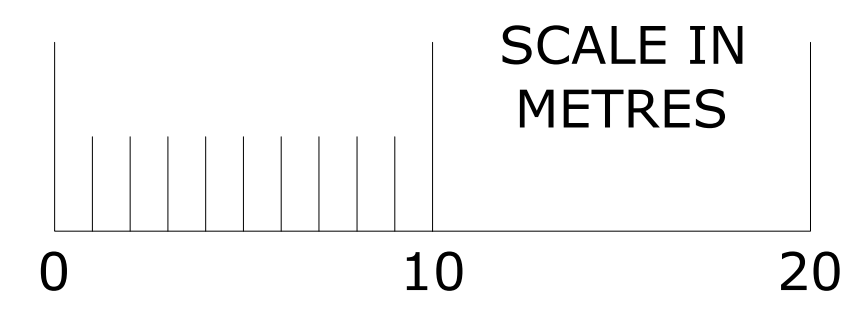


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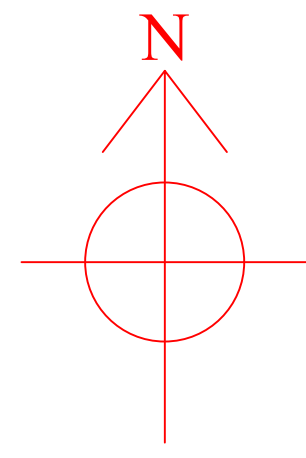
Moribund
Oak tree

T-A2



SCALE IN METRES

Sheet no. 08 1:200 @ A0



W14-A2&3

W14-A2&3

T19-B2

T18-B2

T17-B2

W14-A2&3

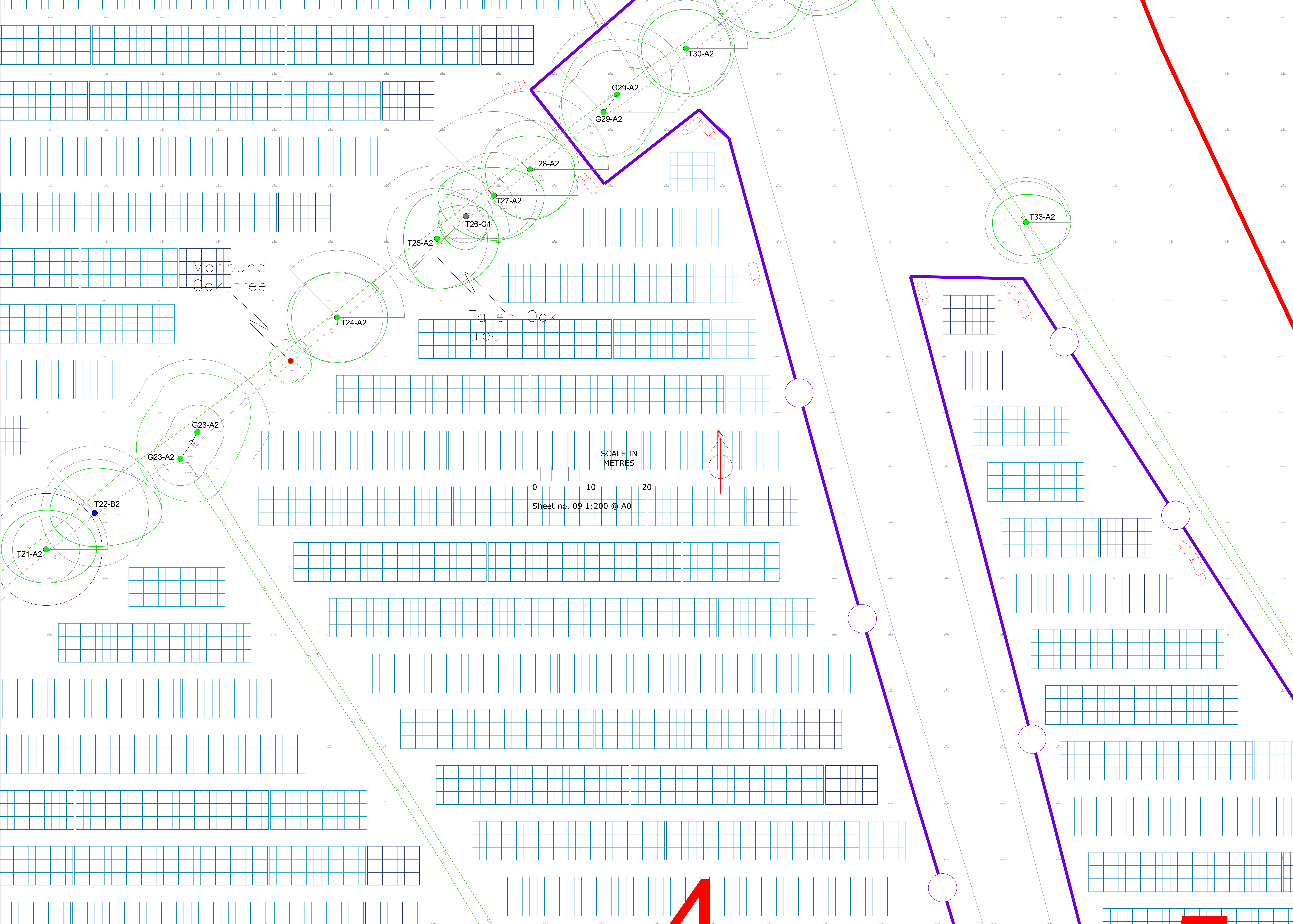
W14-A2&3

Fallen Oak tree

T21-A2

T22-B2

T20-A2



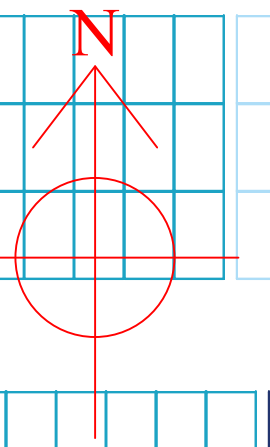
Moribund
Oak tree

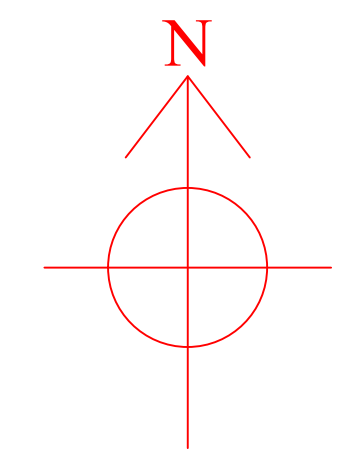
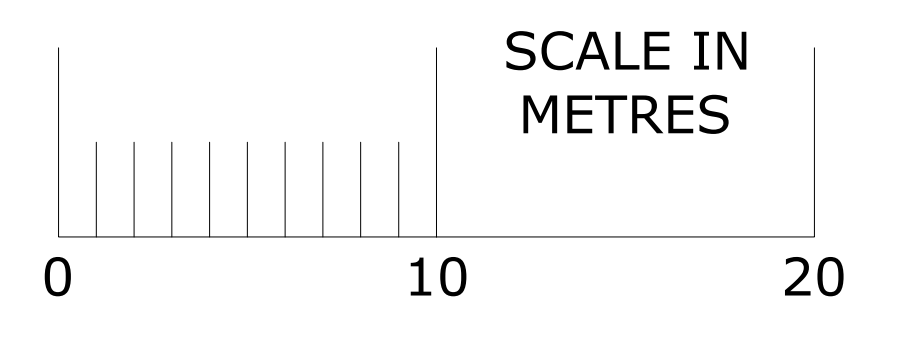
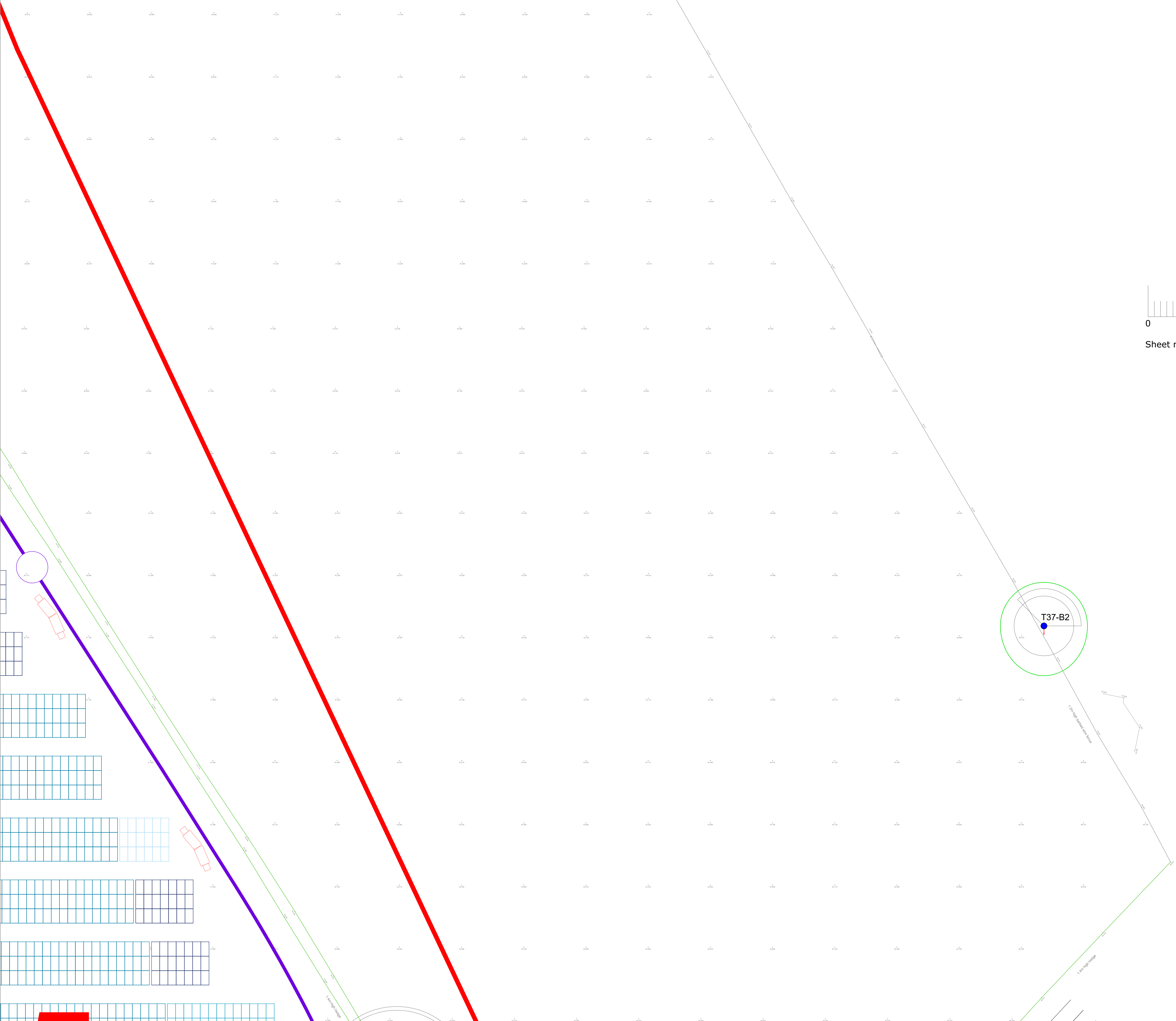
Fallen Oak
tree

SCALE IN
METRES

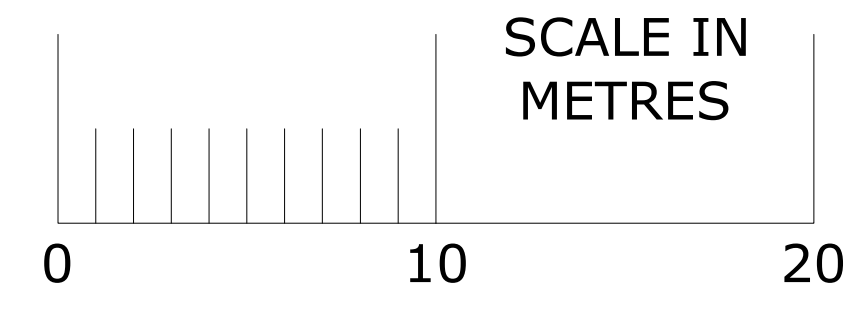
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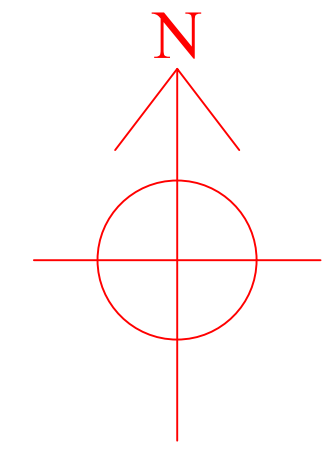




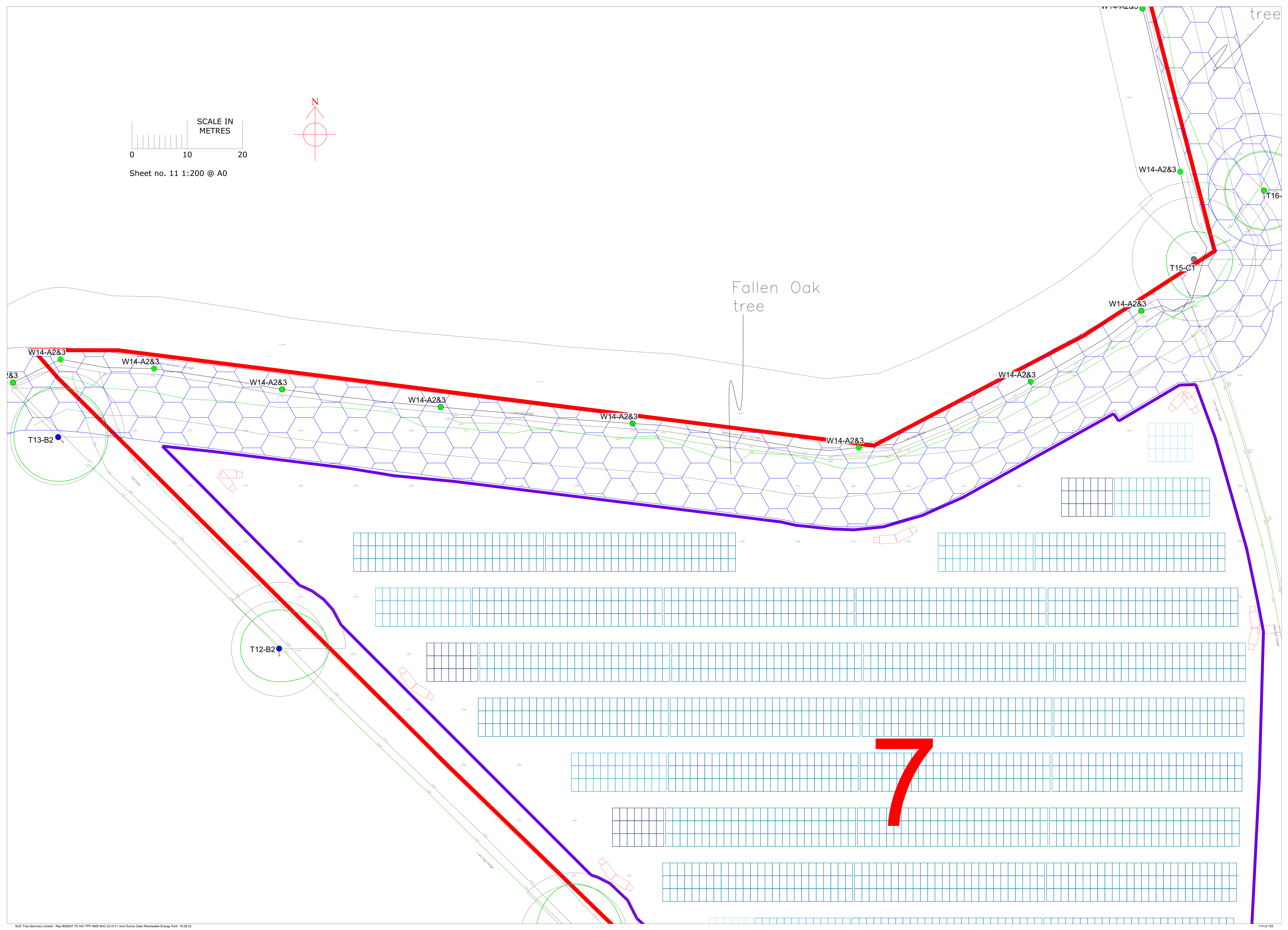
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Sheet no. 11 1:200 @ A0



Fallen Oak tree



tree

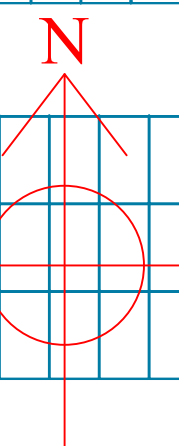
T16-A2

C1

SCALE IN METRES

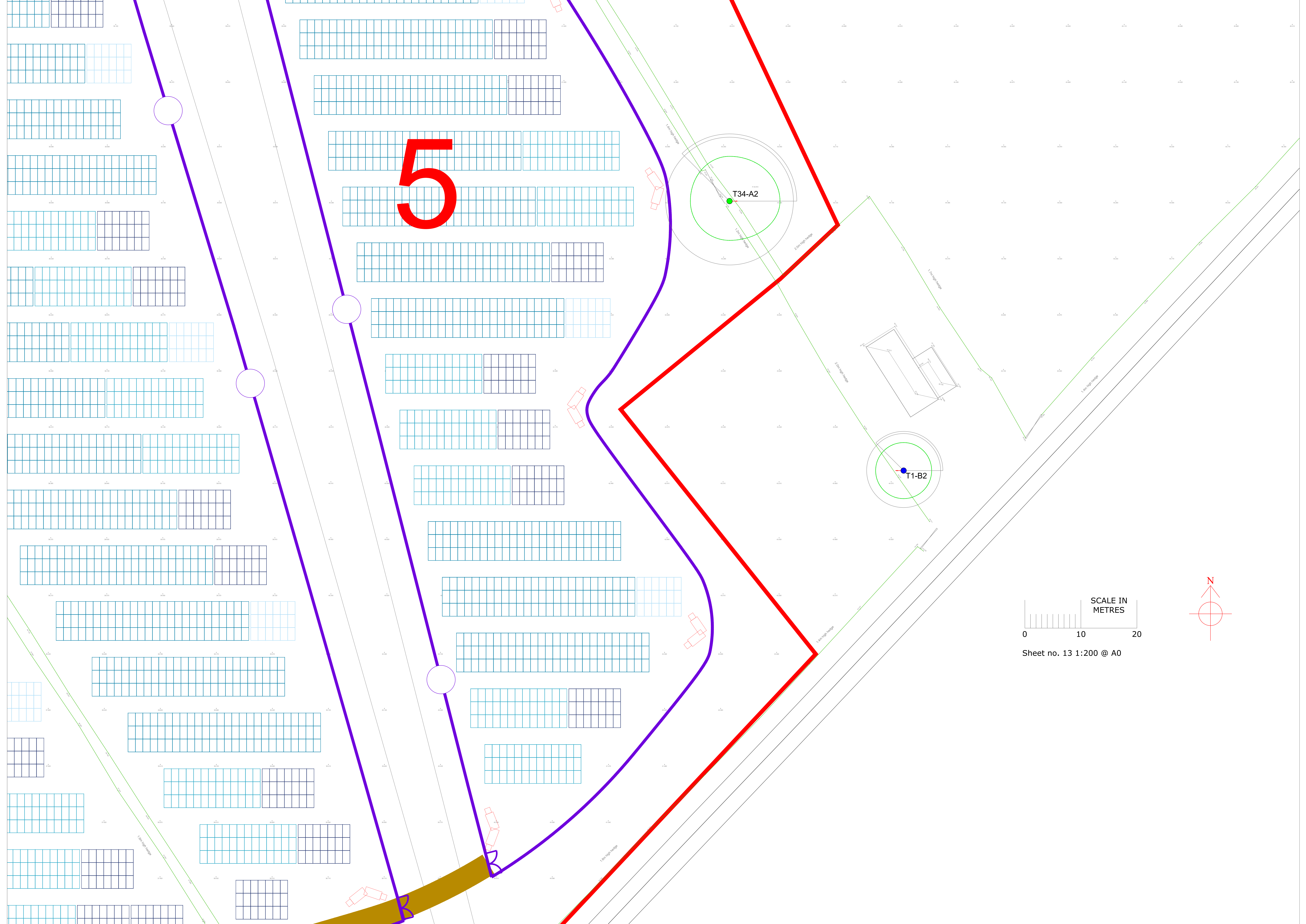
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Sheet no. 12 1:200 @ A0



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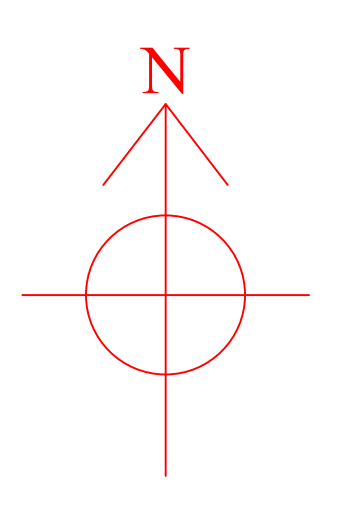
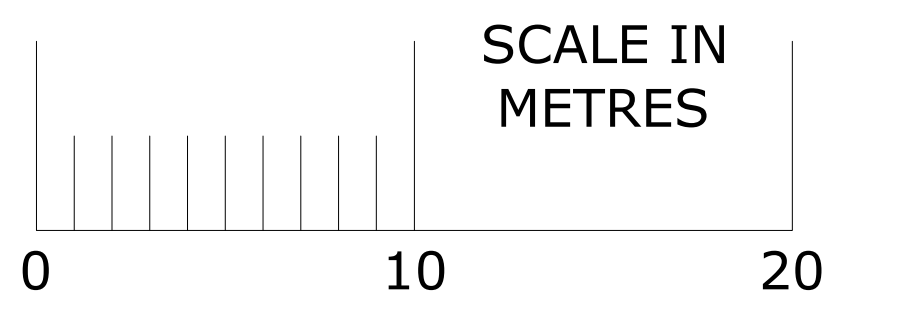
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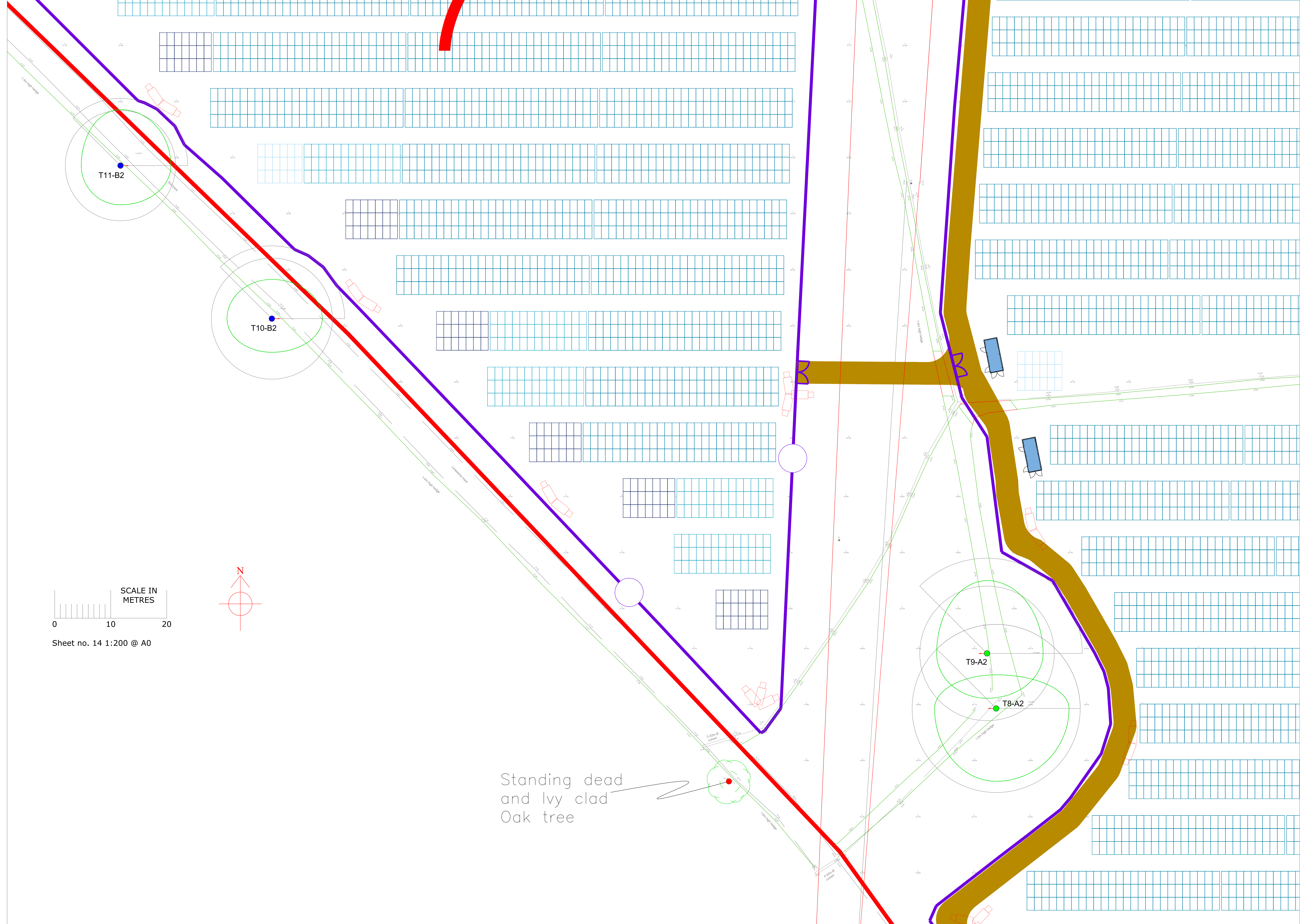
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T34-A2

T1-B2



Sheet no. 13 1:200 @ A0



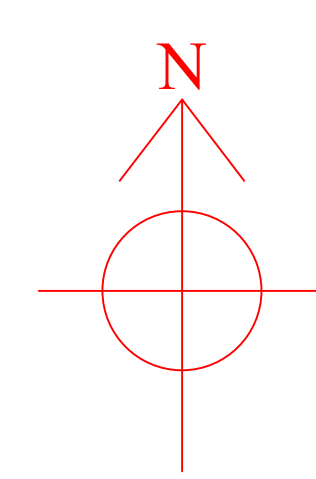
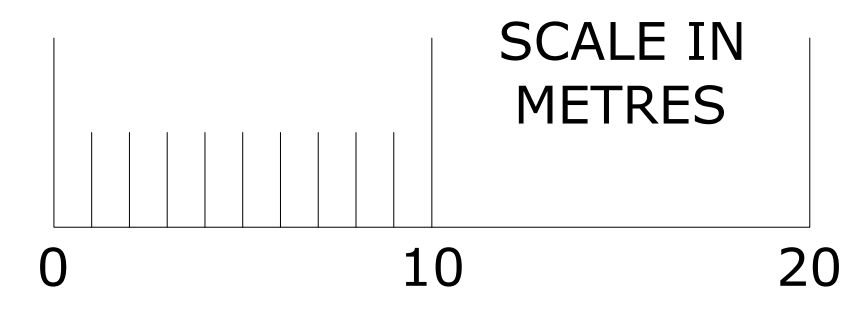
T11-B2

T10-B2

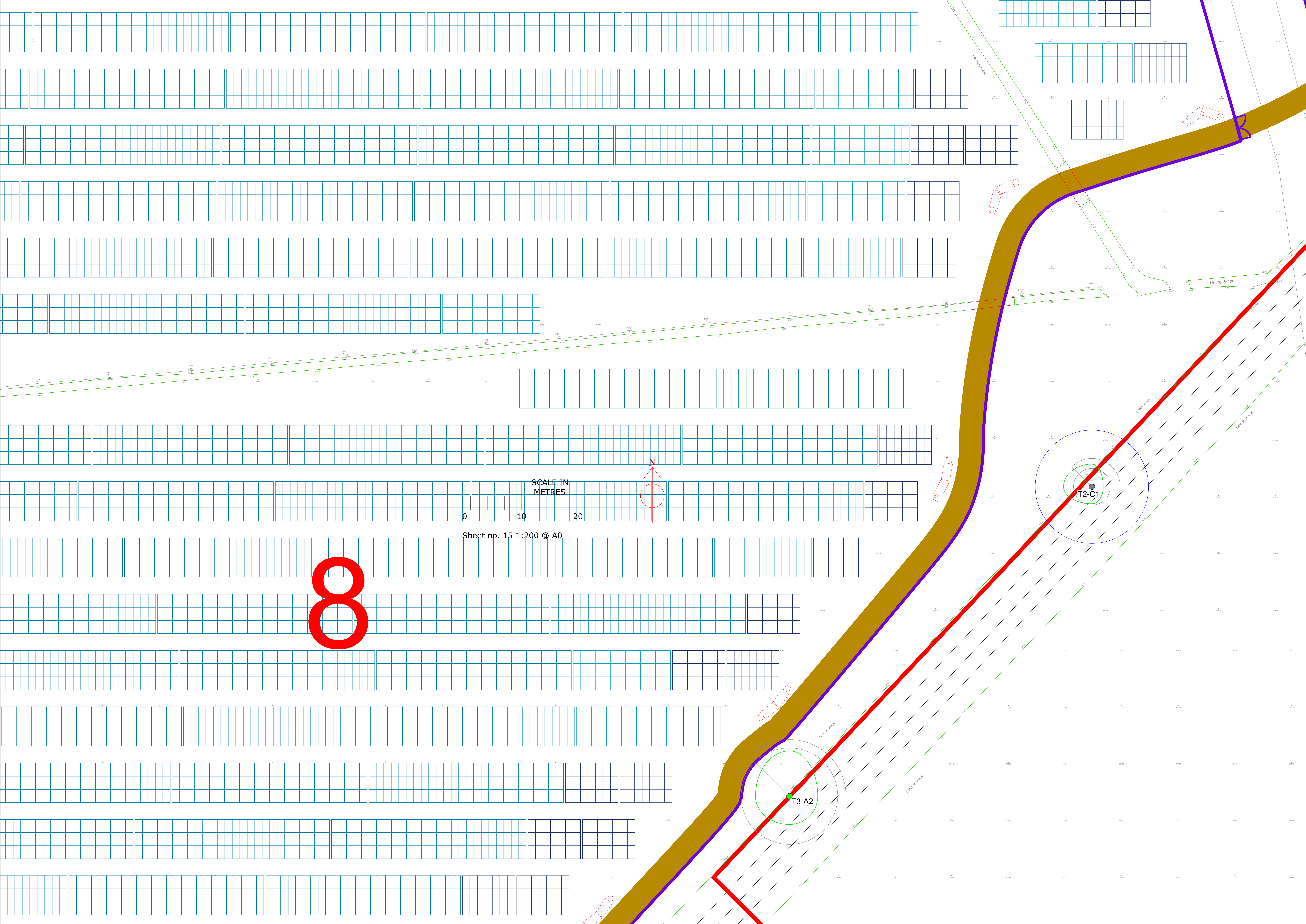
T9-A2

T8-A2

Standing dead and ivy clad Oak tree



Sheet no. 14 1:200 @ A0



SCALE IN METRES

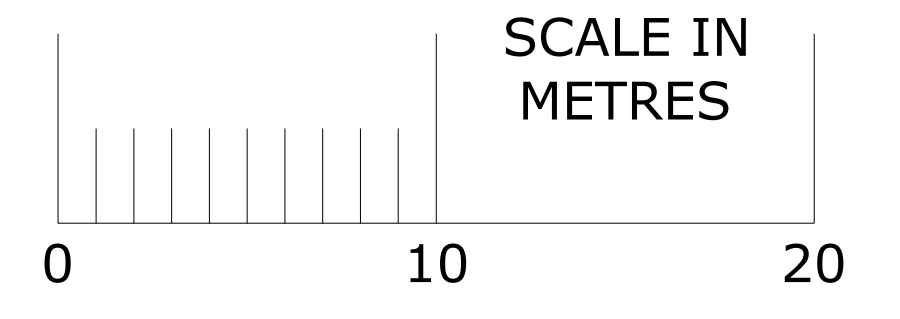
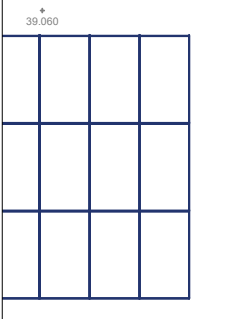
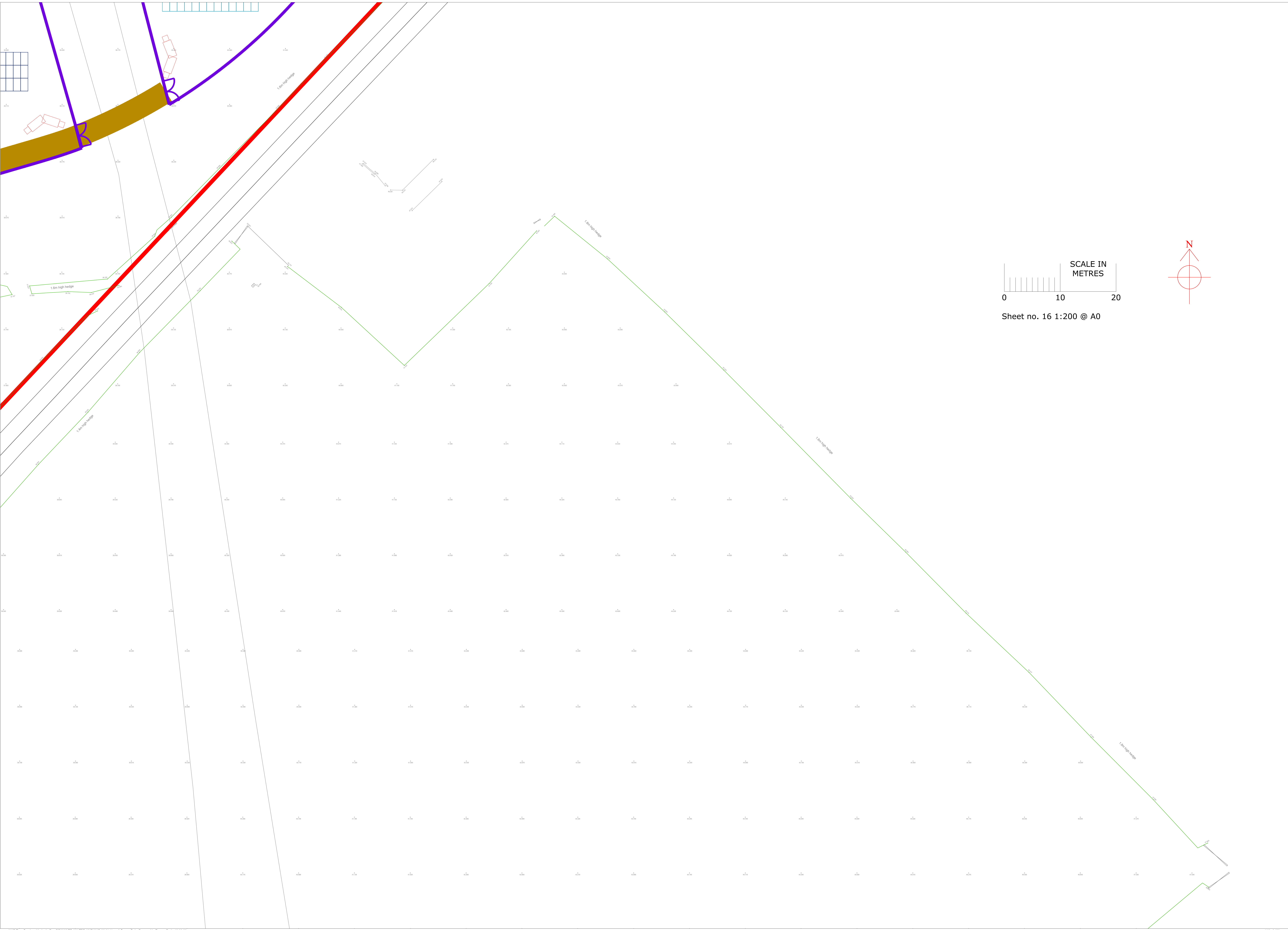
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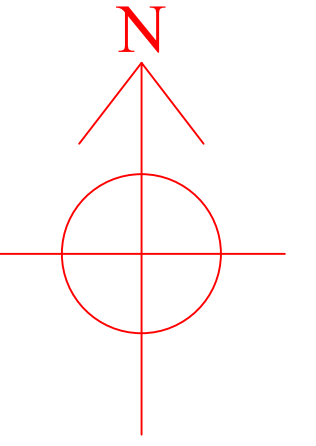
T2-C1

T3-A2

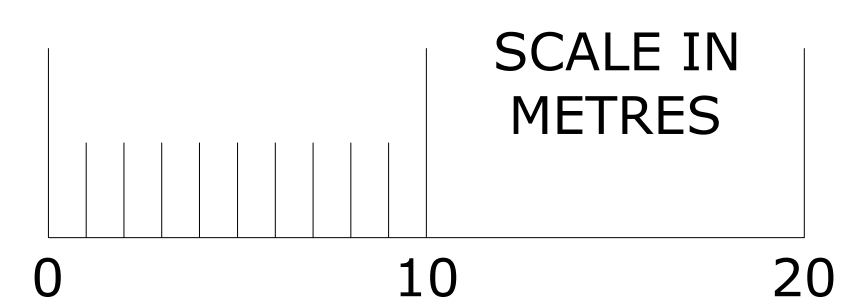


SCALE IN METRES

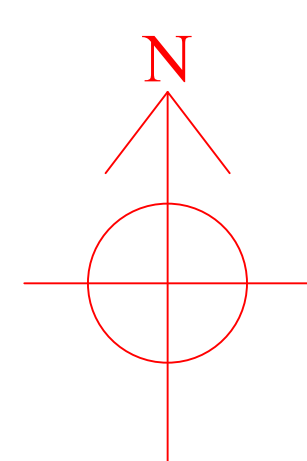
Sheet no. 16 1:200 @ A0



Standing dead
and Ivy clad
Oak tree

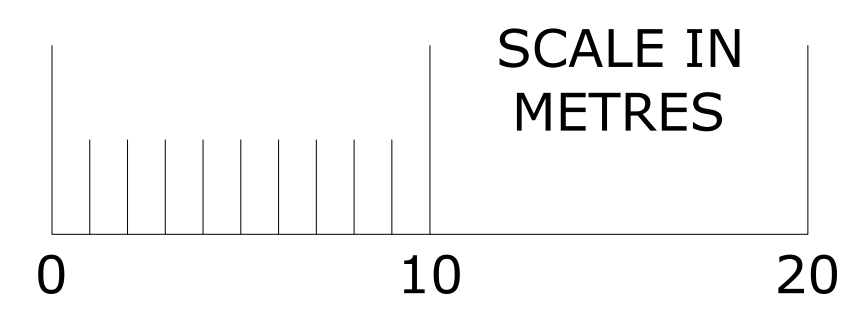


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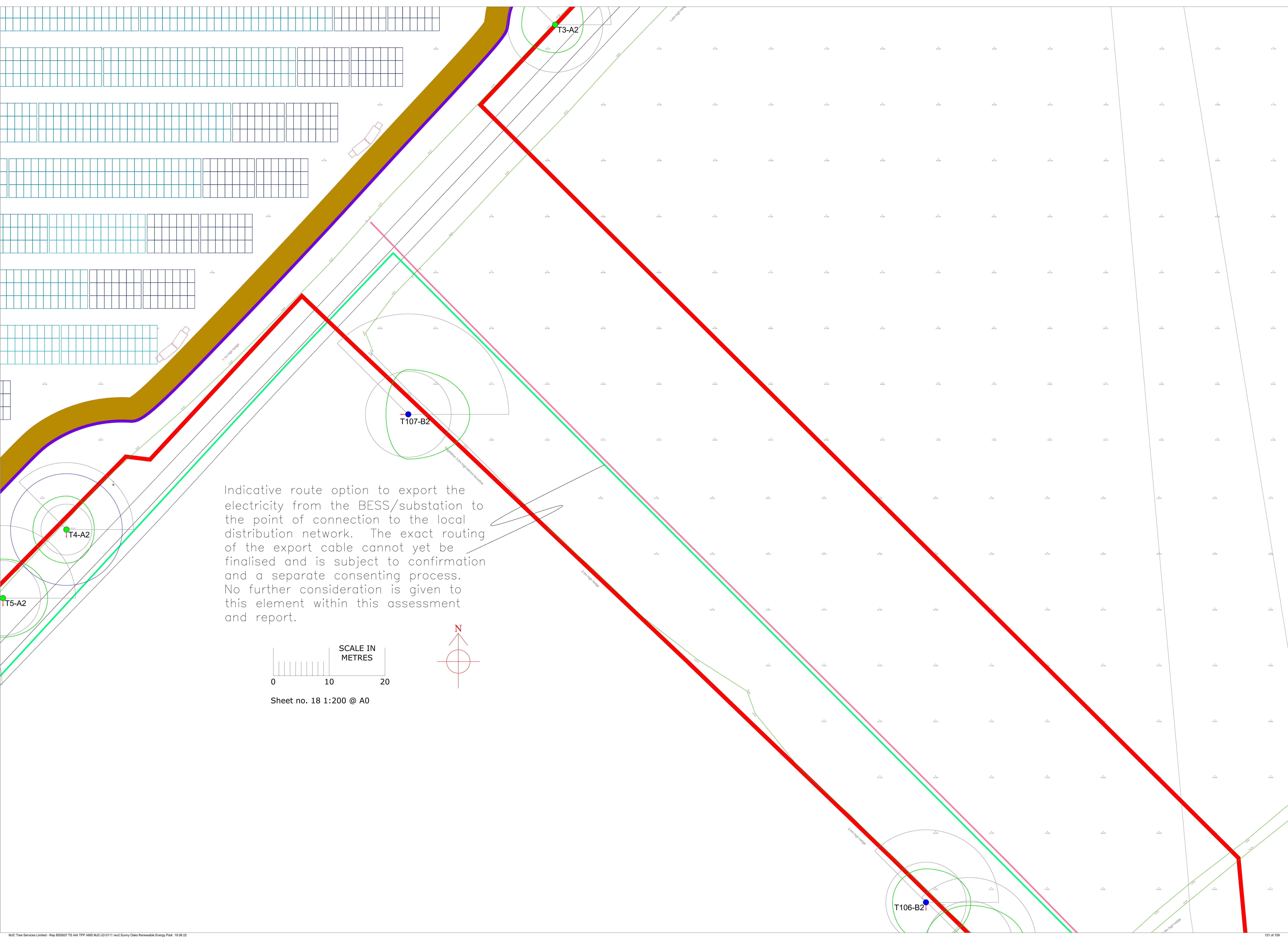
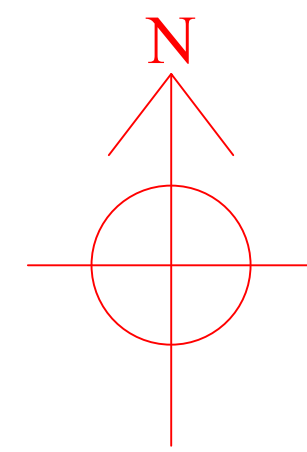


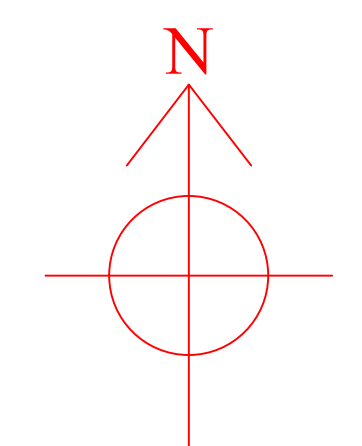
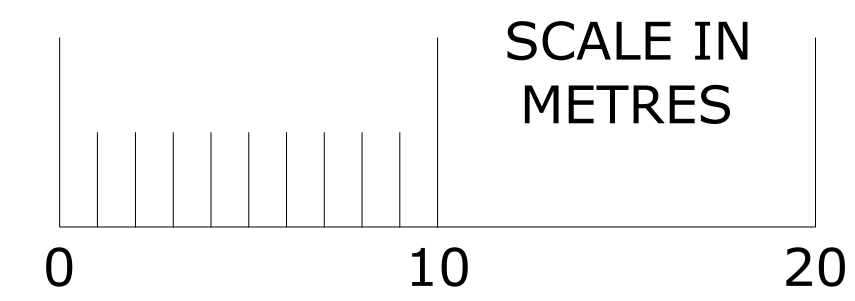
Indicative route option to export the electricity from the BESS/substation to the point of connection to the local distribution network. The exact routing of the export cable cannot yet be finalised and is subject to confirmation and a separate consenting process. No further consideration is given to this element within this assessment and report.

Indicative route option to export the electricity from the BESS/substation to the point of connection to the local distribution network. The exact routing of the export cable cannot yet be finalised and is subject to confirmation and a separate consenting process. No further consideration is given to this element within this assessment and report.

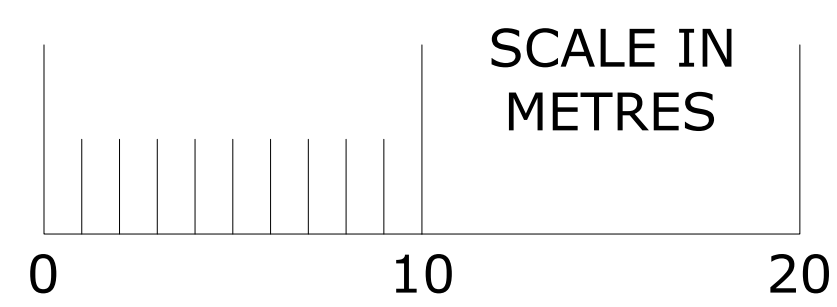


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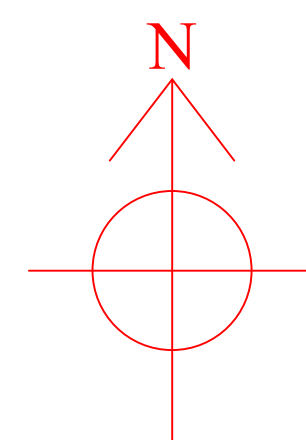




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Sheet no. 20 1:200 @ A0



Indicative route option to export the electricity from the BESS/substation to the point of connection to the local distribution network. The exact routing of the export cable cannot yet be finalised and is subject to confirmation and a separate consenting process. No further consideration is given to this element within this assessment and report.

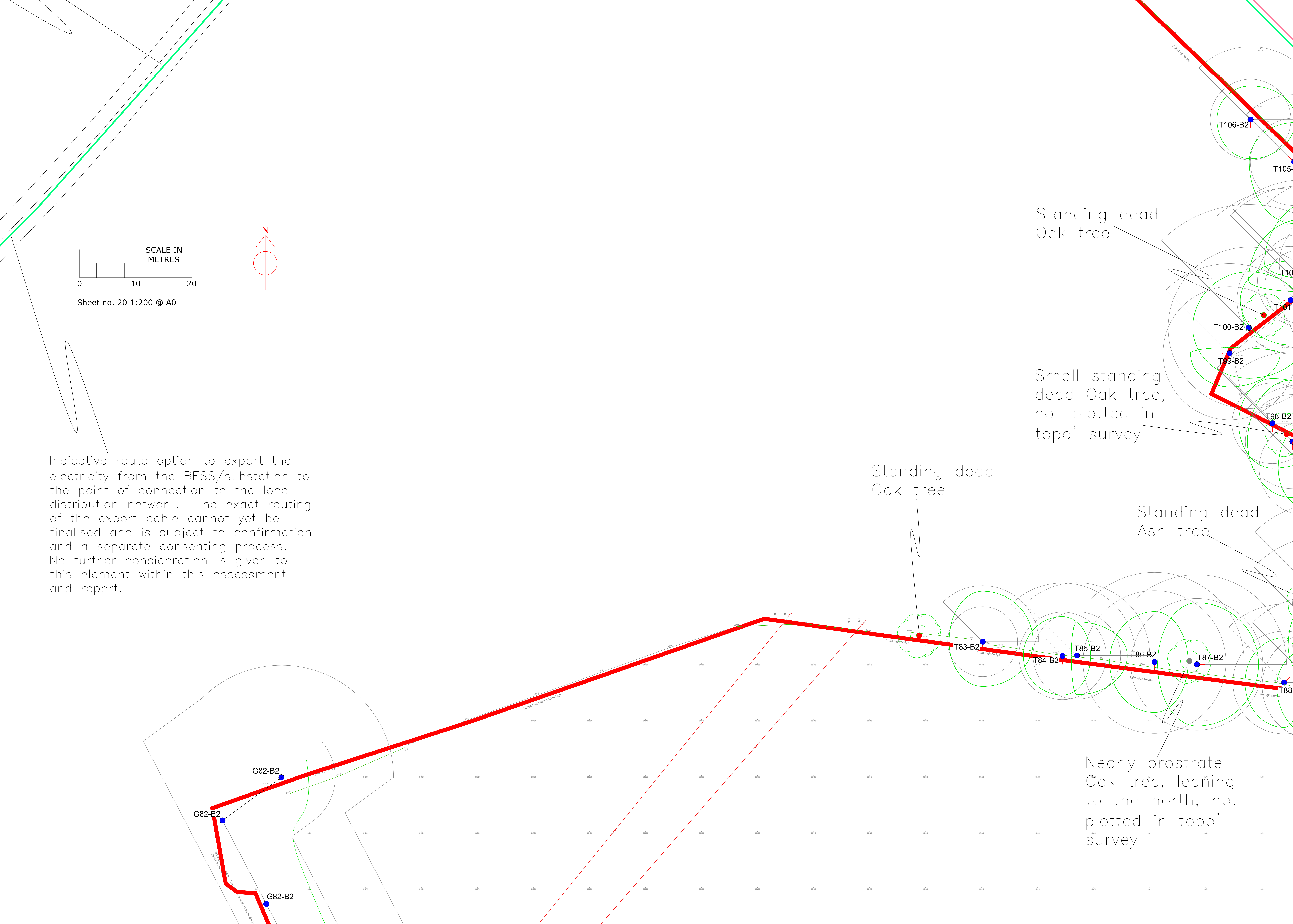
Standing dead Oak tree

Small standing dead Oak tree, not plotted in topo' survey

Standing dead Oak tree

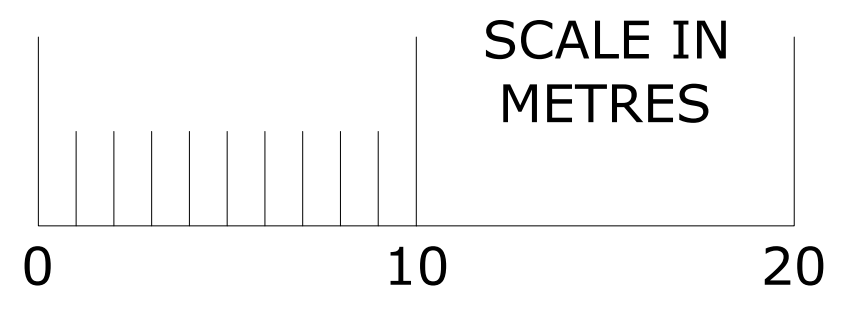
Standing dead Ash tree

Nearly prostrate Oak tree, leaning to the north, not plotted in topo' survey

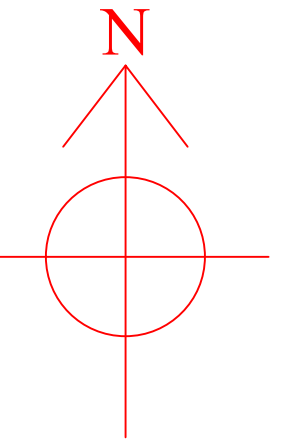




Indicative route option to export the electricity from the BESS/substation to the point of connection to the local distribution network. The exact routing of the export cable cannot yet be finalised and is subject to confirmation and a separate consenting process. No further consideration is given to this element within this assessment and report.



Sheet no. 21 1:200 @ A0



standing dead ash tree

prostrate tree, leaning north, not in topo

Oak tree, leaning to the north, not plotted in topo' survey

G82-B2

G82-B2

G82-B2

Woody scrub vegetation under overhead power lines.

W81-A3

W81-A3

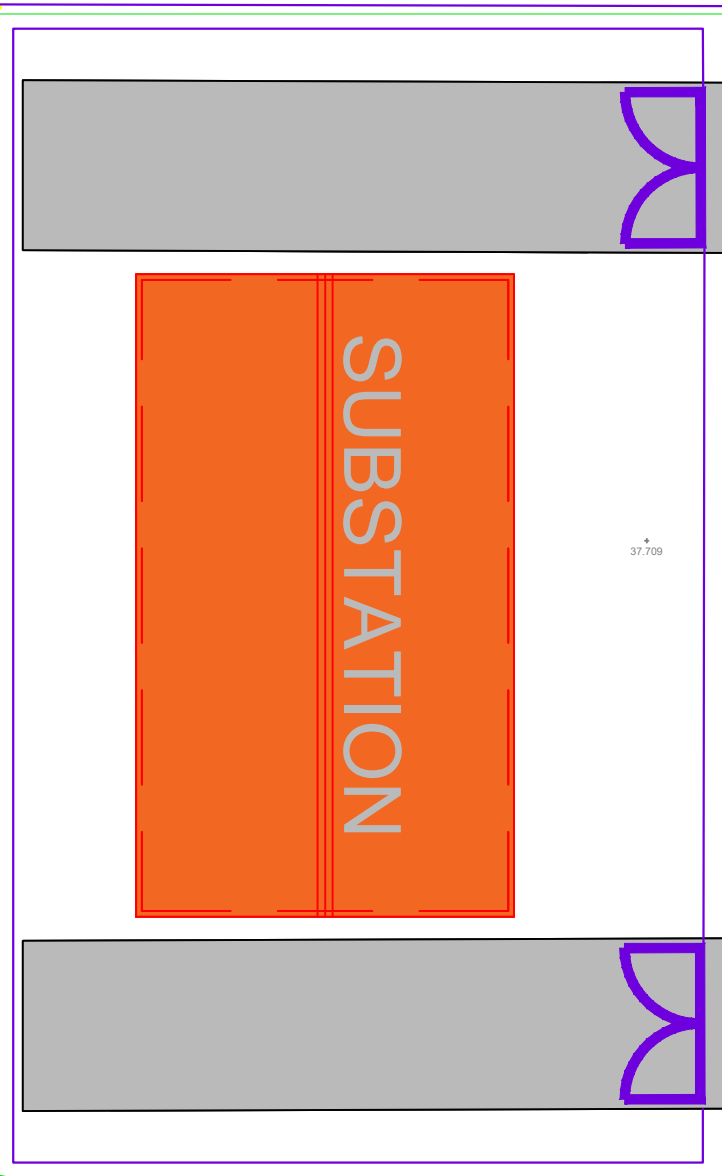
W81-A3

W81-A3

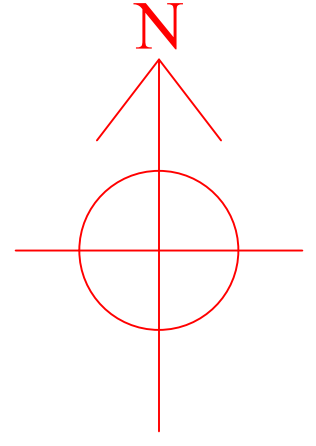
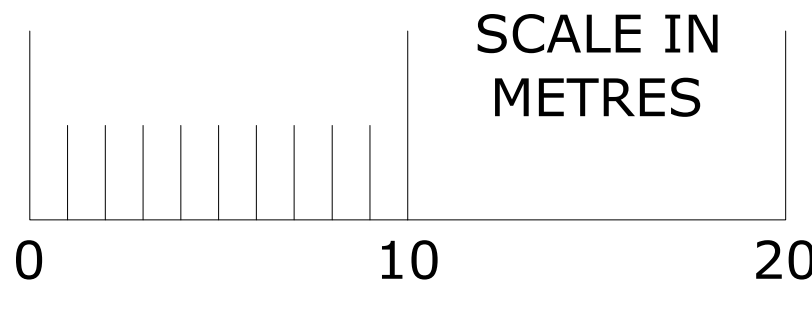
W81-A3

W81-A3

W81-A3

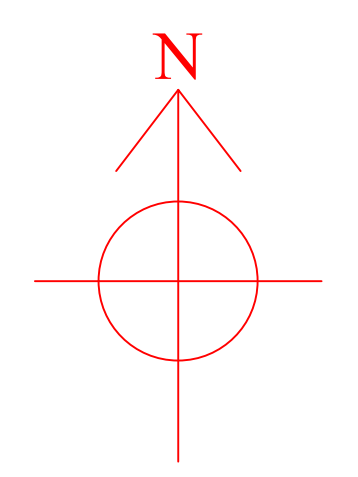
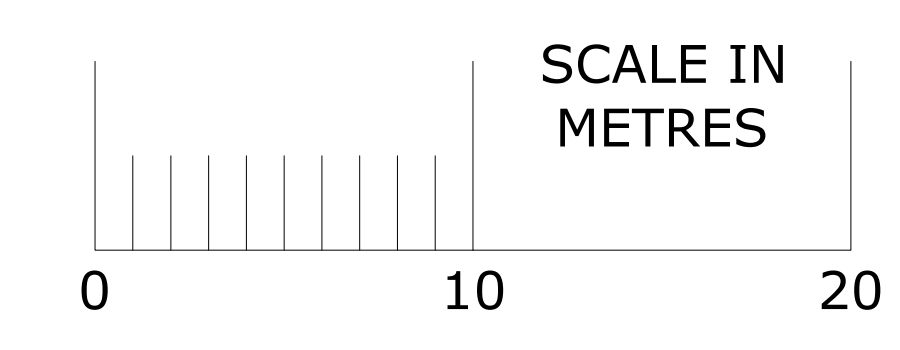
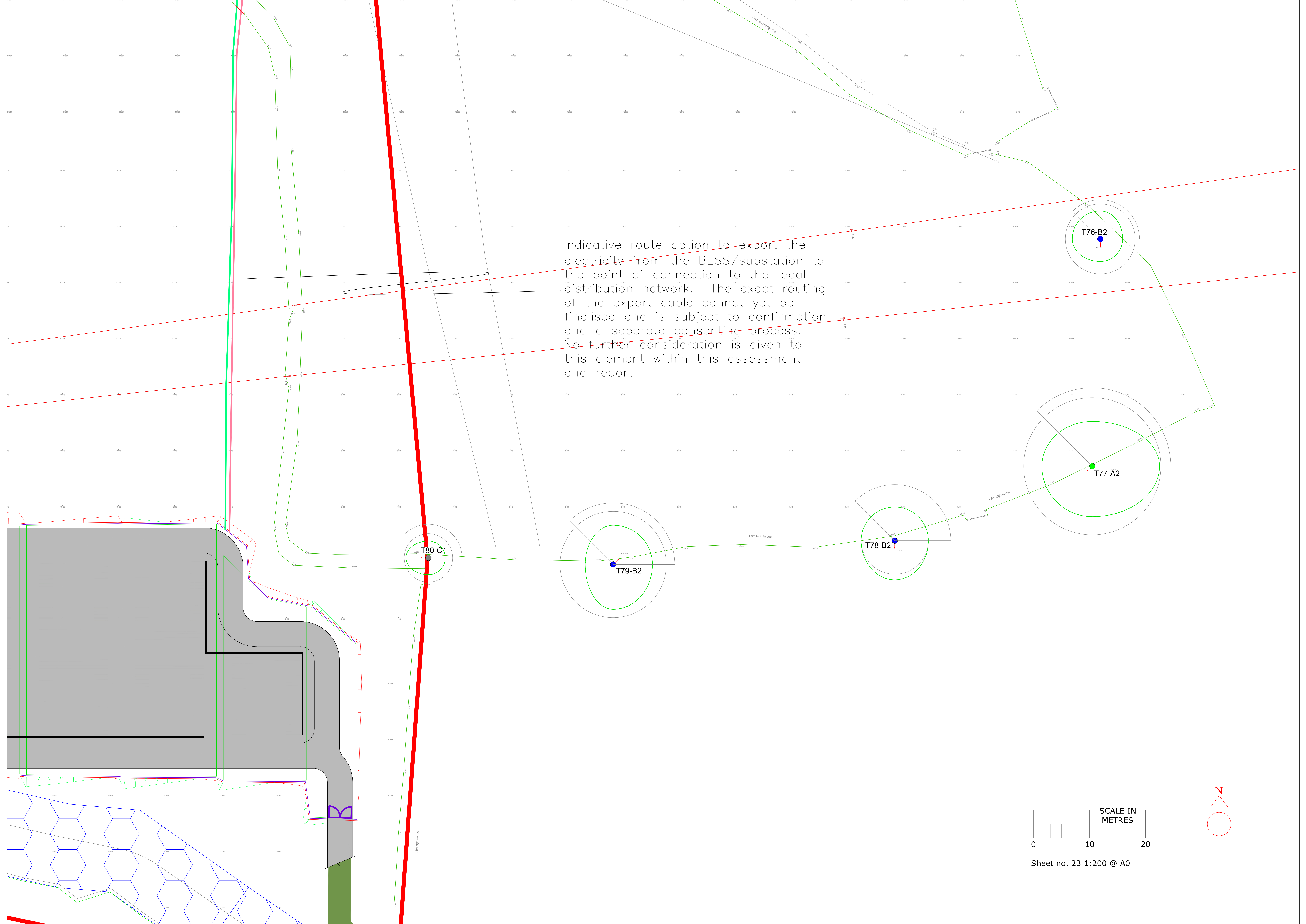


Indicative route option to export the electricity from the BESS/substation to the point of connection to the local distribution network. The exact routing of the export cable cannot yet be finalised and is subject to confirmation and a separate consenting process. No further consideration is given to this element within this assessment and report.

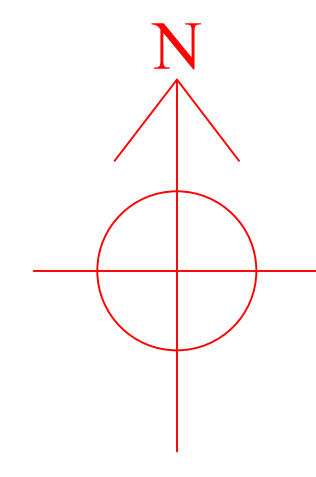
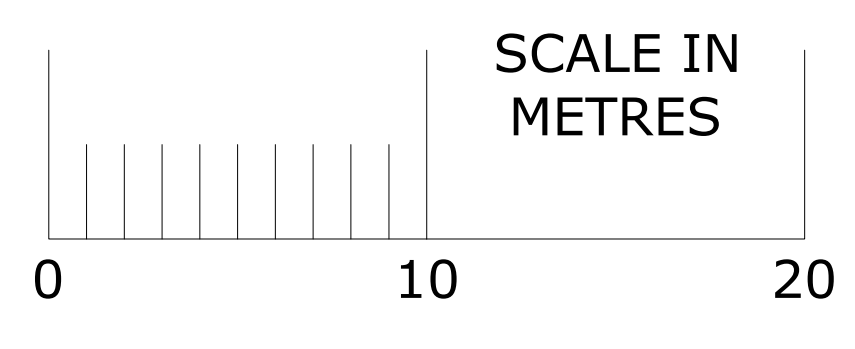
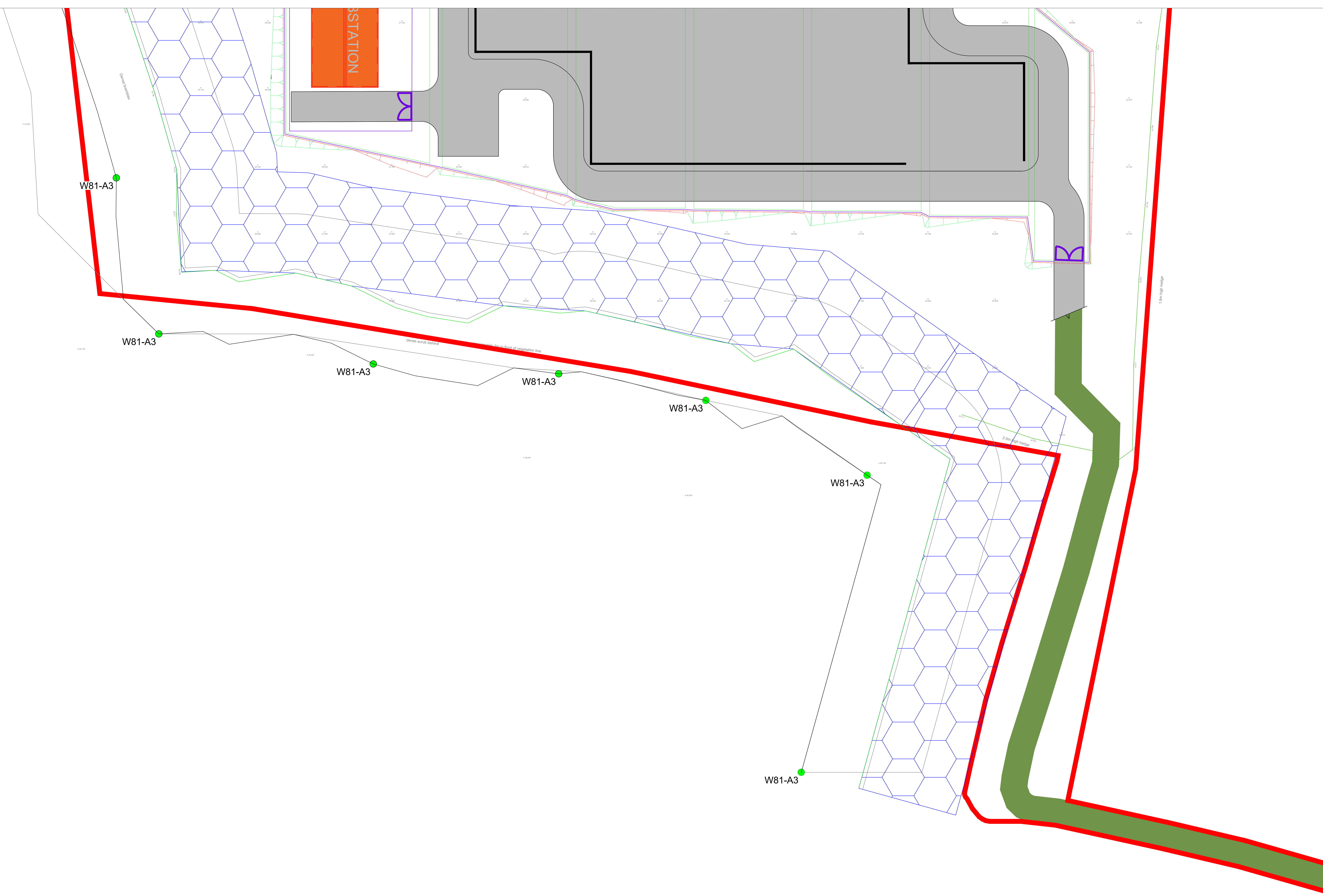


Sheet no. 22 1:200 @ A0

Indicative route option to export the electricity from the BESS/substation to the point of connection to the local distribution network. The exact routing of the export cable cannot yet be finalised and is subject to confirmation and a separate consenting process. No further consideration is given to this element within this assessment and report.



Sheet no. 23 1:200 @ A0



Sheet no. 24 1:200 @ A0

Appendix 04

Pre-Application Responses

David Long
Red Barn
Cheeks Farm
Merstone Lane
Merstone
Isle of Wight
PO30 3DE

Ollie Boulter, Strategic Manager for Planning and Infrastructure Delivery,
Planning Services, Isle of Wight Council,
Seaclose Offices, Fairlee Road, Newport,
Isle of Wight, PO30 2QS

Tel (01983) 823552
Email development@iow.gov.uk
Web iwight.com/trees

IWC Ref DC.13.2022
Your Ref

Contact Jerry Willis, Tree Officer
Date 20 July 2022

Dear Mr. Long

Reference: Pre-app advice request for arboricultural advice in relation to potential development site.

Location : SUNNY OAK RENEWABLE ENERGY PARK, LAND NORTH AND SOUTH OF WHITERAILS ROAD, WOOTTON

Thank you for meeting me on site on the 27 July 2022. I have reviewed the information you have provided and from the site meeting I can make the following recommendations and comments regarding your proposed solar farm at the above site in relation to its arboricultural factors.

Site Trees:

The site is at present a group of fields either side of Whiterails Road Wootton in the location detailed in the plans you have provided. It is seen the fields are bisected by hedgerows with several large trees located within them. These are predominantly oak trees with other indigenous species such as ash present. The fields are also noted to abut the Ancient Semi Natural woodland Fattingspark Copse. Any development will have to take into consideration the trees and woodlands design around the potential constraints they present in an effort to maintain their health and public amenity.

Tree condition and amenity value:

The main purpose of the pre app in regard to myself was to discuss the positioning of the photovoltaic cells across the fields, the battery unit to be located to the south of Whiterails Road and the arboricultural implications this may have. For this purpose you have kindly provided me with a trees constraint map and Arboricultural Impact Assessment of the proposed development. This details the intended location of the cells and battery unit in relation to the trees, the shade capacity of the trees and the intended buffer zone round the ASNW. The condition of the trees and their amenity value is detailed in the report and is agreed with. I might add the trees collectively across the site are important to the rural setting and character of the wider area and consideration of this factor should be borne in mind when laying out the site.

Cont ...

Potential areas of conflict and resolution:

Ancient Semi Natural Woodland and Veteran and Ancient trees.

From the information provided it is evident that great care and consideration has been given to the layout of the site taking into account potential shade factors that may limit potential efficiency of the cells etc and as a result reducing pressure on the trees to be worked on at a later date. It is also seen that the NPPF guidance in regard to ASNW has also been recognised by the proposal of a fifteen-metre buffer zone round the woodland. From looking at the data provided and a site inspection of certain trees it is seen that there are at least four trees that could be potentially defined as veteran by virtue of size and condition located in hedgerows that do not form part of this woodland. These are T8, T9, T77 and T100. It should be noted that the NPPF guidance that concerns ASNW also relates to ancient or veteran trees. In the cases of such trees it is advised the same buffer zone of fifteen-metre and a further five metres where branches extend beyond this area. From the data provided this does not seem to be the case. It is advised this is addressed before submitting the application.

At the site meeting the buffer zone for the woodland was discussed and the potential for the planting within this zone. It is understood that planting of large trees on the outer extremity of the zone could at a later date undermine the efficiency of the cells and as such is not advised. However, it is thought favourable that the zone is planted with shrubs and trees that gradually increase in size potential the closer they are planted to the woodland eventually creating a gradual incline in vegetation to the upper canopy of the current woodland and also increasing biodiversity capabilities of the area round the wood. Detail of this should be provided with the application.

The planting of the buffer zone in this manner may also assuage the concerns raised by locals as to the potential of increased wind damage to the woodland the cells may create. At present unsubstantiated. This would be by forming a buffer that could direct winds up over the woodland tree canopy

Given the scale of the proposed project it is possible that in the installation of the cells and infrastructure trees and woodlands may be damaged. As such it is advisable that a robust and tailored Arboricultural Method Statement is drawn up to limit this impact. This could and potentially should be submitted with the application.

Conclusion:

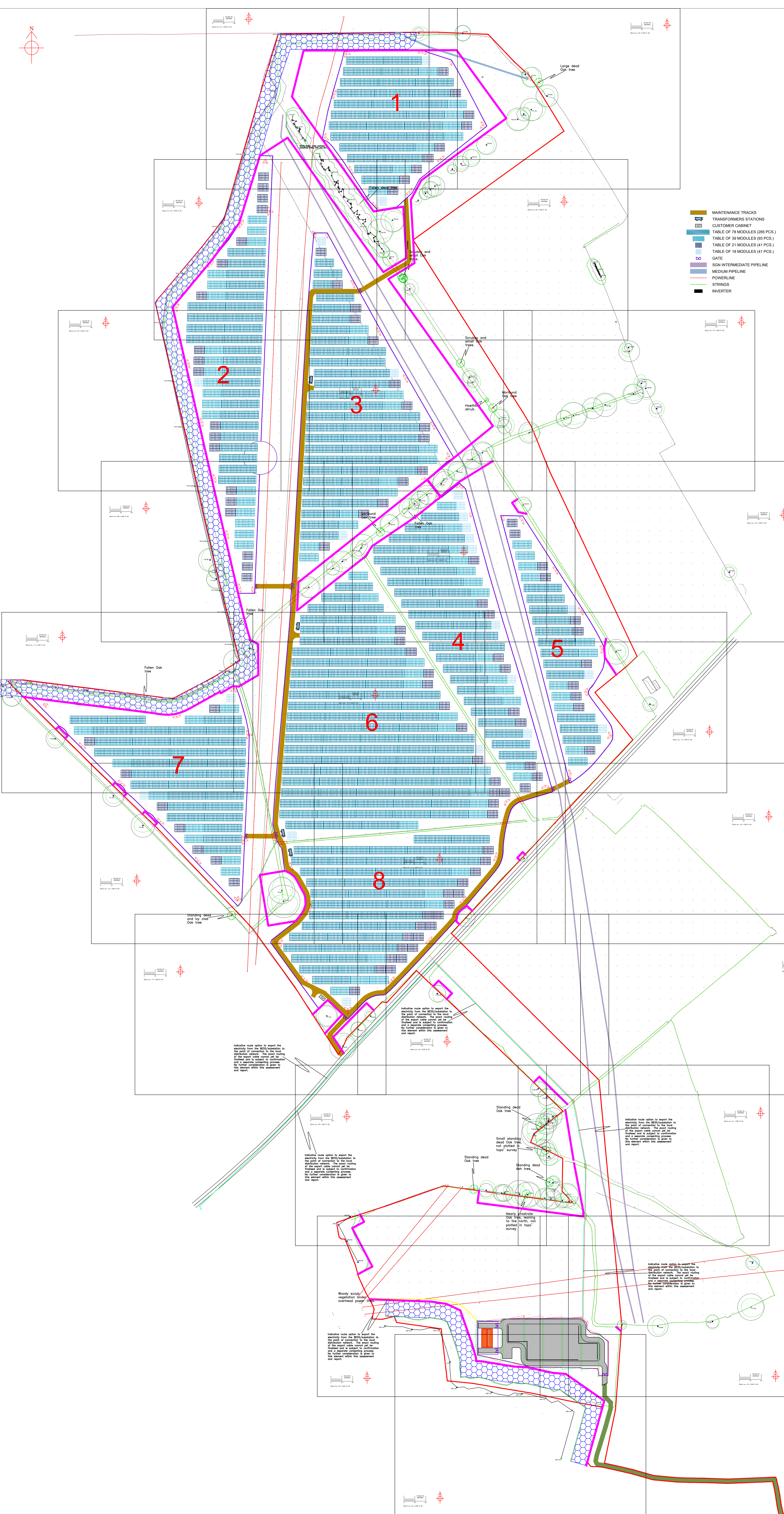
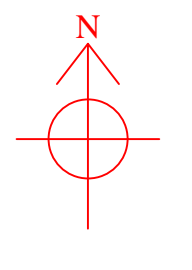
It is considered based on the information provided and the site visit that the proposed solar farm can be installed and run without a potential adverse impact the surrounding trees and woodland and if managed correctly could enhance them in areas. To ensure this is the case the comments and advice given above should be considered and looked into. If this is done it may be possible to develop the site whilst maintaining the areas arboreal character and setting.

I hope this is of assistance however if you have any questions please do not hesitate to contact me.

Yours sincerely



This information is available in Braille, large print, tape and community languages from the above offices and Typetalk calls are welcome.



- MAINTENANCE TRACKS
- TRANSFORMERS STATIONS
- CUSTOMER CABINET
- TABLE OF 78 MODULES (285 PCS.)
- TABLE OF 21 MODULES (93 PCS.)
- TABLE OF 18 MODULES (41 PCS.)
- GATE
- SGN INTERMEDIATE PIPELINE
- MEDIUM PIPELINE
- POWERLINE
- STRINGS
- INVERTER

Tree Protection Plan & Arboricultural Method Statement

1.0 The proposed development will be carried out in strict accordance with the following Tree Protection Plan and Arboricultural Method Statement, and in the following sequence of events. This plan and statement will cover the following heads of terms, see separate notes below for the specific tree protection measures and methodologies for each head of terms:

1.0.1 Appointment of the Responsible Person;

1.0.2 Agreement of the arboricultural monitoring timetable;

1.0.3 Distribution of Tree Protection Plan and Arboricultural Method Statement;

1.0.4 General measures, including access, storage of materials etc.;

1.0.5 Tree works;

1.0.6 Tree protection barrier erection;

1.0.7 Soft landscaping in the RPA of retained trees and the ancient woodland buffer zones.

1.1 Appointment of the Responsible Person.

1.1.1 Before any site works, including site clearance, take place, a person will be made responsible for the correct and full implementation of the plan and statement (the Responsible Person). The Responsible Person will typically be the project manager or site manager, but whoever is appointed they will be responsible for the full and correct implementation of this plan and statement, and will be deemed liable for any failure to correctly and fully implement this plan.

1.1.2 When appointed, the Responsible Person will inform the Local Planning Authority and the project Arboriculturist of their appointment and will supply both with a full set of contact details.

1.2 Agreement of the arboricultural monitoring timetable.

1.2.1 If specifically requested by the Local Planning Authority, before any site works, including site clearance, take place, a site meeting will be held with the Responsible Person, the site/project manager, the Local Planning Authority's Tree Officer and the project Arboriculturist. The purpose of this meeting will be to confirm the tree protection measures required by the Tree Protection Plan & Arboricultural Method Statement, a timetable of ongoing site monitoring and reporting to be carried out by the project Arboriculturist.

1.2.2 Further arboricultural monitoring and reporting will be carried out by the project Arboriculturist in accordance with the timetable agreed at the above meeting.

1.2.3 A brief letter report will be produced by the project Arboriculturist following each site visit and a copy of this letter supplied to the responsible person and the Local Planning Authority's Tree Officer.

1.3 Distribution of tree protection plan and arboricultural method statement.

1.3.1 It is the responsibility of the Responsible Person to ensure that all staff and contractors working on the development are aware of and abide by this Tree Protection Plan & Arboricultural Method Statement.

1.3.2 A scale copy of this plan will be attached to the site office notice board. Copies of this plan will always be available for taking out on site as necessary.

1.3.3 Reference to this Tree Protection Plan & Arboricultural Method Statement will form part of the standard induction briefing for all personnel coming onto site.

1.4 General measures, including access, storage of materials etc.

1.4.1 The following measures and restrictions will apply at all times.

1.4.2 No construction vehicles, materials or equipment, other than only those necessary for the erection of the tree protection barriers, will be permitted onto the site until the tree works are completed and the tree protection barriers have been erected.

1.4.3 All construction traffic access will be via the existing entrances off Whitelands Road, and the existing Bridesford Farm entrance off Bridesford Road.

1.4.4 When any large and/or tall and/or loaded vehicles/equipment are operating or manoeuvring close to the crowns of trees to be retained, a specific banksperson will be appointed to supervise the movement and ensure that no damage is caused to the crowns of these trees through impact.

1.4.5 All activities usually carried out in the compound area will take place outside and down slope from the construction exclusion zones created by the tree protection barriers. In tanks on impervious bases and surrounded by impervious bund walls, the volume of the bund compound shall be at least equivalent to the capacity of the tank plus 10%. If there is a multiple tonnage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any overcrown, land or underground strata. Associated pipe-work shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

1.4.7 No underground services will be installed in the construction exclusion zones formed by the tree protection barriers.

1.4.8 No trees will be permitted on site.

1.5 Tree Works.

1.5.1 Before any construction works commence, and before any construction vehicles, equipment and materials are delivered to site, the following tree works will be carried out:

1.5.1.1 Remove the eleven sections of hedge illustrated with red crown margins in this plan, i.e. one section immediately to the south east of tree no. 784 and five other sections to accommodate the fuel road, two sections either side of Whitelands Road to accommodate the underground power cable, three sections between Whitelands Road and the battery storage area to accommodate the underground power cable.

1.5.2 All tree works will be carried out in accordance with the following stipulations.

1.5.2.1 All tree works will be carried out in accordance with BS3998:2010 wherever that Standard is applicable.

1.5.2.2 All works will be carried out in accordance with all applicable health & safety and environmental protection legislation.

1.5.2.3 All tree works will be carried out in such a way that no unintended collateral harm is caused to trees to be retained.

1.5.2.4 All stumps will be disposed of in an approved manner and off site unless otherwise instructed by the client or site manager.

1.5.2.5 The stumps created by the removal of sections of hedgerow may be mechanically grubbed out if desired, but this grubbing out may only take place after the tree protection barriers have been erected.

1.6 Tree protection barrier erection

1.6.1 After the tree works are completed, but before any stumps are grubbed out, and before any construction works commence, and before any construction vehicles, equipment and materials, other than only those necessary for the erection of the tree protection barriers, are delivered to site, the tree protection barriers will be erected at the positions illustrated in this plan.

1.6.2 The barrier will either comply with the recommendations in BS5837:2012, i.e. as a first choice sections of existing hard surfaces or underground services, the barrier will comply with the following specification:

1.6.2.1 The barrier will comprise a minimum 2 metres tall welded mesh fence panels on rubber or concrete feet secured with ground pins.

1.6.2.2 The fence panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.

1.6.2.3 The distance between the fence couplers should be at least 1 metre and should be uniform throughout the fence.

1.6.2.4 The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins.

1.6.2.5 Where the barrier is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray.

1.6.3 The barrier will have an A3 size informative/warning notice attached on the construction site side, of approximately 1.5 metres above ground level, and at no more than 6 metres intervals. An example of a suitable notice follows this plan.

1.6.4 No construction access whatsoever will be permitted in the construction exclusion zones formed by the tree protection barriers.

1.6.5 The tree protection barriers will be retained in place and intact until all demolition/construction activities have been completed and all construction materials, equipment and vehicles have been removed from the site.

1.7 Soft landscaping in the RPA of retained trees and the ancient woodland buffer zones.

1.7.1 Where soft landscaping works are to be carried out in the RPA of retained trees and the ancient woodland buffer zones, they will be carried out as follows:

1.7.1.1 The soft landscaping works will be carried out as part of the post construction soft landscaping works.

1.7.1.2 Excavations for landscaping works within the RPA will be carefully carried out with hand tools only, and with no cultivations below 300mm. If significant roots are encountered i.e. roots over 25mm in diameter, these will be dug around and left undisturbed.

1.7.1.3 Powered cultivators will not be used in the RPA.

1.7.1.4 No vehicular access across the root protection areas will be permitted as part of these works beyond the existing hard surfaces.

MJC TREE SERVICES LIMITED

Site:
Sunny Oaks Renewable Energy Park, Whitelands Road, Woolton.

TREE PROTECTION PLAN & ARBORICULTURAL METHOD STATEMENT

Plan no. MJC-22-0111-03 rev:2

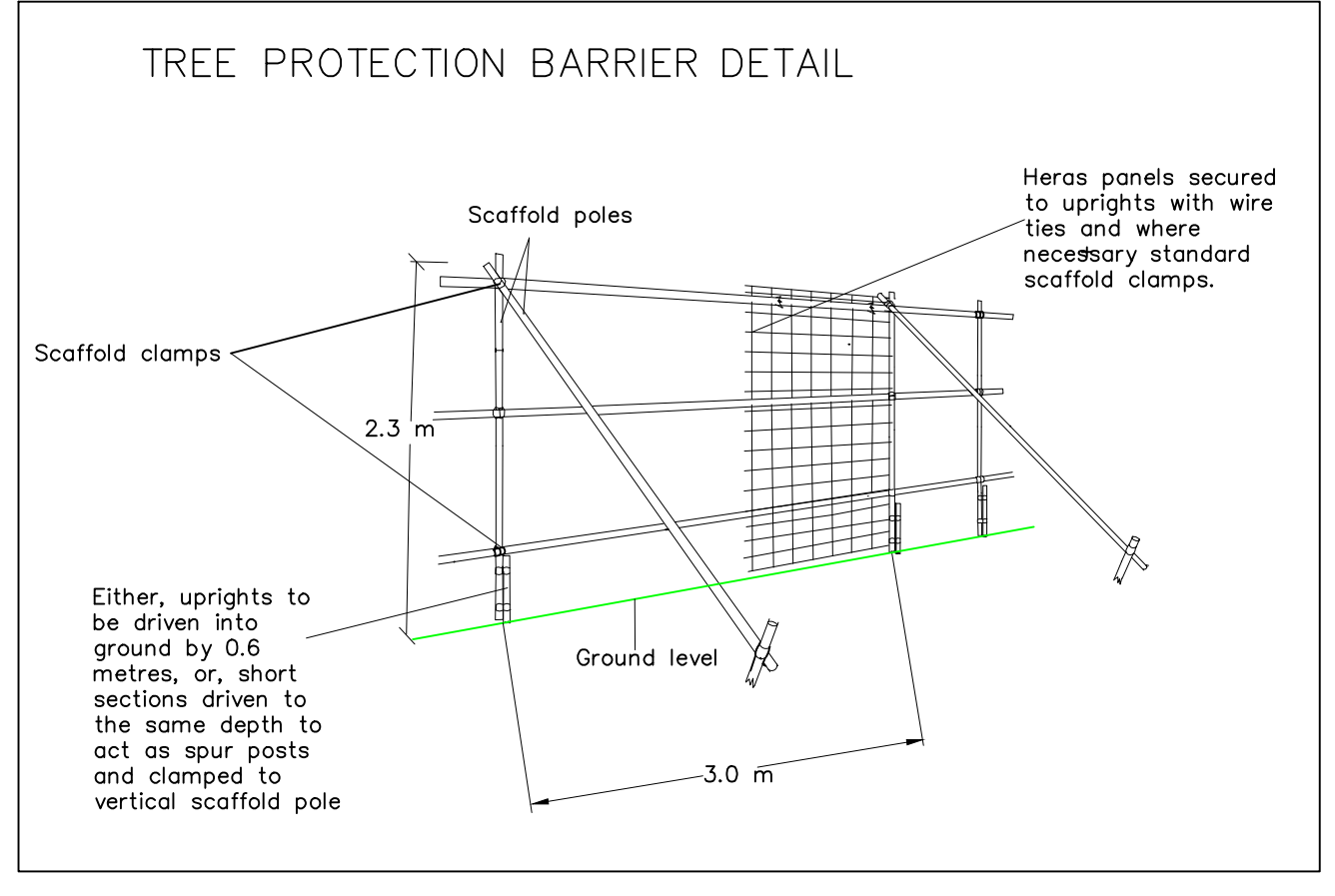
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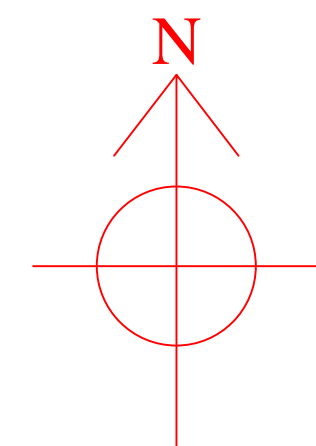
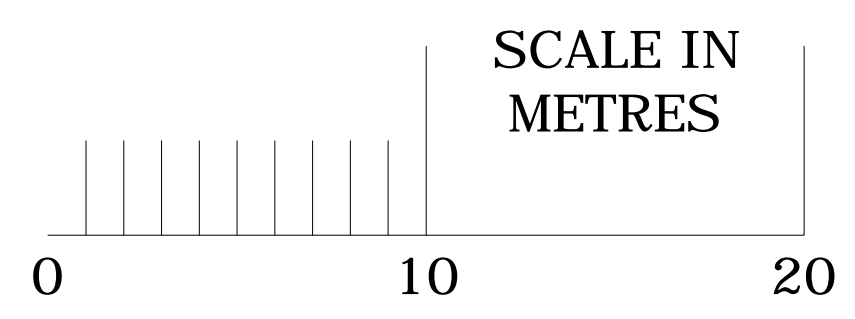
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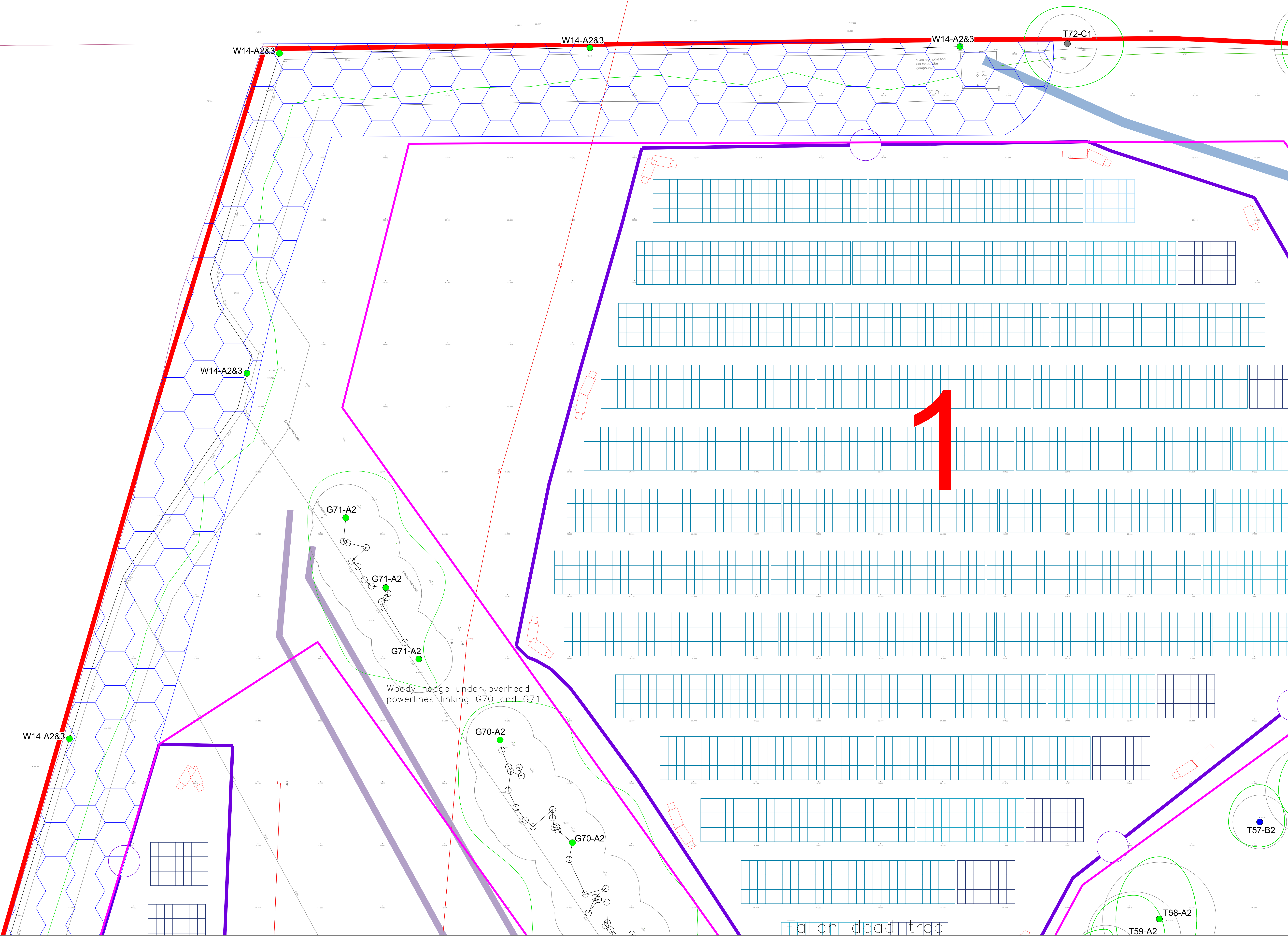
- Existing site layout in grey
- Proposed site layout in colour
- Category U tree, group or woodland & ref no.
- Category A tree, woodland & ref no.
- Category B tree, group or woodland & ref no.
- Category C tree, group or woodland & ref no.
- Trees in a group or a woodland that have been collectively surveyed and recorded.
- Crown spread of surveyed trees, hedges and woodland amalgamated for groups and woodlands.
- Hedgerow and woody/scrub vegetation extents as recorded in the topographical survey
- Indicative root protection area (RPA), amalgamated for groups and woodlands
- Noted and annotated tree not included in the tree survey schedule
- Ancient woodland and/or veteran/ancient tree buffer zone
- Ancient woodland boundary as defined in MAGIC map of the area
- Sections of hedge to be removed, i.e. the red crown margin indicates the section to be removed, and the green crown margin indicates the hedge to be retained
- Tree protection barriers: dimensions in mm
- Construction exclusion zone (CEZ)

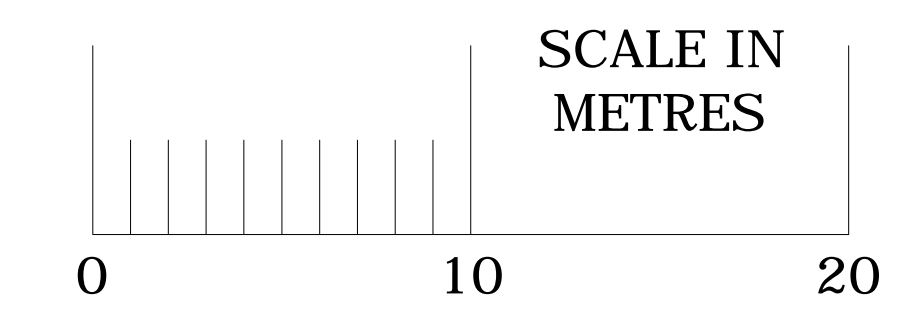
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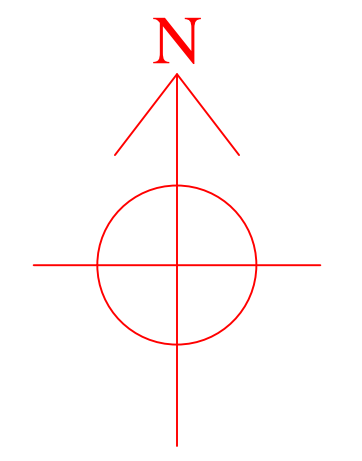


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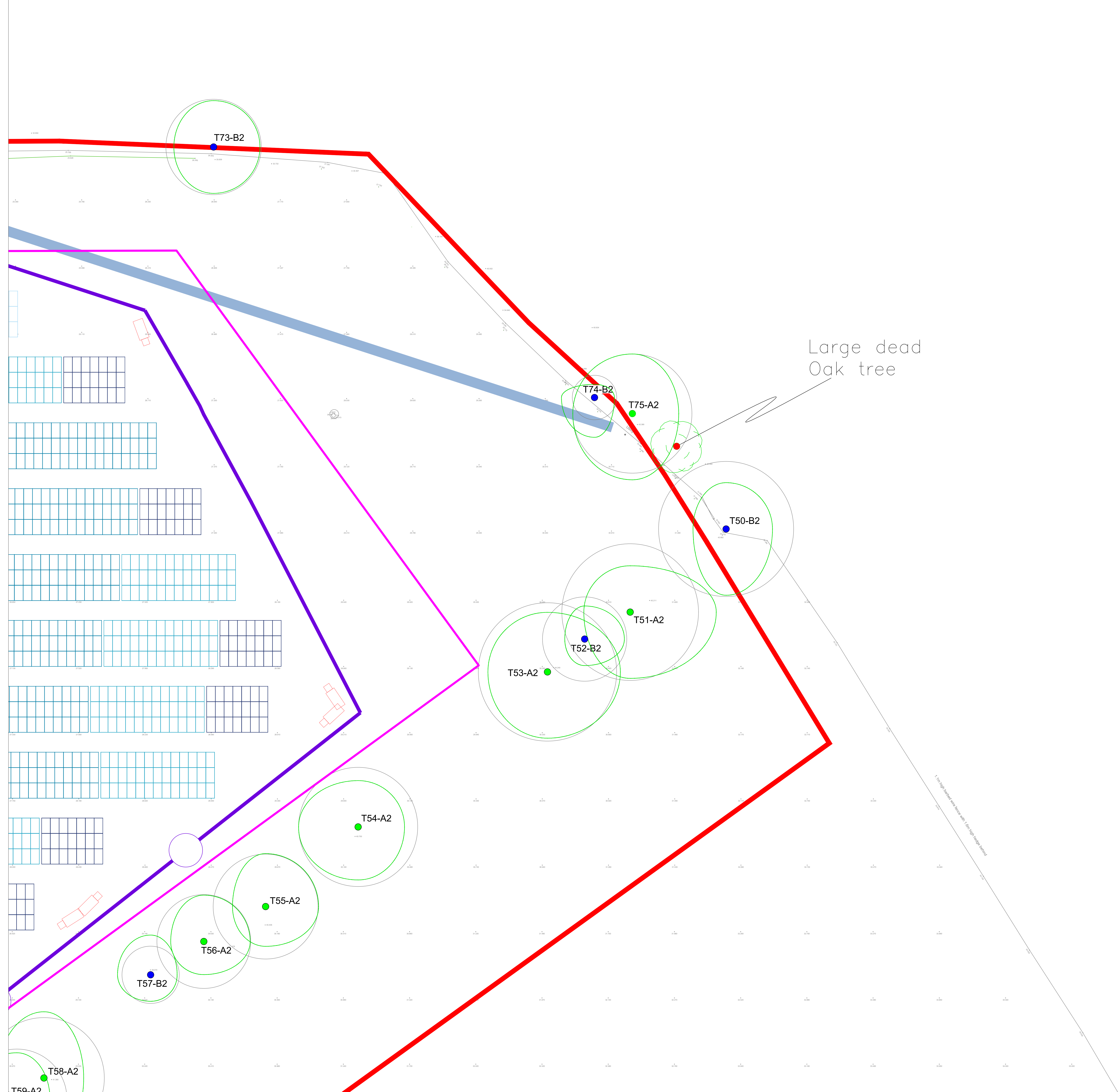




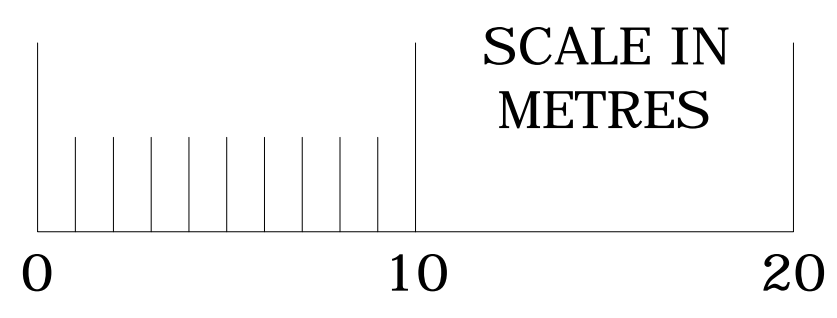
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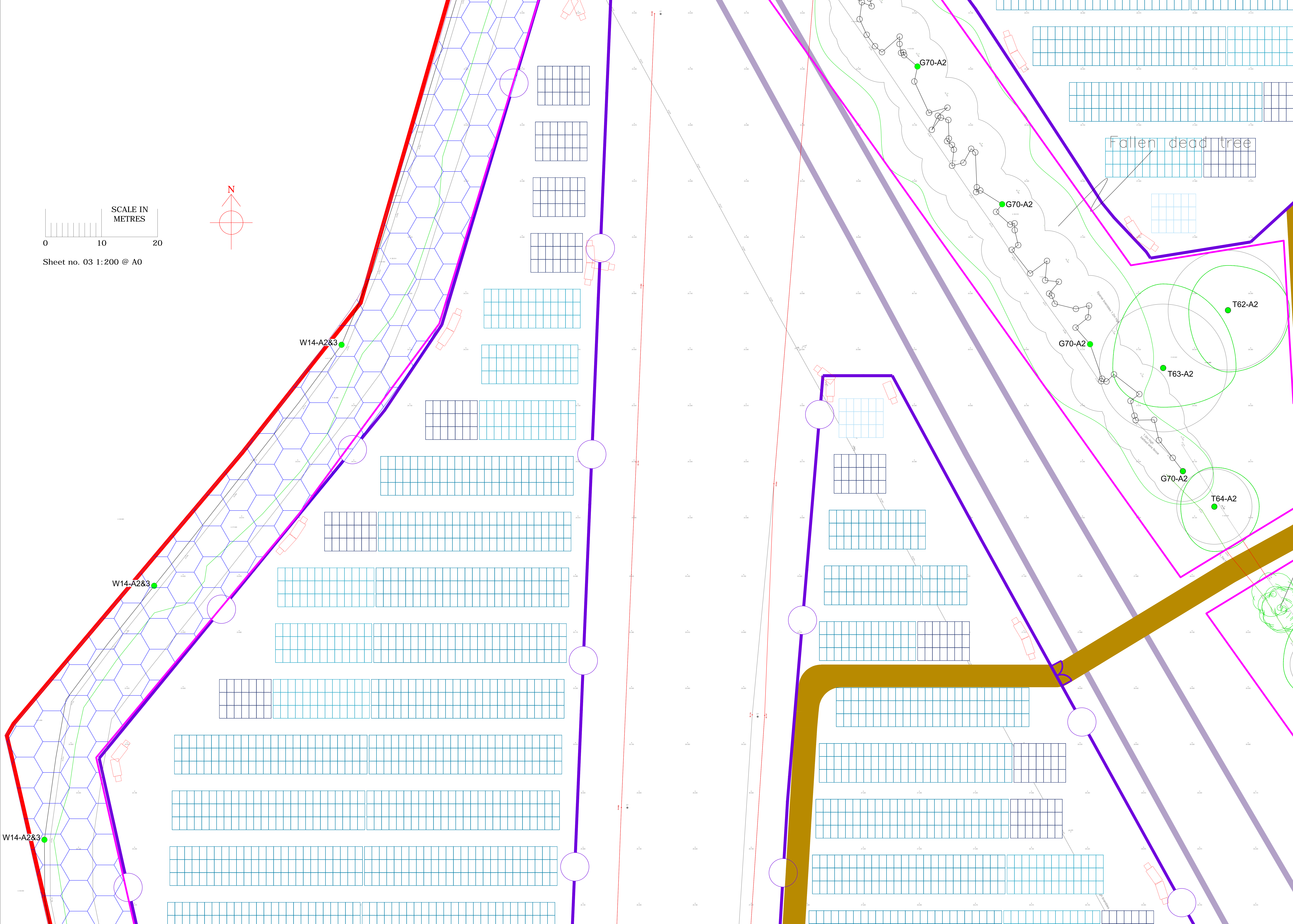
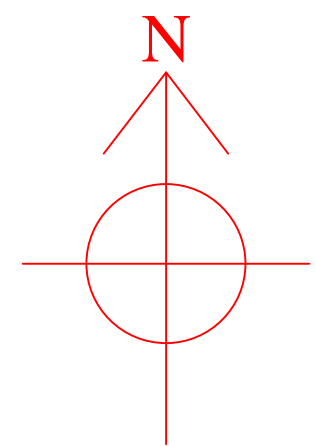
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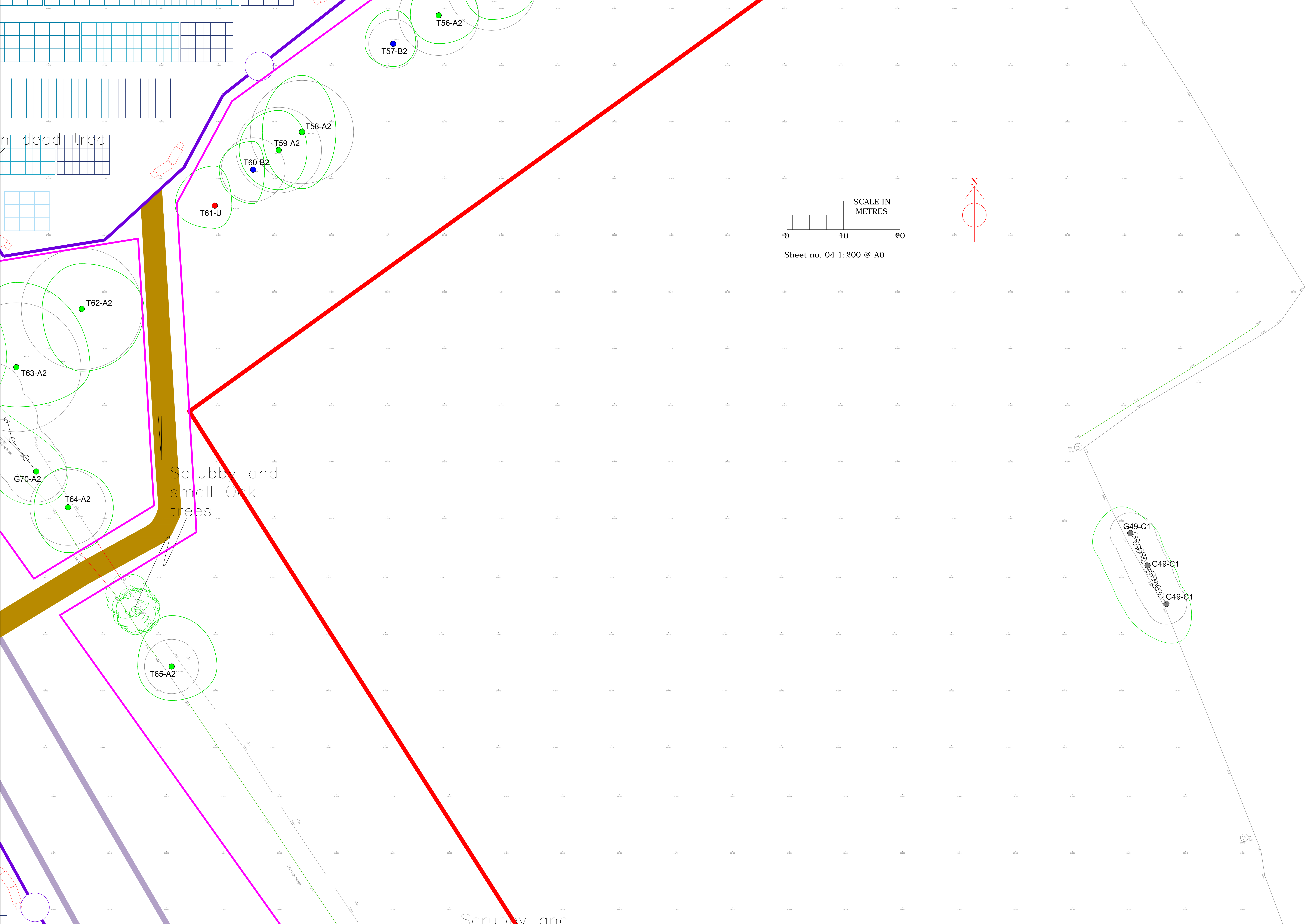


Large dead
Oak tree



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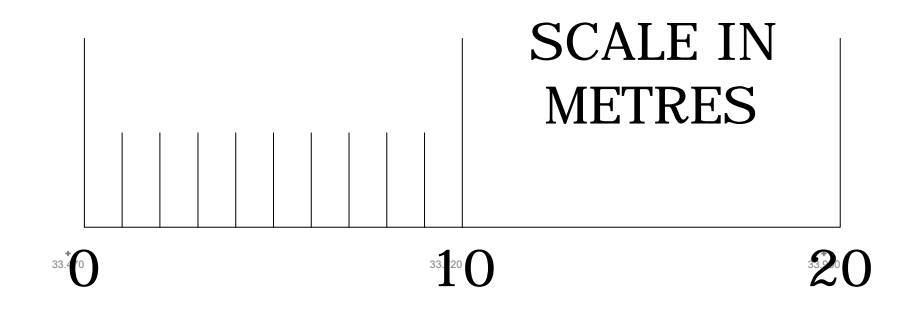




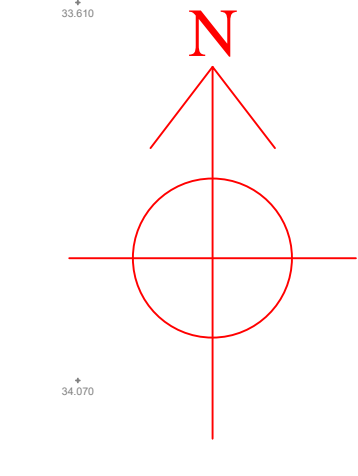
n dead tree

Scrubby and small Oak trees

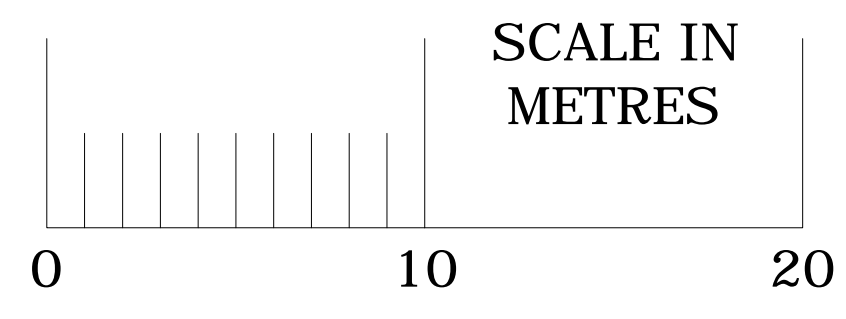
Scrubby and



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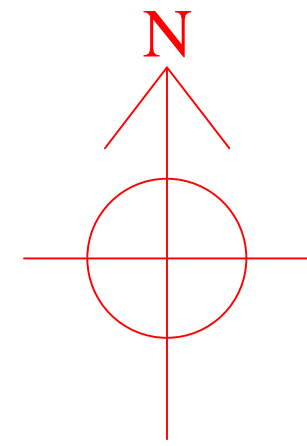


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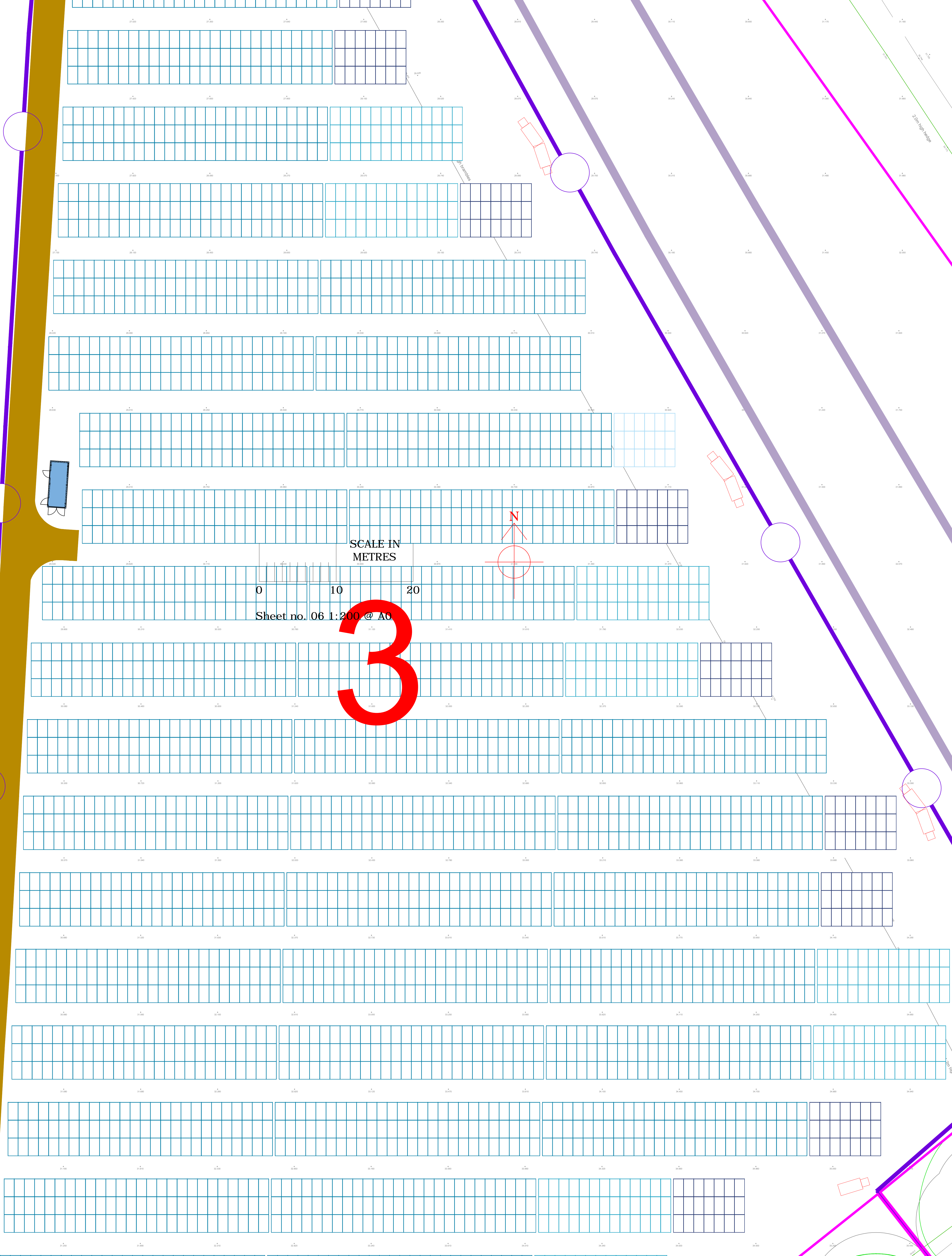
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W14-A2&3

W14-A2&3

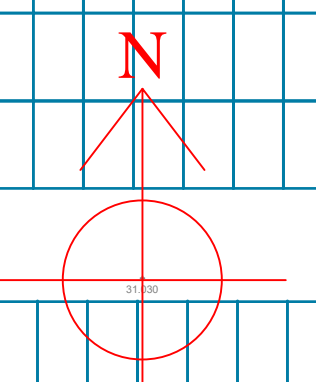
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Scrubby and small oak trees

Moribund Oak tree

Hawthorn shrub

T66-A2

T67-A2

T68-A2

T69-A2

T32-A2

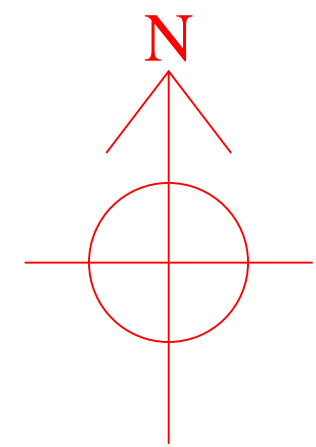
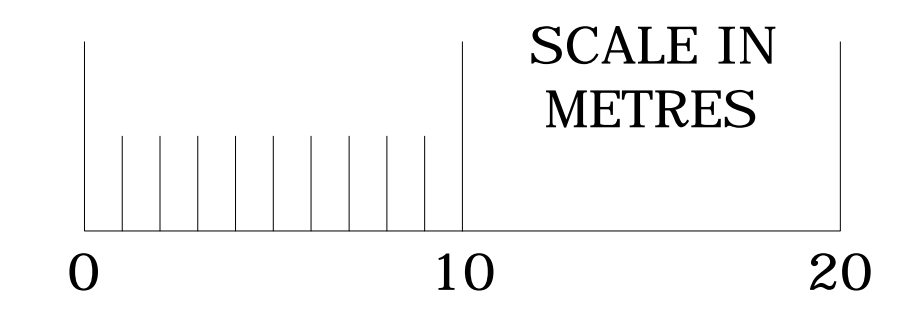
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T30-A2

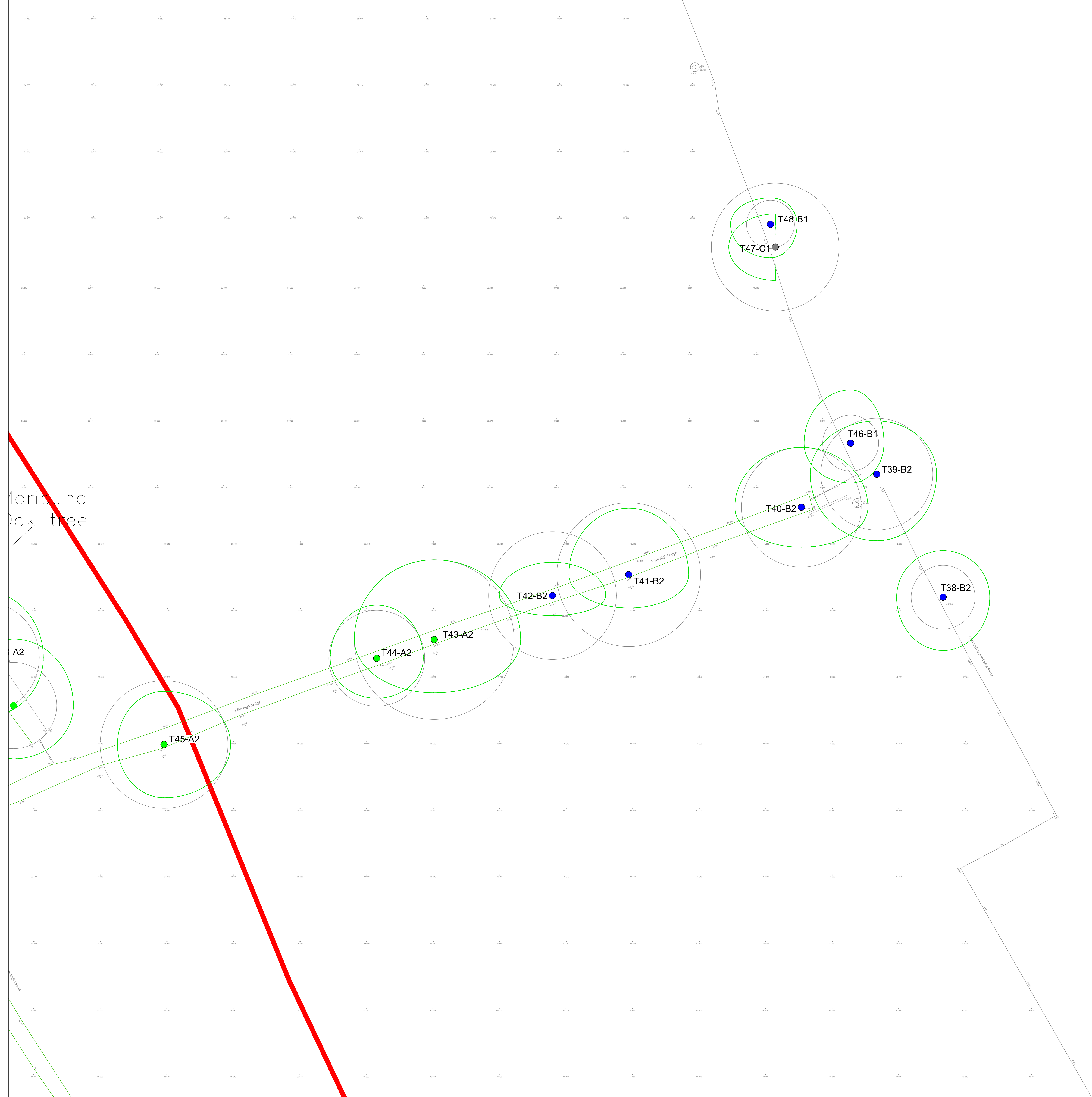
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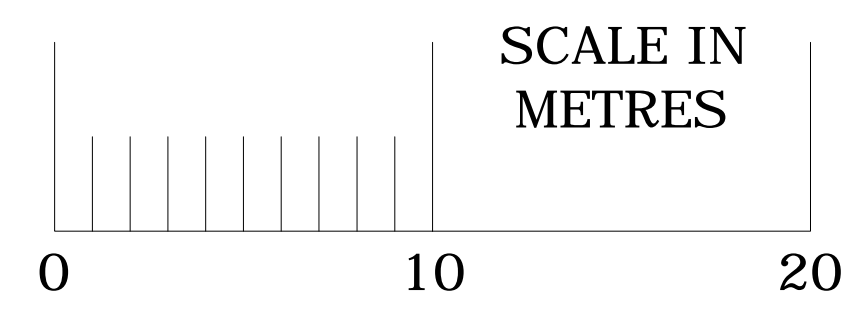
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T4



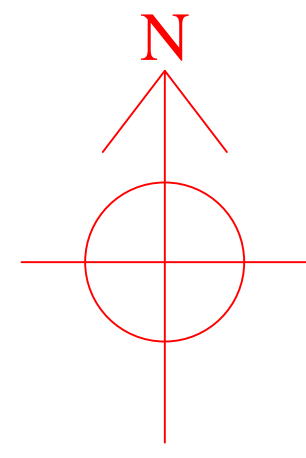
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W14-A2&3

T19-B2

T18-B2

T17-B2

W14-A2&3

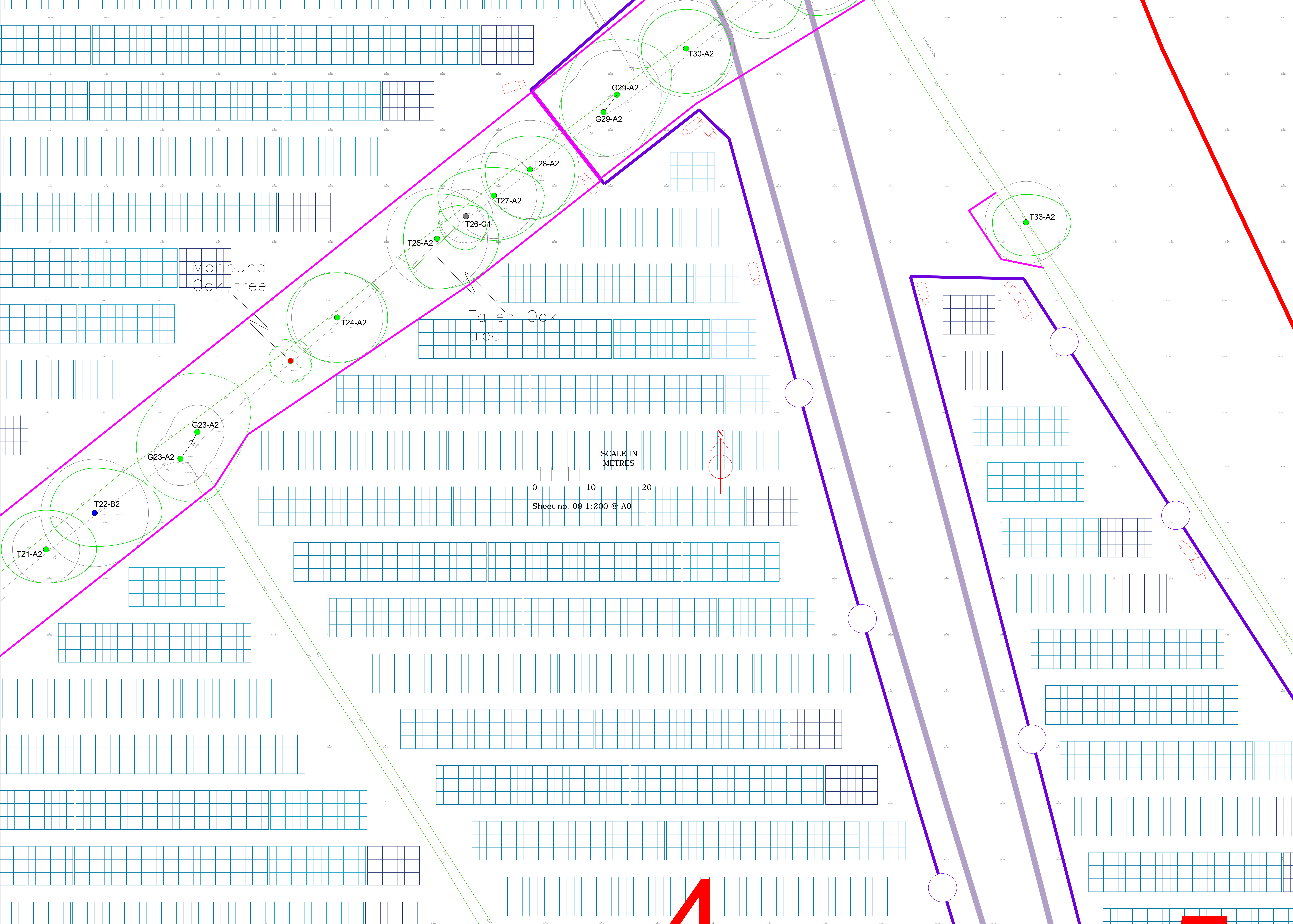
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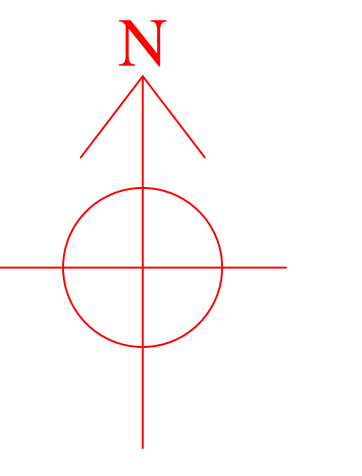
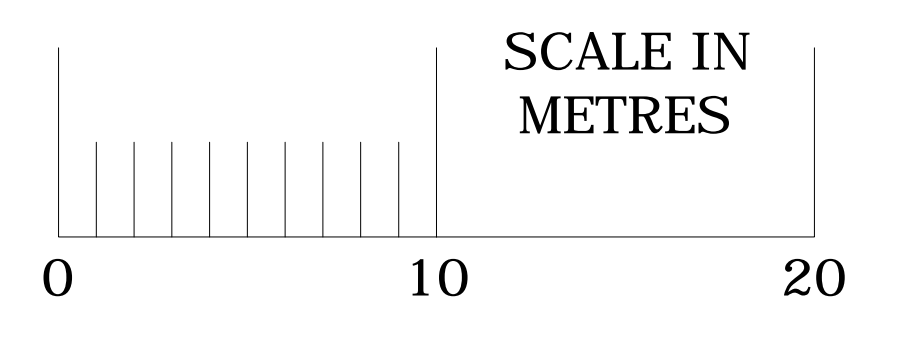
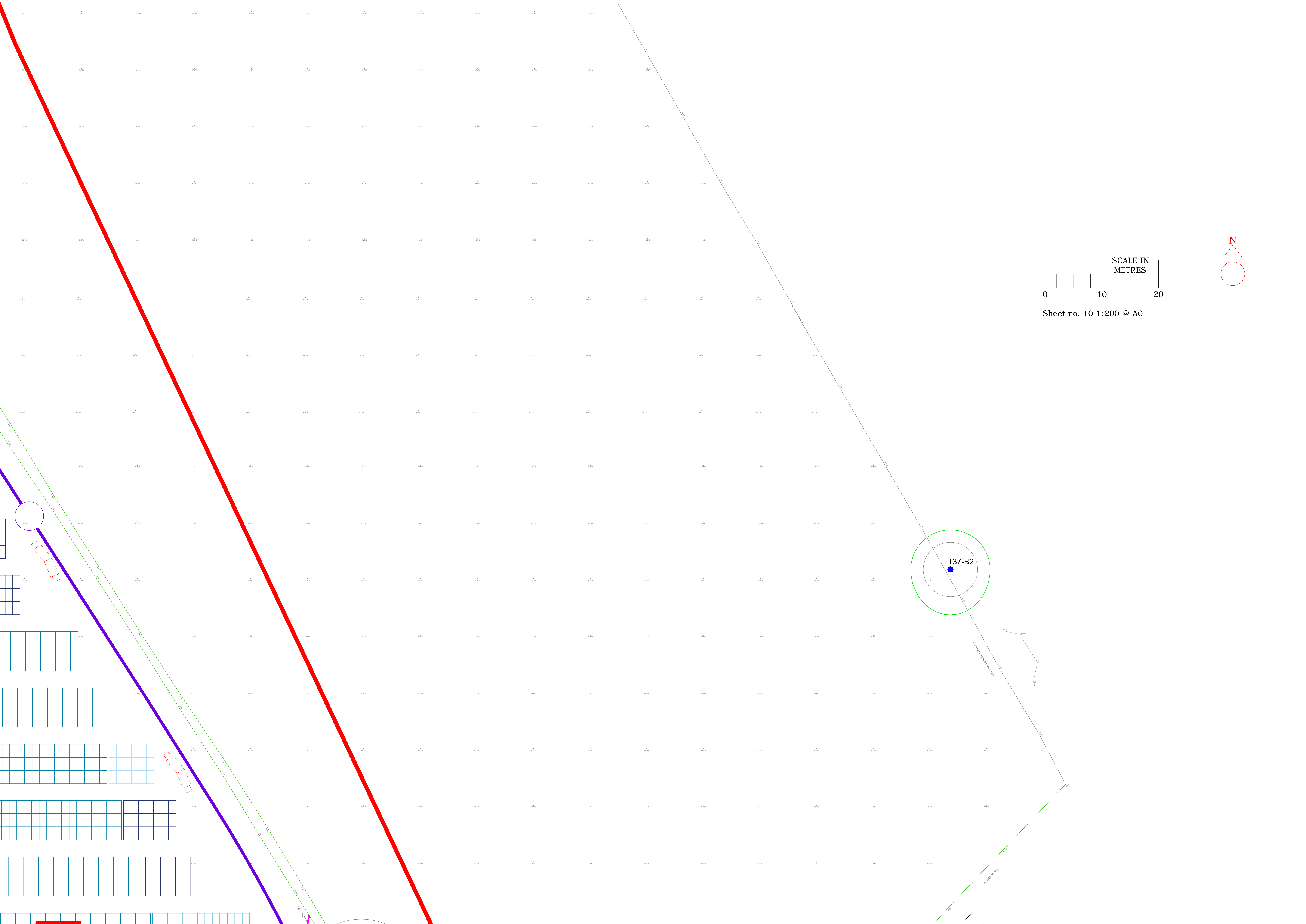
Fallen Oak tree

T21-A2

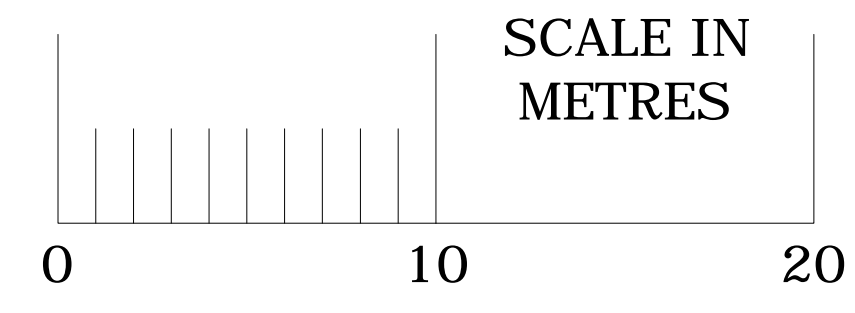
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T20-A2

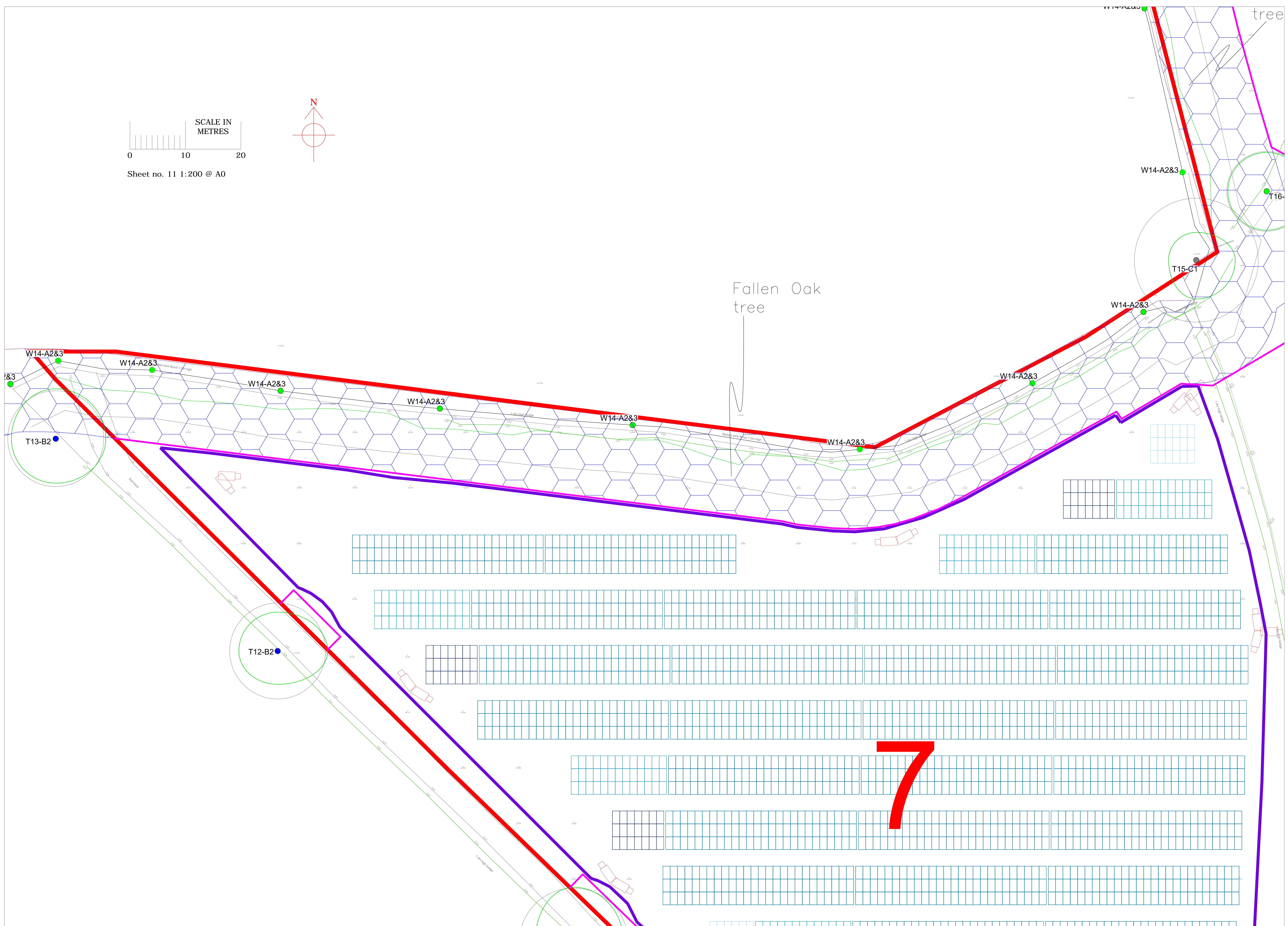
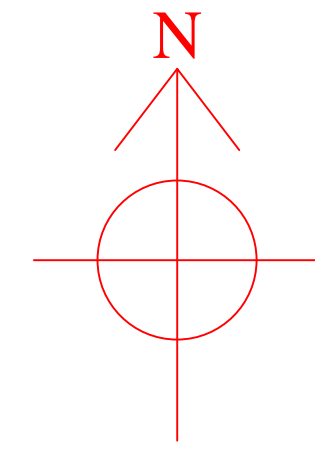




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tree

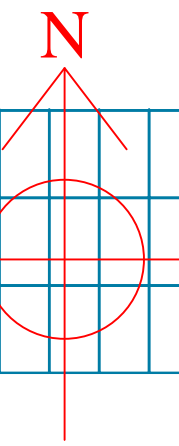
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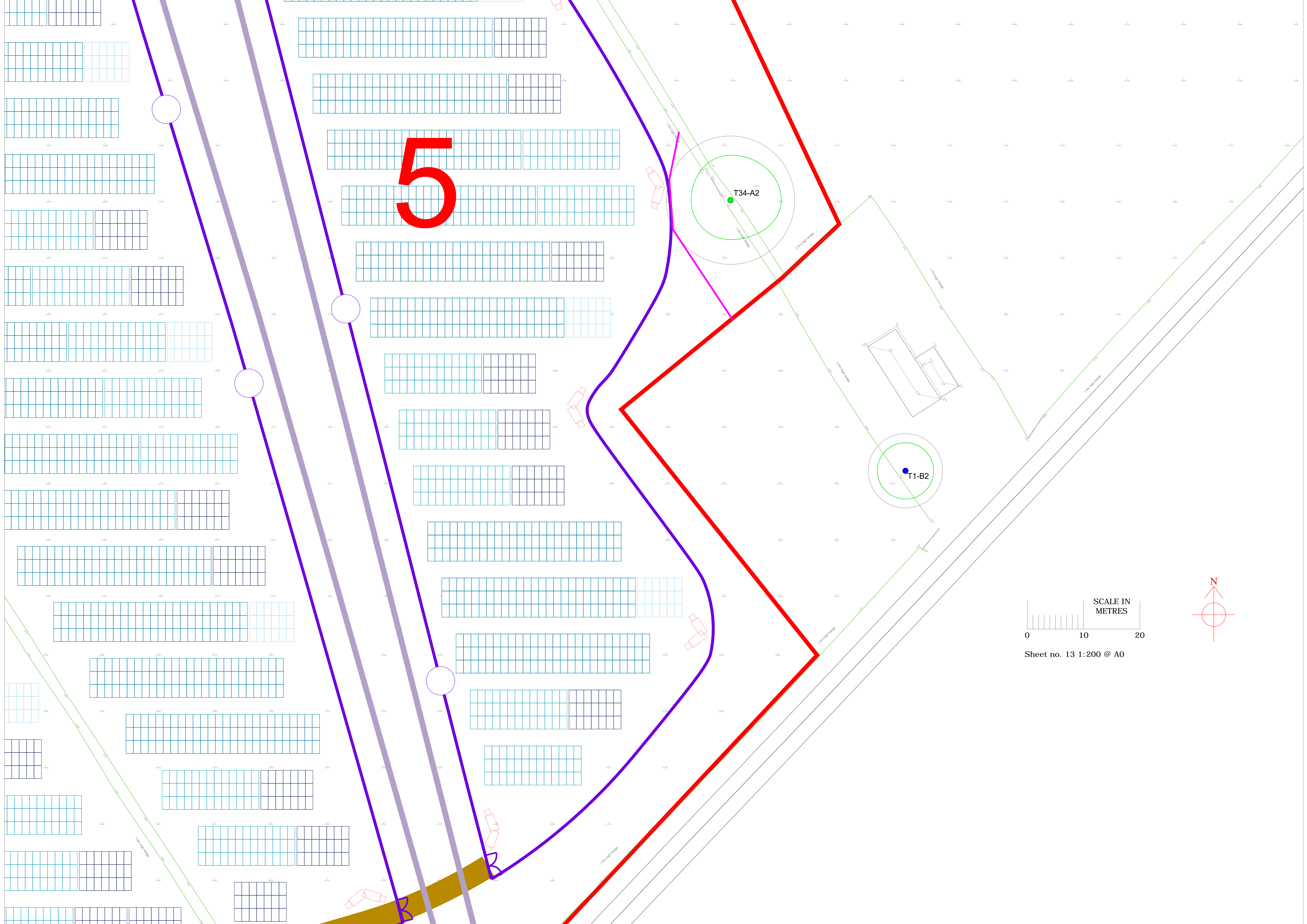
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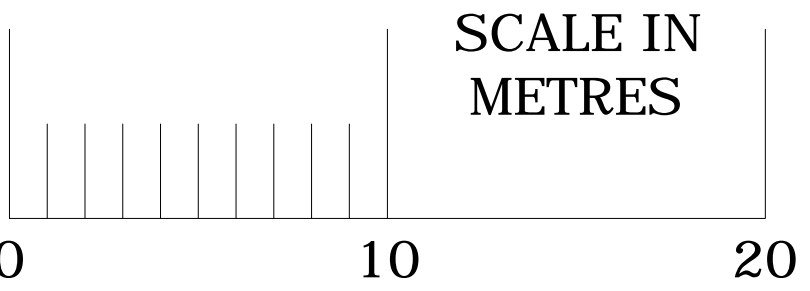
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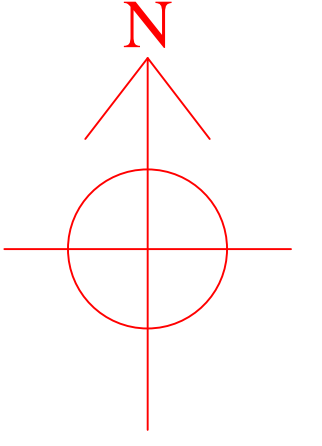
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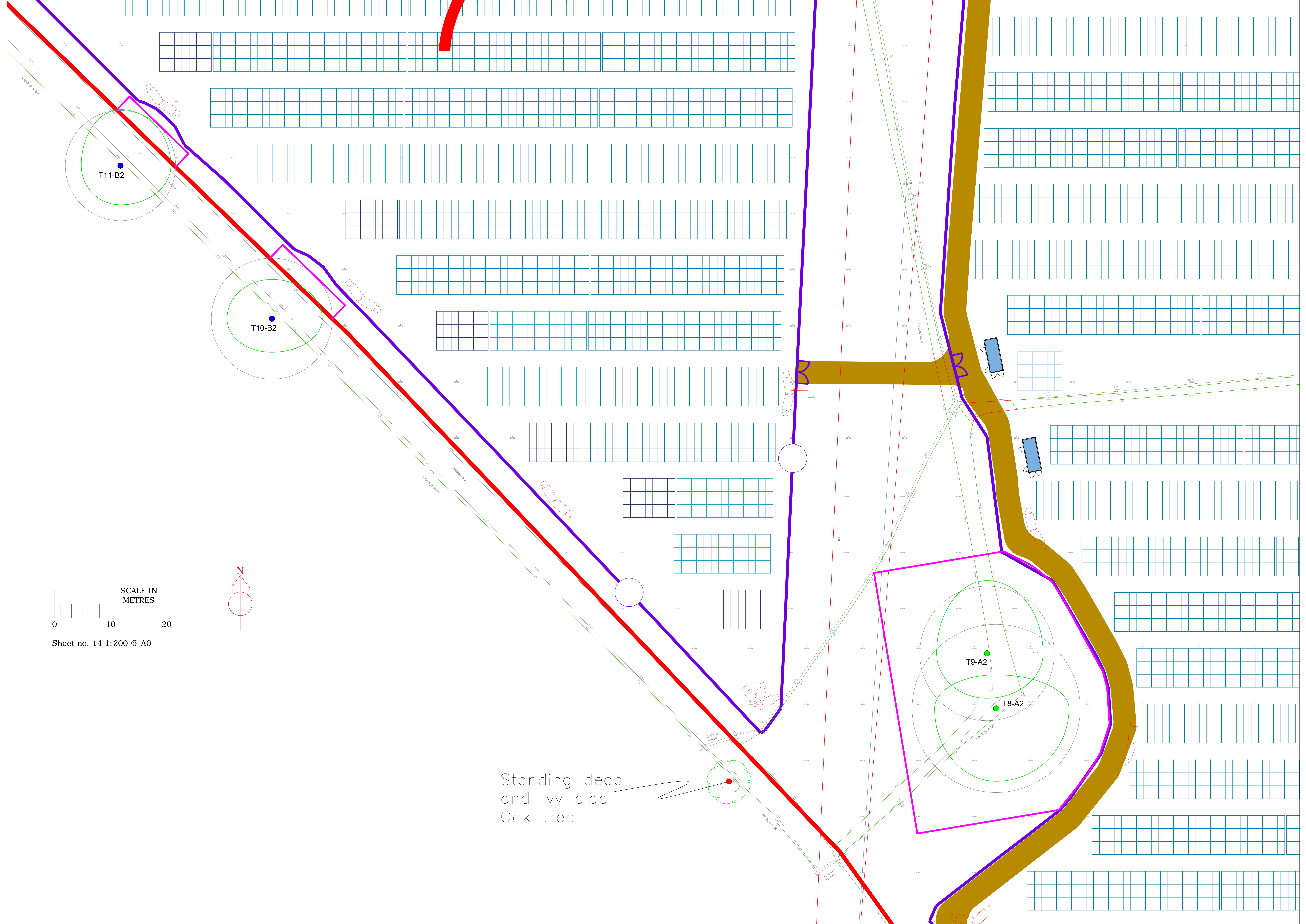
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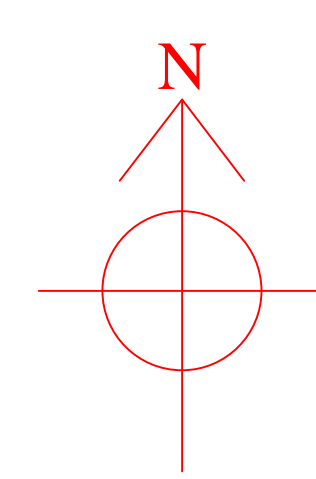
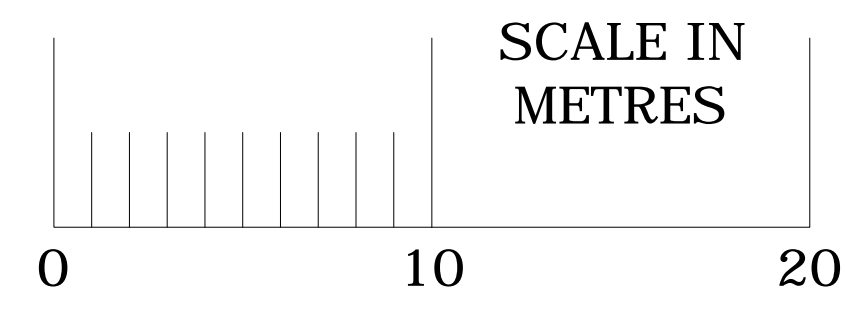
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T10-B2

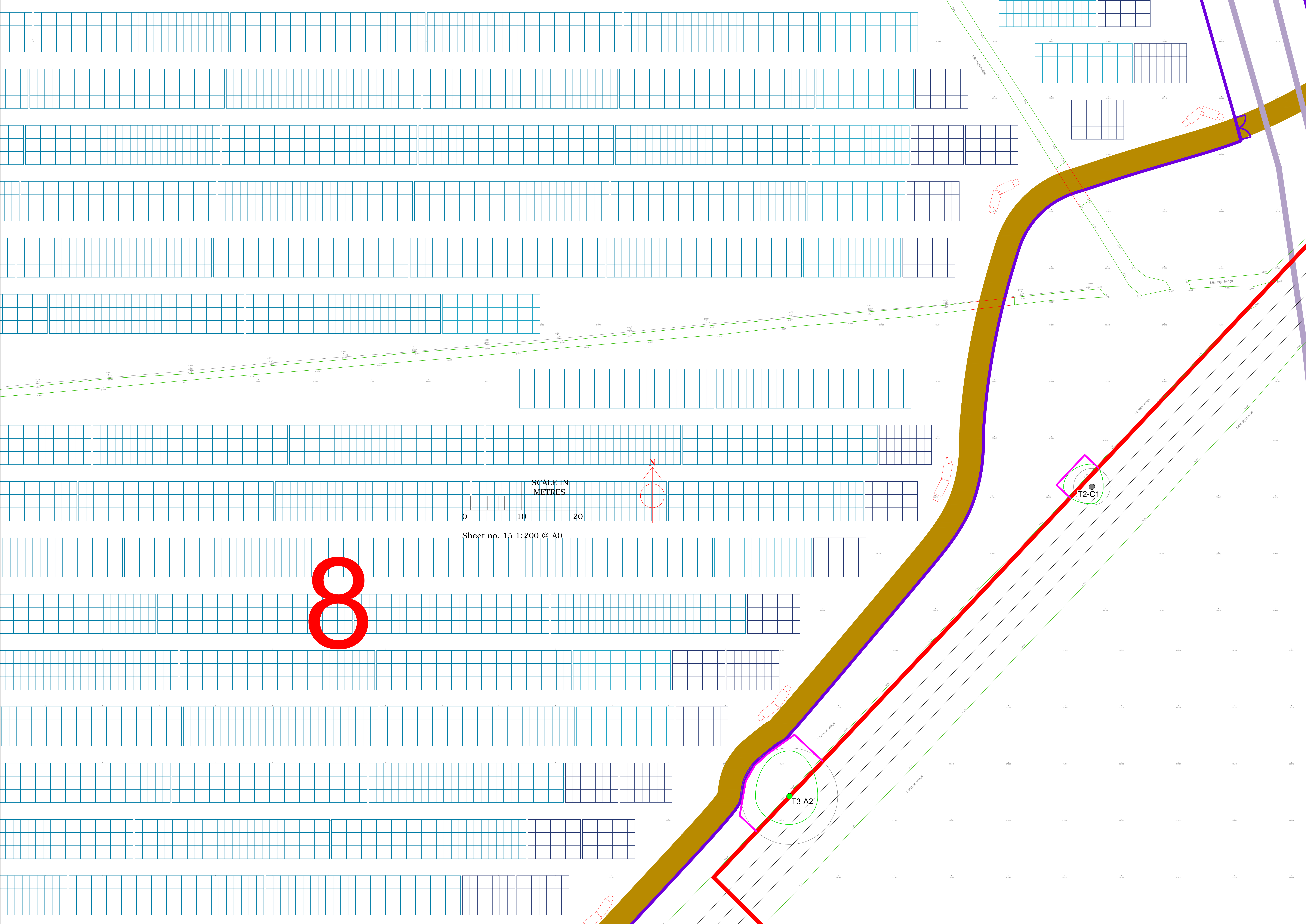
T9-A2

T8-A2

Standing dead
and Ivy clad
Oak tree



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T3-A2

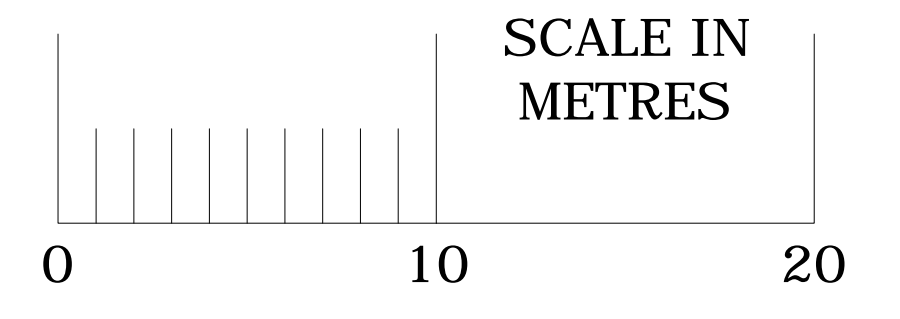
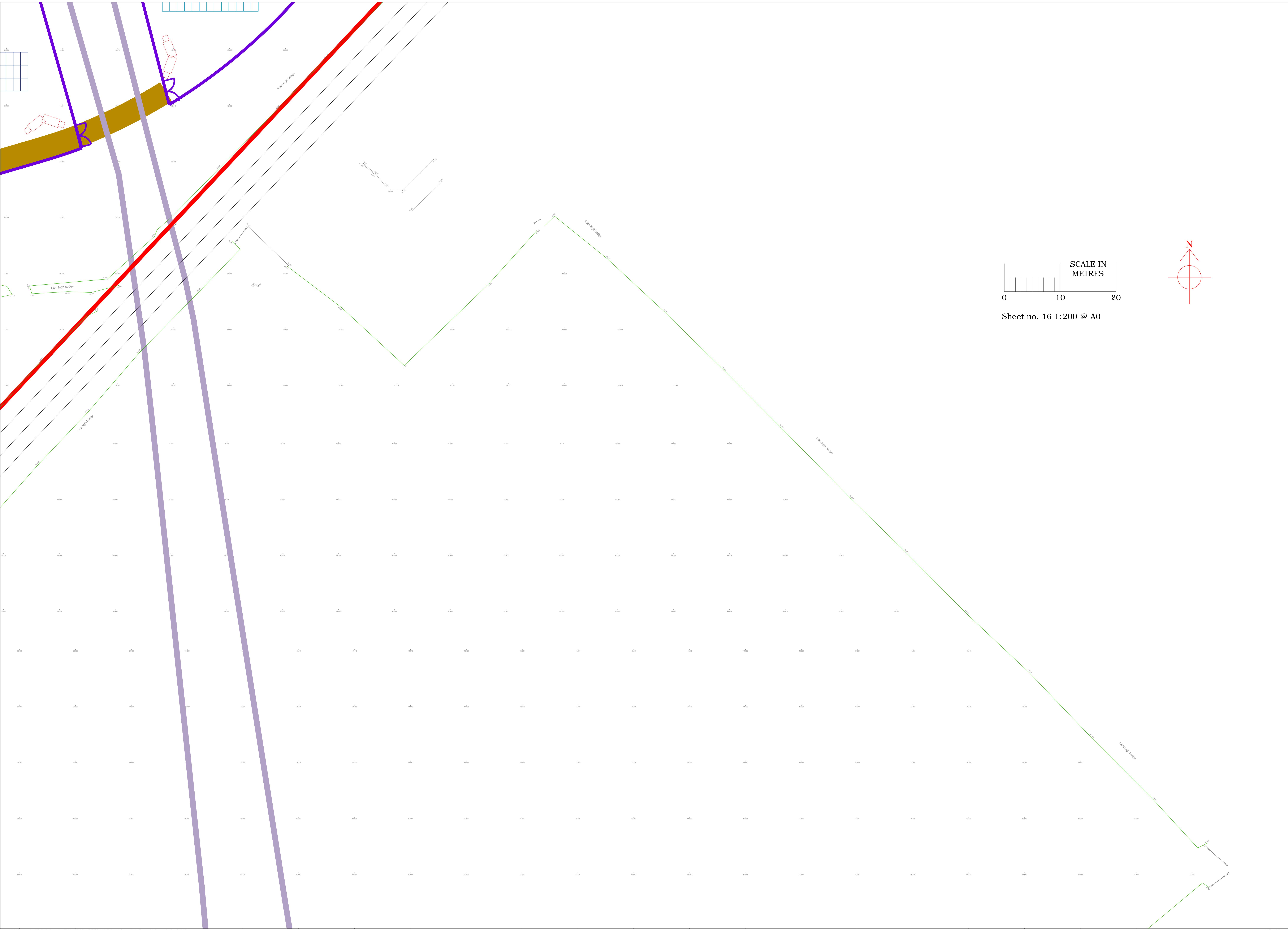
1.8m high hedge

1.8m high hedge

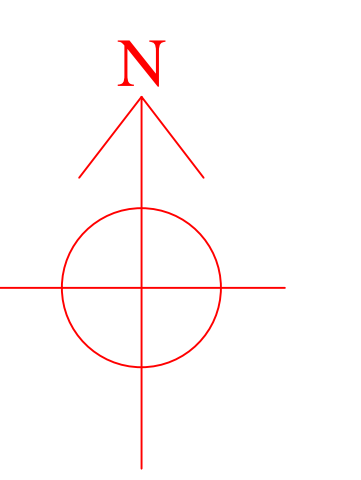
1.8m high hedge

1.8m high hedge

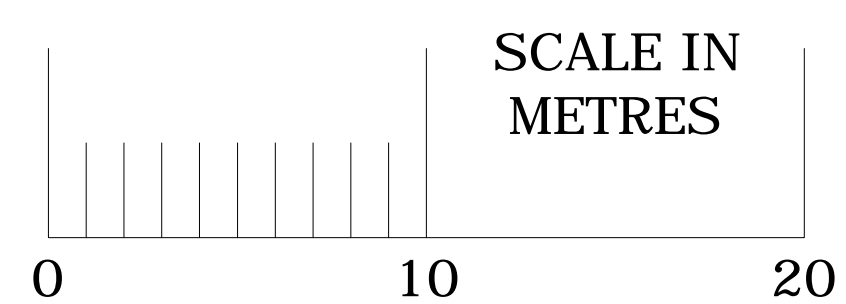
1.8m high hedge



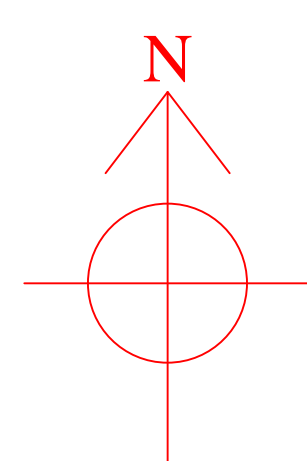
Sheet no. 16 1:200 @ A0



Standing dead
and Ivy clad
Oak tree

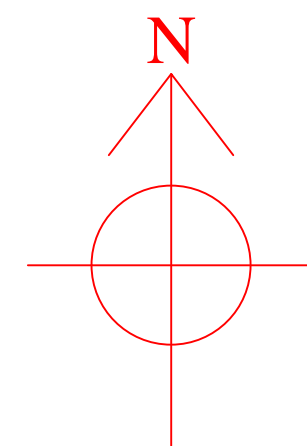
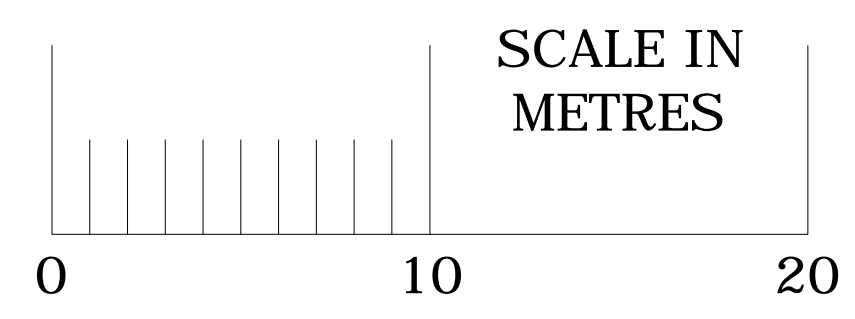


Sheet no. 17 1:200 @ A0

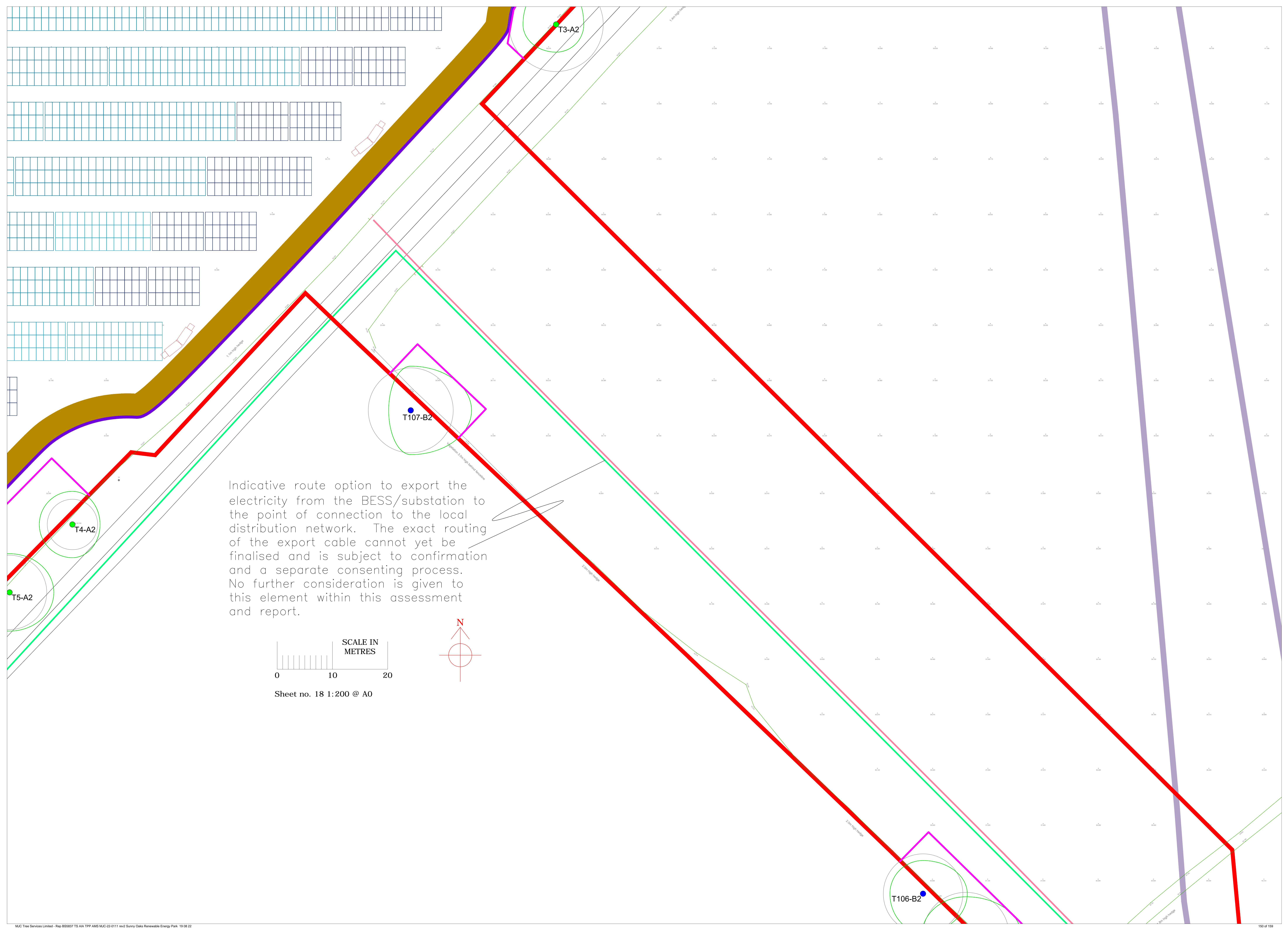


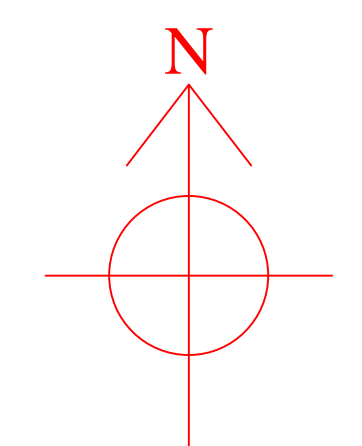
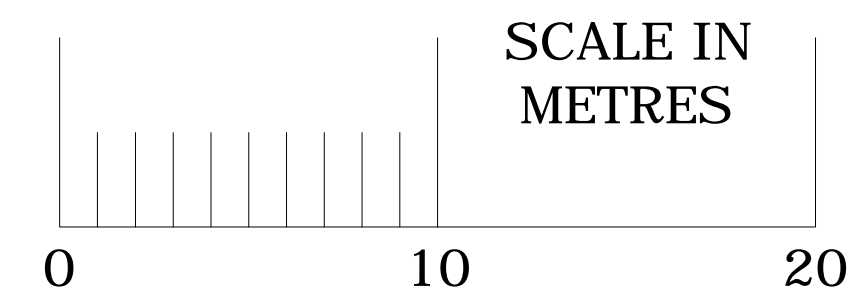
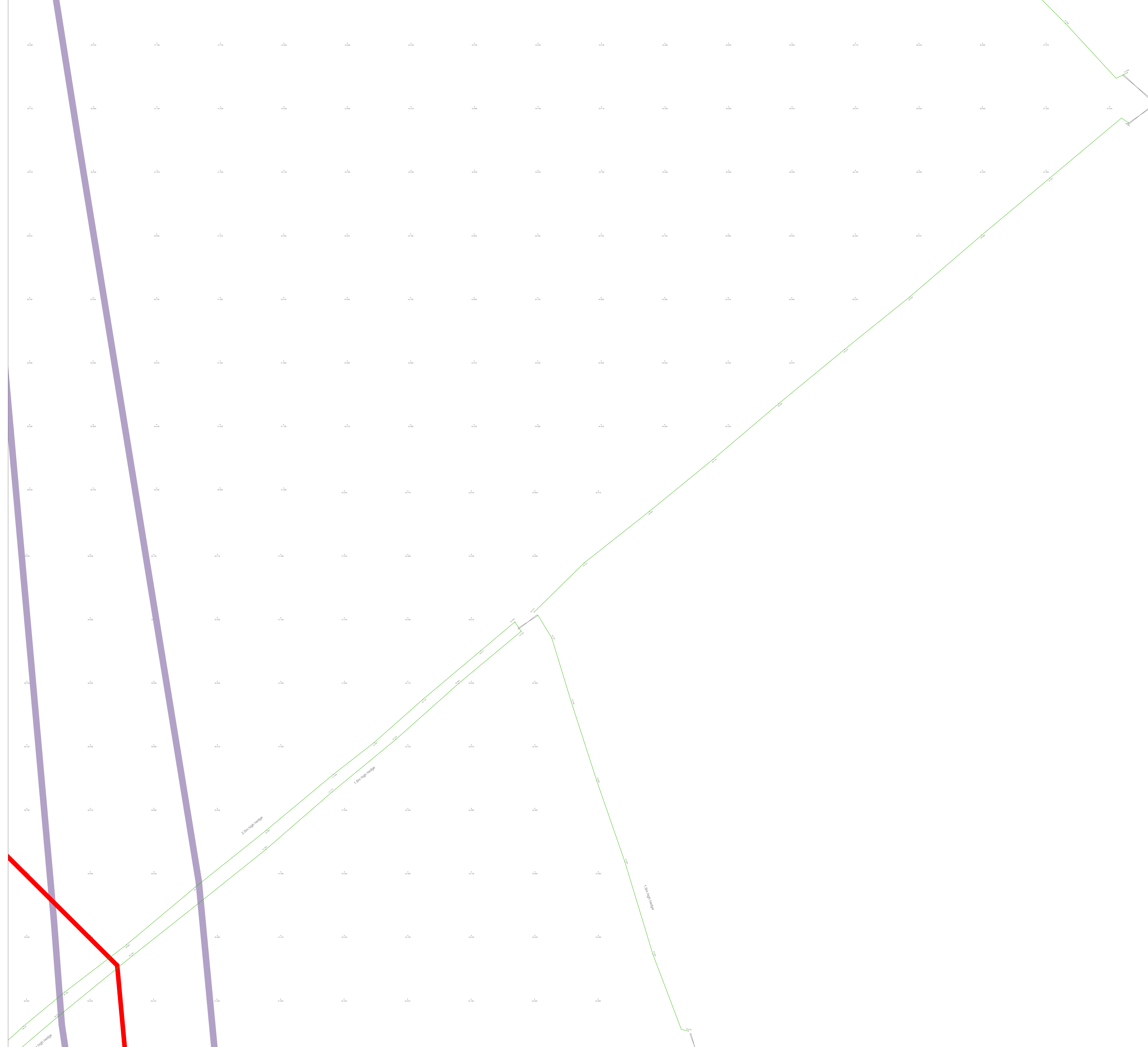
Indicative route option to export the electricity from the BESS/substation to the point of connection to the local distribution network. The exact routing of the export cable cannot yet be finalised and is subject to confirmation and a separate consenting process. No further consideration is given to this element within this assessment and report.

Indicative route option to export the electricity from the BESS/substation to the point of connection to the local distribution network. The exact routing of the export cable cannot yet be finalised and is subject to confirmation and a separate consenting process. No further consideration is given to this element within this assessment and report.

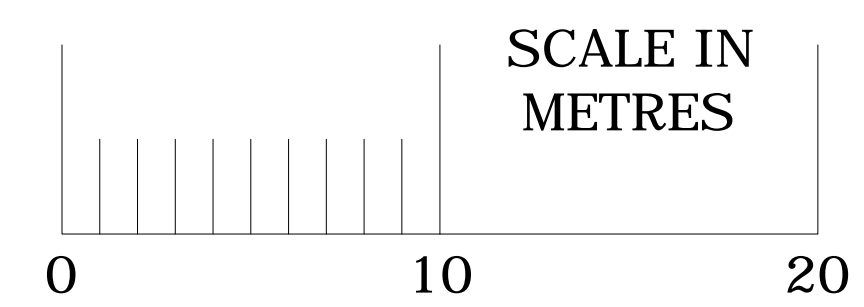


Sheet no. 18 1:200 @ A0

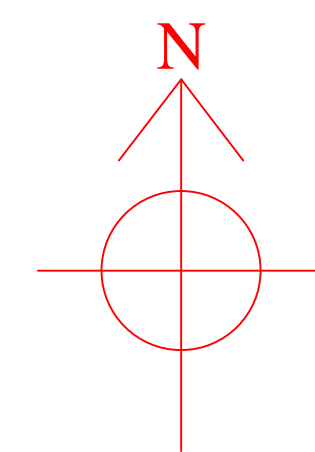




Sheet no. 19 1:200 @ A0



Sheet no. 20 1:200 @ A0



Indicative route option to export the electricity from the BESS/substation to the point of connection to the local distribution network. The exact routing of the export cable cannot yet be finalised and is subject to confirmation and a separate consenting process. No further consideration is given to this element within this assessment and report.

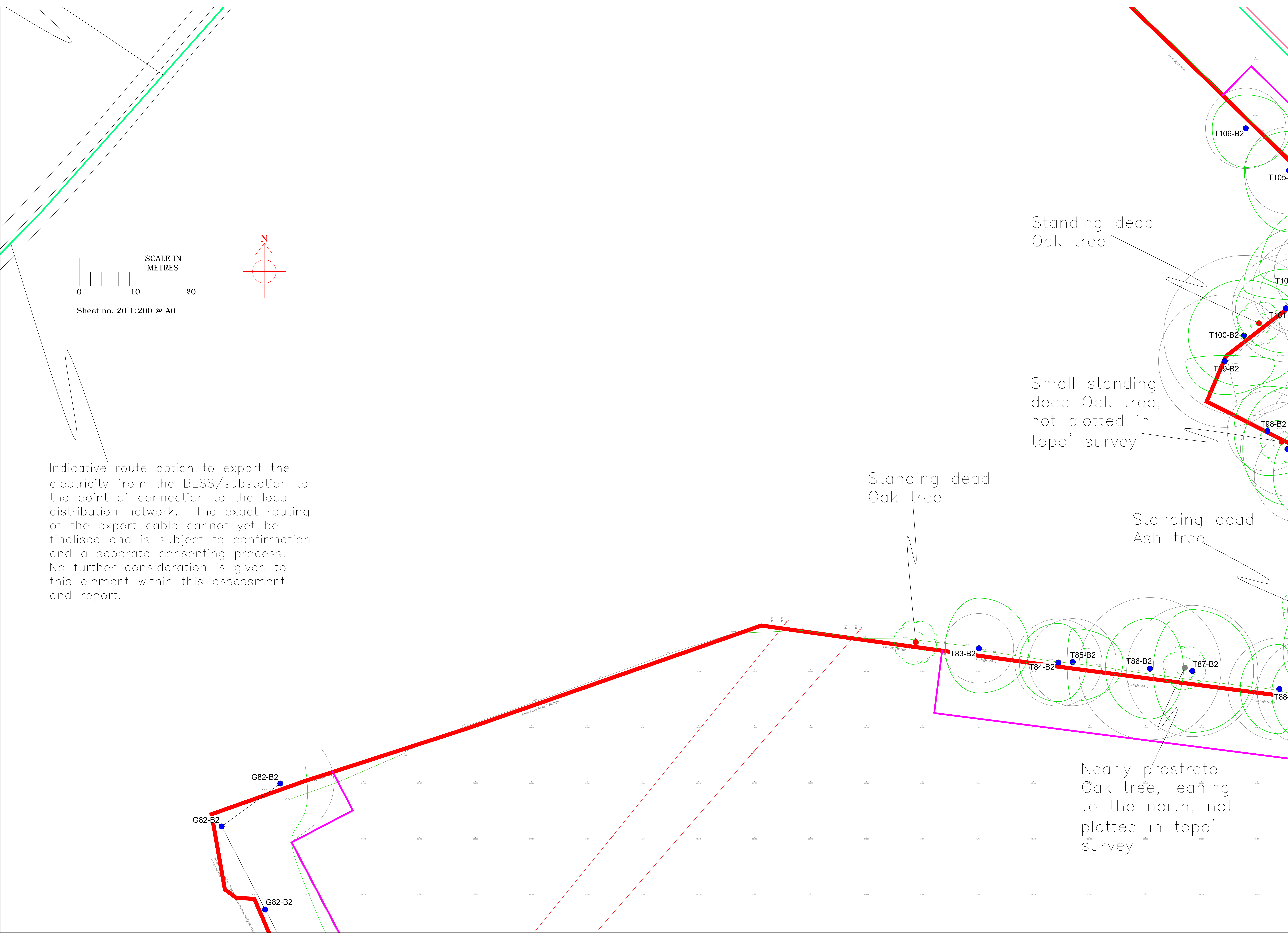
Standing dead Oak tree

Small standing dead Oak tree, not plotted in topo' survey

Standing dead Oak tree

Standing dead Ash tree

Nearly prostrate Oak tree, leaning to the north, not plotted in topo' survey





T106-B2

T105-B2

T104-B2

T103-B2

T102-B2

T101-B2

T100-B2

T99-B2

T98-B2

T97-B2

T96-B2

T95-B2

T94-C1

T93-C1

B2

T87-B2

T89-B2

T88-B2

T90-B2

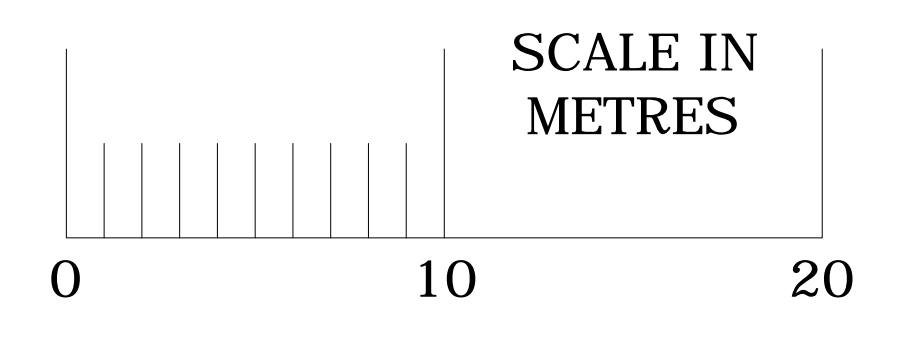
T91-U

T92-U

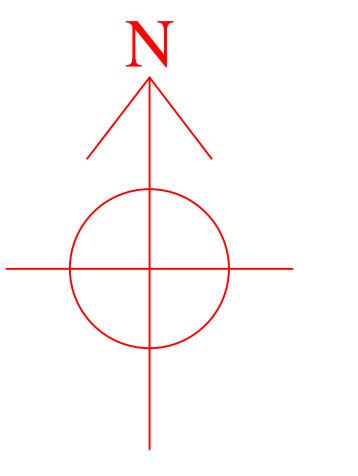
Indicative route option to export the electricity from the BESS/substation to the point of connection to the local distribution network. The exact routing of the export cable cannot yet be finalised and is subject to confirmation and a separate consenting process. No further consideration is given to this element within this assessment and report.

standing dead
sh tree

prostrate
e, leaning
north, not
'in topo'



Sheet no. 21 1:200 @ A0



Oak tree, leaning to the north, not plotted in topo' survey

G82-B2

G82-B2

G82-B2

Woody scrub vegetation under overhead power lines.

W81-A3

W81-A3

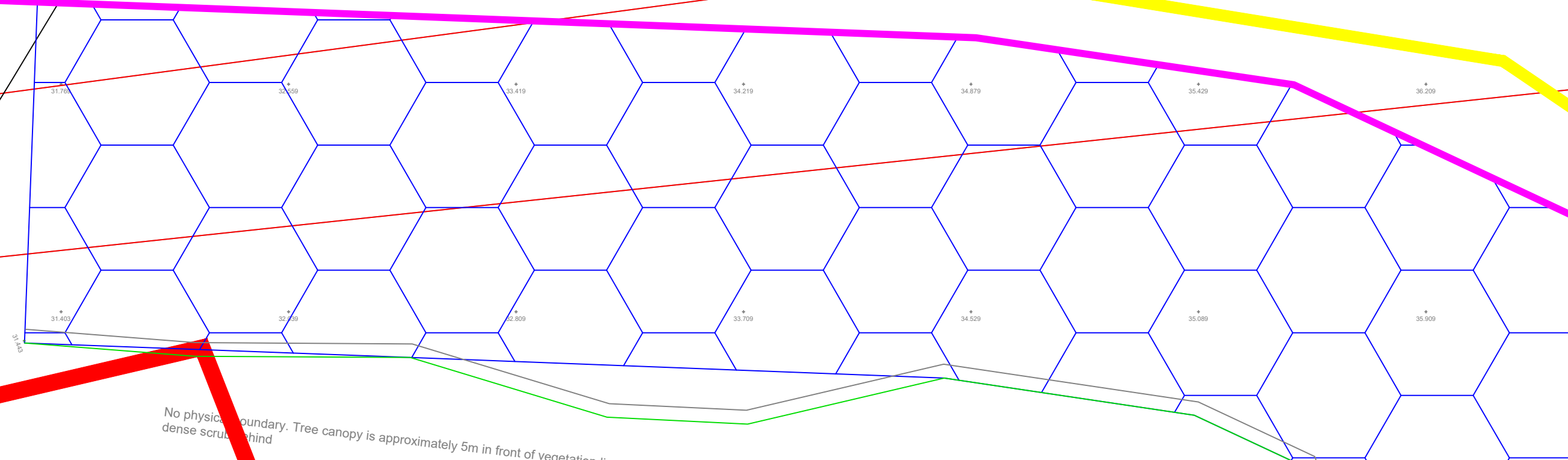
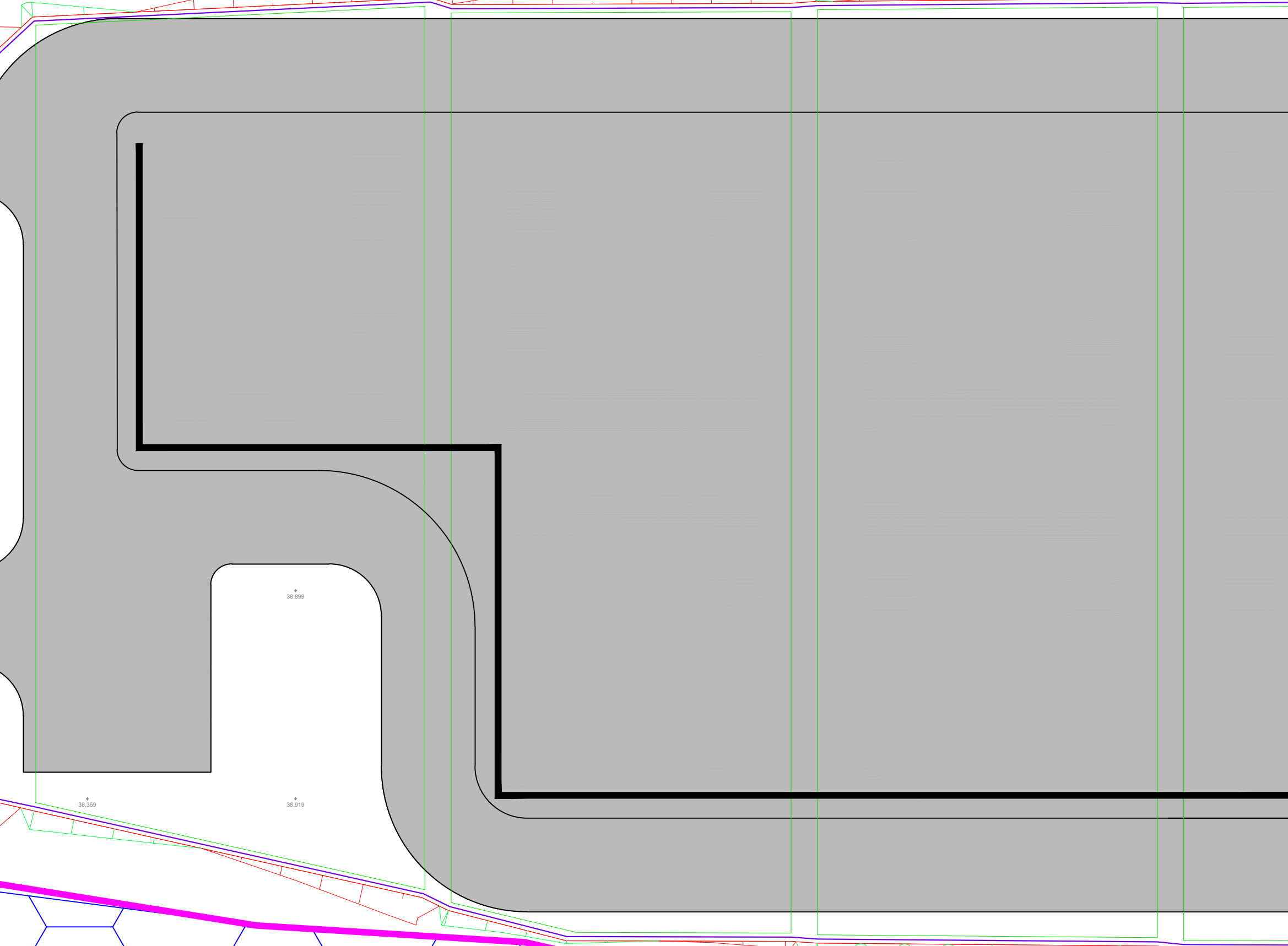
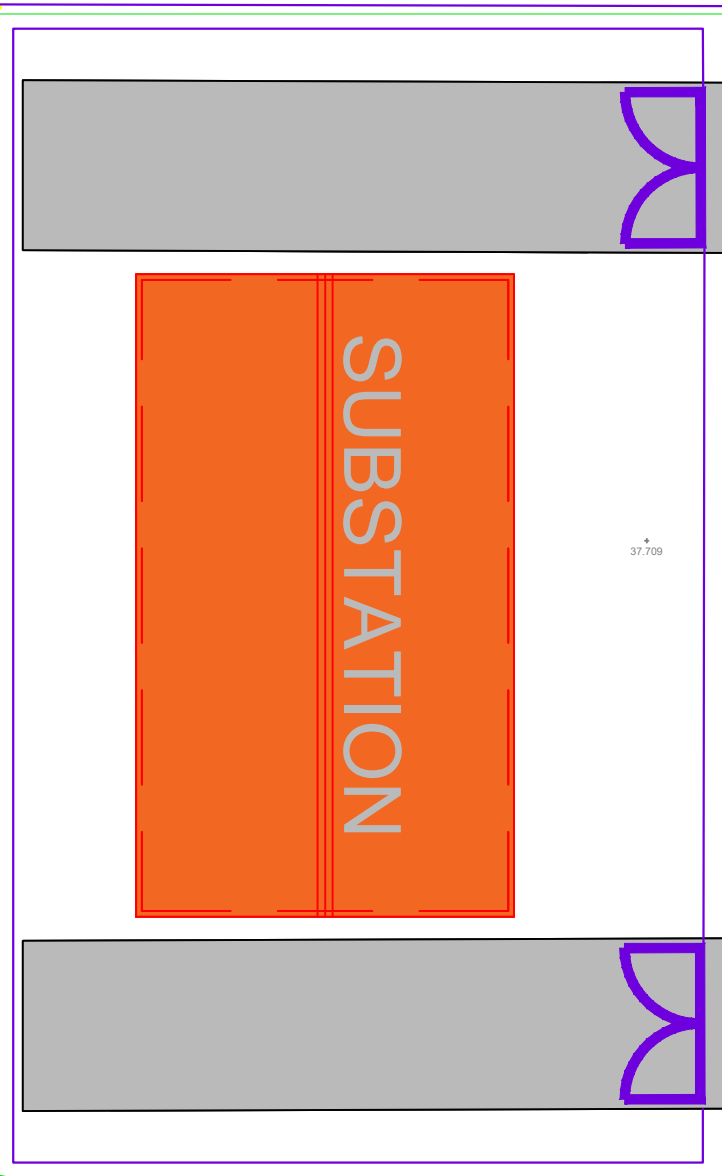
W81-A3

W81-A3

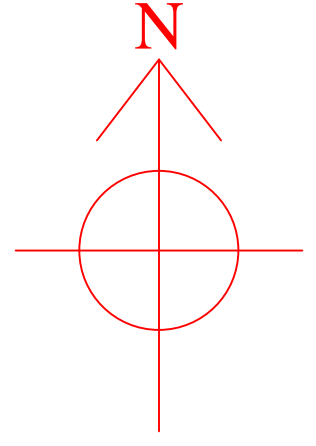
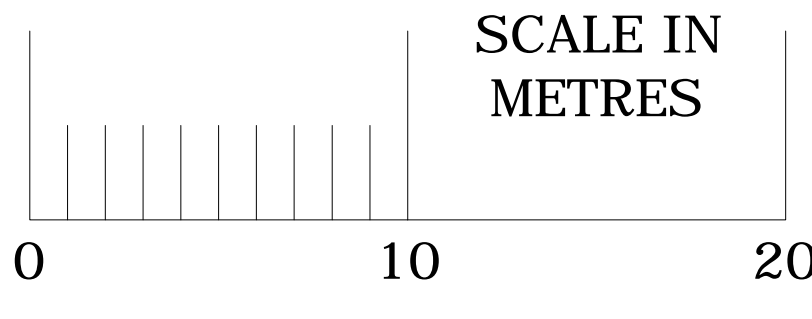
W81-A3

W81-A3

W81-A3

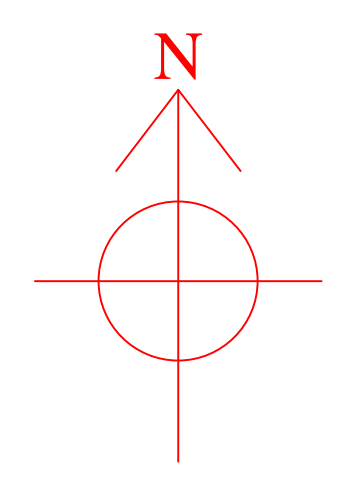
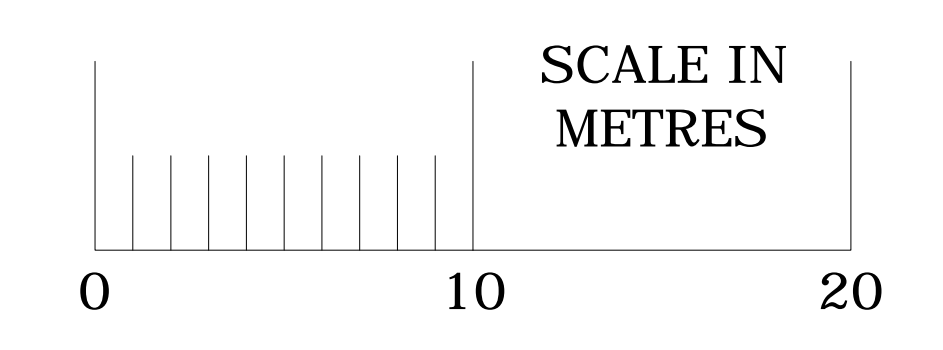
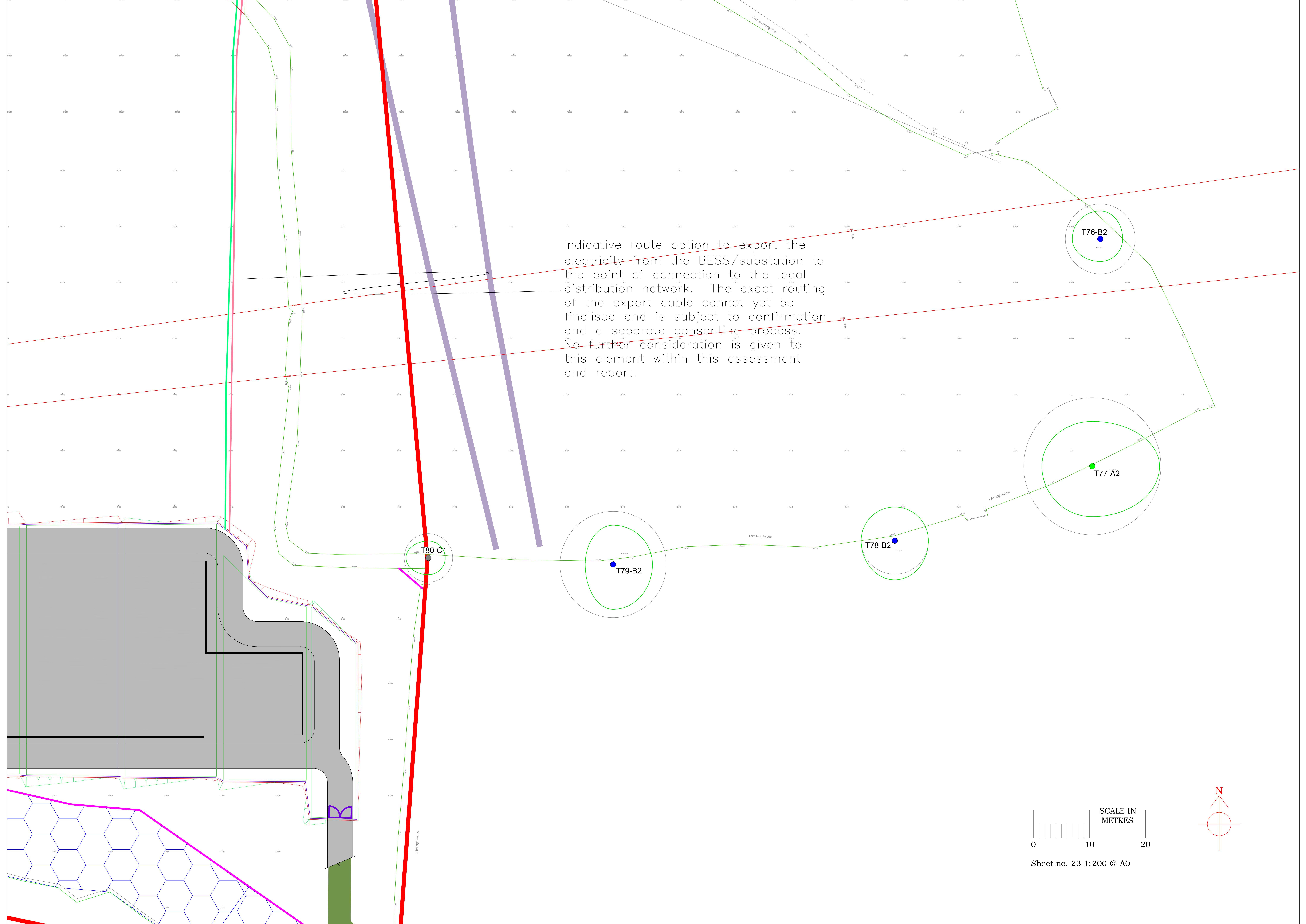


Indicative route option to export the electricity from the BESS/substation to the point of connection to the local distribution network. The exact routing of the export cable cannot yet be finalised and is subject to confirmation and a separate consenting process. No further consideration is given to this element within this assessment and report.



Sheet no. 22 1:200 @ A0

Indicative route option to export the electricity from the BESS/substation to the point of connection to the local distribution network. The exact routing of the export cable cannot yet be finalised and is subject to confirmation and a separate consenting process. No further consideration is given to this element within this assessment and report.



Sheet no. 23 1:200 @ A0



W81-A3

W81-A3

W81-A3

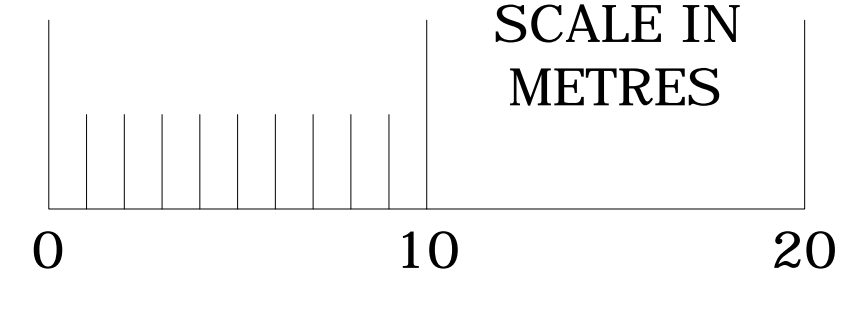
W81-A3

W81-A3

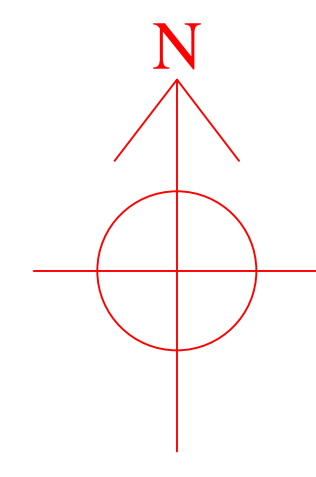
W81-A3

W81-A3

STATION



SCALE IN METRES



Sheet no. 24 1:200 @ A0

Appendix 06

Tree Protection Barrier Sign



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



**TREE PROTECTION AREA
KEEP OUT !**
(TOWN & COUNTRY PLANNING ACT 1990)
**TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION**
ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Appendix 07

References

- BS5837:2012 = British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- BS3998:2010 = British Standard 3998:2010 'Tree work – Recommendations'.