Arboricultural Impact Assessment

for planning purposes

116 Regents Park Road
London
NW1 8UG

March 2025

241240-PD-11

Project Reference	241240-PD-11 – 116 Regents Park Road, London
Report Type	Arboriculture (Planning)
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Checked by	Tim Moya
Date Checked	04 Mar 2025
Original Issue Date	04 Mar 2025
Most Recent Version	

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1 INTRODUCTION

Instruction

1.1 This *Arboricultural Impact Assessment* ('the Report') has been instructed by *The Homeowners of 116 Regent's Park Road* ('the Client').

Author

1.2 This Report was written by Christopher Wright ('the Author'). Christopher is an arboricultural consultant dealing with trees in relation to all forms of human activity including built development. He is a *Technician Member* of the *Arboricultural Association*, a member of the *Royal Forestry Society*, a member of the *Institute of Chartered Foresters*, holds the *Level 6 Diploma in Arboriculture (ABC)*, the *Professional Tree Inspection certificate* (*LANTRA*), and has received a *BSc (Hons) Conservation and Environment* (2:1) from *Writtle University College*.

Proposed development

1.3 The proposed development at *116 Regents Park Road* ('the Site' - see *Figure 1*), within the area administrated by *The London Borough of Camden* ('the LPA'), is for the following development (that is hereafter described as 'the Proposed Development'): "*Alterations and additions to existing dwelling, including; part one and part two storey rear extension; enlarging sunroom at fourth floor and installation of solar PV panels, erection of new outbuilding, removal of existing and creation of new access to Rothwell Street; replace windows to front and side elevations; reinstatement of blind windows to side elevation; installation of ASHP*".

Scope

1.4 This Report has been provided to assist all parties involved in the planning process, in accordance with *British Standard 5837:2012 - Trees in relation to design demolition and construction - Recommendations* ('BS5837').

Site survey

Survey date

1.5 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, on the 4th of February 2025 by James Allnutt (a colleague of the Author). The details of this survey are found within the Report appendices.

Figure 1: *Showing the general area discussed in this Report within the red line and sourced from Google Earth (note: this is not the red line boundary plan of the Proposed Development).*

Report preparation

External documents

1.6 This Report has been prepared, with reference to the following supplied documents and information:

- *Existing Lower Ground Floor Plan (EX099)*;
- *Existing Upper Ground Floor Plan (EX100)*;
- *Tree at North Wall (24108/BC/SN2 - a letter prepared by Constant Structural Design)*;
- *Tree over Front Vault (24108/BC/SN2 - a letter prepared by Constant Structural Design)*;
- *Proposed Lower Ground Floor Plan (PL099)*; and
- *Proposed Upper Ground Floor Plan (PL100)*.

Appendices

1.7 The appendices of this Report include:

- Appendix A (plans); and
- Appendix B (schedules).

Tree works

1.8 Any tree works that are specified within this Report can only be undertaken in receipt of the relevant planning permissions, which will typically include adherence with the details of a *Full*, *Outline*, or *Hybrid Planning Permission* with all relevant pre-commencement matters discharged or otherwise approved by the LPA; though, in some instances, this will include a planning permission received in response to a *Tree Preservation Order Application* or non-objection in response to a *Section 211 Notification*.

1.9 Furthermore, for any tree works specified within this Report (i.e., removal and/or pruning), these works must be considered alongside any additional specifications provided for ecological and *Biodiversity Net Gain* matters, where any such work specifications may apply. Tree works included as part of this Report, unless otherwise stated, have been prepared exclusively by the arboriculturist.

Definition of terms

General definitions

1.10 The following terms and abbreviations may be used within this Report. These terms are defined by BS5837 as follows, unless provided without quotation marks:

- **Arboricultural Method Statement ('AMS')** - "*methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained*".
- **Local Planning Authority ('LPA')** - the planning department of the borough, district, or metropolitan council.
- **Root Protection Area ('RPA')** - "*layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority*.
- **Service(s)** - "*any above- or below-ground structure or apparatus required for utility provision*" that may for example include "*drainage, gas supplies, ground source heat pumps, CCTV and satellite communications*".
- **Tree Protection Plan ('TPP')** - "*scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures*".

2 SITE INFORMATION

Current Site use

2.1 The Site comprises an end-of-terrace dwellinghouse located on the eastern side of *Regent's Park Road* at its junction with *Rothwell Street* (see *Figure 2*), opposite the north-eastern corner of *Primrose Hill*.

2.2 The dwellinghouse is accessed from street level primarily via *Regent's Park Road*, though there is an access into its rear garden area via *Rothwell Street* - this rear garden is relatively small, is currently overgrown, and abuts the adjacent rear garden of *114 Regent's Park Road* to its south and the dwellinghouse of 1 Rothwell Street to its east.

2.3 There are understood to be some ongoing structural issues both along the northern boundary of the Site (wherein the brick boundary wall is failing) and along the western boundary (wherein the retaining wall element above the basement vault is in a poor state of repair) - both issues are to do with tree presence, which is further discussed from paragraph 5.2. For clarity, these matters have already been assessed by a structural engineer and they relate to the 2no. documents (i.e., *Tree at North Wall* and *Tree over Front Vault*) listed at paragraph 1.6.

Figure 2: *Looking east towards the front of the Site from the western side of Regent's Park Road, showing T7 (front right) as a point of reference.*

Figure 3: *Looking west towards the rear of the existing dwellinghouse from within the rear garden, showing T1 (centre-left) as a point of reference.*

Relevant planning history

2.4 There is considered to be no directly relevant planning history at the Site, in the context of this Report and the Proposed Development. However, it is recognised that a similar form of development has recently occurred at *106 & 108 Regent's Park Road* (under *2020/4034/P*), which for this nearby Site may also be linked to *2019/4523/T* that pertains to the removal of a mature tree within its frontage.

3 TECHNICAL ARBORICULTURAL DETAILS

Landscape details

Distribution

3.1 There are 5no. trees that have been recorded as part of this Report (in addition to various climbers), which are located as follows:

- **T1** - Tasmanian tree fern (*Dicksonia sp*.) located within the rear garden at its south-western corner;
- **T2** - Bull bay (*Magnolia grandiflora*) located within the rear garden at its north-eastern corner;
- **T3** - False acacia (*Robinia pseudoacacia*) located within the rear garden centrally along its northern boundary;
- **T4** - Fig (*Ficus sp*.) located within the rear garden at its north-western corner; and
- **T7** - Loquat (*Eriobotrya japonica*) located within the front courtyard centrally along its western boundary.

Visibility

3.2 Of the surveyed trees, it is considered that T7 is the most prominent (by virtue of its position to the front of the Site within the busier portion of the surrounding public realm) followed by T3 (that is the largest of the surveyed trees - see *Figure 4* & *Figure 5*). The other 3no. trees do have a slight degree of public visual amenity, though by contrast these are considered to be unimportant specimens from a visual character perspective.

3.3 Generally, there are few trees to the frontages of the dwellinghouses along the eastern side of *Regent's Park Road*; and in recent years a relatively large bull bay was removed to the front of *106 Regent's Park Road* (likely under the permissions referenced at paragraph 2.4). It is more the case that small shrubs and ornamental trees are found within the frontages of properties, which is logical given the general lack of available space to accommodate trees. By contrast, large mature trees feature heavily in *Primrose Hill*, which is the expansive public park on the western side of *Regent's Park Road* (and directly opposite the Site - see *Figure 1*).

Figure 4: *Looking south-east towards T3 (front centre) that is located within the rear garden of the Site, from the northern side of Rothwell Street.*

Figure 5: *Looking north-east towards the front of the Site from the western side of Regent's Park Road, showing T7 (far centre) as a point of reference.*

BS5837 details

Survey criteria

3.4 The surveyed trees have been generally categorised, in terms of the arboricultural criterion as defined in BS5837, focussing on the individual merits of each tree primarily.

BS5837 categorisation

3.5 In BS5837 terms, the surveyed trees and other forms of vegetation comprise:

- *Category B* (i.e., moderate-quality): 2no. trees & 2no. climbers; and
- *Category C* (i.e., low-quality): 3no. trees & 2no. climbers.

Root Protection Areas

3.6 Based on the ground conditions of the Site that includes the known or foreseeable presence of buried structures, in addition to the context within which the surveyed trees and other vegetation items are growing, the circular RPAs have in particular instances been amended. These changes are reflected on the plans found in this Report's appendices.

Statutory protections

Conservation Areas

3.7 The LPA publishes details of its *Conservation Areas* ('CAs') online. According to this information, the Site is within the *Primrose Hill* CA, which affords a baseline level of protection to the surveyed trees, under the relevant provisions of *The Town and Country Planning (Tree Preservation)(England) Regulations 2012*. This CA has been formally appraised, which is a matter discussed from paragraph 4.8.

Tree Preservation Orders

3.8 The LPA does not publish details of its *Tree Preservation Orders* ('TPOs') online. It is not therefore known, from this information, whether TPOs apply to any of the surveyed trees. Whilst no direct communications have been undertaken with the LPA to obtain information relating to any TPOs, the LPA did not indicate during the pre-application process that any of the trees within the Site are subject to this form of statutory protection.

4 PLANNING POLICY AND GUIDANCE

National

Background information

4.1 Planning policy at national level is set out in the government's *National Planning Policy Framework* ('the NPPF')[1], published in December 2024.

4.2 At this level, policy addresses the key principles of development. At its core, there is a presumption in favour of sustainable development incorporating good and durable design, by combining economic, social, and environmental strands in a balanced manner. Trees comprise an element of green infrastructure, which is one aspect of the environmental strand of sustainability.

National Planning Policy Framework 2024

4.3 In the context of the Proposed Development, the NPPF provides the following guidance that is relevant in terms of the surveyed trees:

- **Paragraph 136** - "*Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.*"

Greater London

Background information

4.4 Planning policy at the *Greater London* level is currently set out in *The London Plan* ('the LP'). The current iteration of the LP was published, in March 2021.

London Plan 2021

4.5 In the context of the Proposed Development the LP provides the following guidance that is relevant in terms of the surveyed trees:

- **Policy G7: Trees and Woodlands** - "*Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate*

1 - Ministry of Housing, Communities and Local Government (2024). National Planning Policy Framework.

replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy".

Local

Background information

4.6 Planning policy at the local level is currently set out in the LPA's *Camden Local Plan* ('the LDP'), published in 2017.

Camden Local Plan 2017

4.7 In the context of the Proposed Development, the current LDP provides the following guidance that is relevant in terms of the surveyed trees:

- **Policy D1: Design** - "*The Council will seek to secure high quality design in development. The Council will require that development: ... k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping*";
- **Policy D2: Heritage** - "*The Council will: e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area; ... g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area*"; and
- **Policy A3: Biodiversity** - "*The Council will protect, and seek to secure additional, trees and vegetation. We will: j. resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees ... [and] l. expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development*".

Primrose Hill Conservation Area Statement 2001

4.8 The CA within which the Site is located was formally appraised by the LPA within the *Primrose Hill Conservation Area Statement* ('the PHCAS'), which was published in 2001. In terms of trees, the PHCAS recognises that "*gardens often contain mature trees and are bounded by medium height brick walls that side on to secondary roads*" (as is the case for the Site) and that the focus along the primary roads (such as *Regent's Park Road*) is towards *Primrose Hill* open space that is a focal point of the CA.

4.9 The PHCAS does also include CA-specific policies of which some relate to trees, though these date from 2001 and tree-specific policies are generally considered to be better addressed by more contemporary policies (at all spatial scales). However, Policy PH37 is considered to be of interest - specifically, where it states as follows: "*Particular care should be taken to preserve the green character of the Conservation Area by retaining garden spaces [and] the Council will resist any further loss of boundary walls*". The latter point regarding boundary walls is relevant in relation to specified tree removals, which is a matter covered from paragraph 5.1.

5 ARBORICULTURAL IMPACT ASSESSMENT

Removals

Numerical data

5.1 The Proposed Development includes the removal of all of the surveyed trees and other forms of vegetation that are located within the Site - specifically, 5no. trees (T1, T2, T3, T4, & T7) and 3no. climbers (C6, C8, & C9); and also the portion of the climber C5 that is growing into the Site from the adjacent property to the south (i.e., *114 Regent's Park Road*).

Reasons for removals

5.2 The removal of the trees is ultimately required to facilitate the intended re-landscaping and other structural repairs at the Site, which in terms of trees is primarily as a result of the following:

- for the northern boundary wall in the rear garden, per the structural engineer's assessment of its condition (as referenced at paragraph 1.6), the adjacent trees (especially T3) are located in such close proximity to it that it has begun to structurally fail and it is in need of complete repair to negate any risk of the wall collapsing entirely; and
- for the western boundary retaining wall, per the structural engineer's assessment of its condition (as also referenced at the above stated paragraph), the adjacent tree (i.e., T7) is causing damage to the retaining structures and its retention restricts the capacity to undertake repair works to ensure the structure's longevity.

Impacts of removals

5.3 The loss of the trees from both the front and rear portions of the Site is accepted to carry a degree of adverse visual impact to the character of the surrounding public realm; however, it is considered that the retention of these trees is not sustainable (due to the aforementioned assessment by a structural engineer) and the most appropriate approach is to focus on planting new trees (and shrubs) that will serve a similar amenity purpose over the future decades.

5.4 In the period between tree removal and new tree/shrub establishment, it is recognised that the adjacent open space (i.e., *Primrose Hill*) provides significant visual amenity - in terms of trees, it ensures that there is no particular loss in the local area, except for in the area immediately surrounding the Site (and most notably when looking towards the rear garden at the Site from along *Rothwell Street*).

Mitigation greening

5.5 Whilst the Proposed Development is not accompanied by any technical landscaping details, the proposed architectural details (including those referenced at paragraph 1.6) do indicate the principles of new tree and shrub planting, both within the frontage and rear garden portions of the Site. It is considered that the principles below can be suitably refined by a landscape architect wherein details are provided in response to a suitable planning condition.

5.6 Within the frontage area, in place of T7 it is proposed that a series of small ornamental trees or shrubs are planted in a standardised arrangement - the end result is likely to be similar to that which has been recently introduced to *106 Regent's Park Road*, which comprises clipped trees that form a topiarised-type frontage that is visible from the public realm (and for its context can be considered ornate and visually attractive).

5.7 Within the rear garden, along the northern boundary of the Site (and in place of T2-T4) it is proposed that a line of pleached trees is planted - again in a standardised arrangement. The requirement here is that the pleached trees (that may comprise a species such as *Fagus sylvatica* or *Prunus lusitanica* - either deciduous or evergreen species are considered to have merits) are visible above the re-constructed brick boundary wall, in order to provide some greening that is again visible from the public realm.

5.8 Along the southern side of the rear garden - roughly central along its length - it is proposed that a single standard tree is planted, which can comprise a species such as *Pyrus calleryana 'Chanticleer'* (or a similar column-shaped tree) and that will as it matures be increasingly visible above the re-built brick boundary wall and serve a similar purpose to that of T3 at the current time.

Planning policy considerations

National policies

5.9 With regard to the relevant planning policies at this spatial scale (as per paragraph 4.1), the Proposed Development is considered to respond to these policies in the following manners:

- **Paragraph 136** - The Proposed Development has the capacity to accommodate new tree planting within similar positions to those trees that are specified for removal, in order to ensure that the role of trees at the Site in the context of positively contributing to public visual amenity is maintained for the long-term.

Regional policies

5.10 With regard to the relevant planning policies at this spatial scale (as per paragraph 4.4), the Proposed Development is considered to respond to these policies in the following manners:

- **Policy G7** - The Proposed Development has the capacity to accommodate new tree planting within similar positions to those trees that are specified for removal. The existing trees at the Site are considered to be unsuitable for long-term retention due to identified structural issues that have been identified by a structural engineer.

Local policies

5.11 With regard to the relevant planning policies at this spatial scale (as per paragraph 4.6), the Proposed Development is considered to respond to these policies in the following manners:

- **Policy D1** - The Proposed Development is considered to have the capacity to incorporate new trees into the designs of the Site in a durable manner for the long-term, which does differ from the existing approach to tree management at the Site but is nonetheless considered more suitable given the structural issues that have manifested in recent years at the Site's frontage and along its northern boundary.
- **Policy D2** - The Proposed Development is considered to be able to maintain the visual character of the *Primrose Hill* CA over the long-term, though it is accepted that there will be a short-term adverse impact arising from the removal of T3 and T7 in particular.
- **Policy A3** - The comments as provided for *Policy D1* and Policy D2 apply in full.

6 CONCLUSIONS

6.1 The Proposed Development includes the removal of all of the trees and other forms of vegetation within the Site. The removal of trees is considered to be necessary from a structural perspective, to facilitate the repair of existing structures to enable their long-term retention; whilst their loss will carry an adverse visual impact, the surrounding area is considered to contain a significant number of trees and the underlying character of the CA will not be diminished to any particular degree.

6.2 The Proposed Development provides some in-principle details for new tree planting both within the frontage and the rear garden areas of the Site, which will ensure that over the long-term the Site retains a suitably verdant appearance that can positively contribute to the visual character of the immediate surrounding area. Whilst this will differ from the existing situation as the proposed forms of trees are comparatively smaller than is currently the case, this is considered to be suitable given the recent structural issues that have manifested at the Site as a direct result of tree growth.

7 APPENDICES CONTENTS

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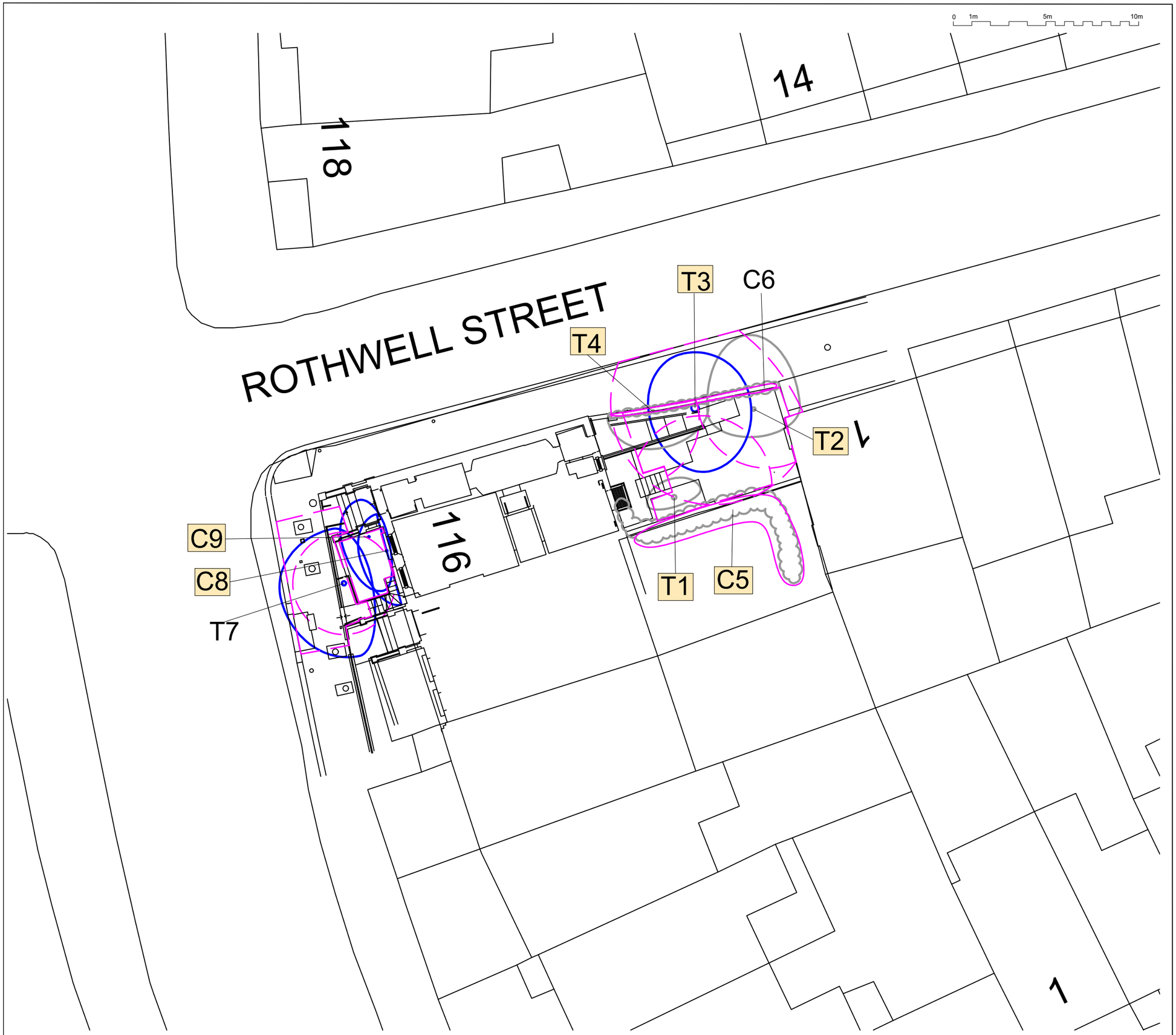
APPENDIX A - Plans

- 241240-P-10 Tree Survey



BS 5837:2012 TREE RETENTION CATEGORIES

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Canopy spread (m)
Tree Stem
Unique tree identification number
Root Protection Area (RPA)

Group canopy extents shown in their retrospective retention category.
Unique group identification number
Root Protection Area (RPA)

Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer that 10 years.

BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

T33 The RPAs of affected trees and tree groups have been amended, due to the presence of adjacent influencing factors (e.g., buried structures).

rev	date	description	drawn by

Base Drawing: OSMAP

Title
BS 5837 Tree Survey Plan

Client
Home owner of 116 Regents Park Road

Project
116 Regents Park Road, London, NW1 8UG

Date	Drawn by	Authorised	Scale
06/02/2025	HR	CW	1:200@A3

Drawing No	Rev
241240-P-10	-

APPENDIX B - Schedules

- 241240-PD-10 Tree Schedule

241240-PD-10-Tree Schedule (BS5837)

TIM MOYA ASSOCIATES

241240 - 116 Regents Park Road

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T1	Dicksonia sp.	3.0	24	1	1.0		1.5		0.5		1.5		0.6		Mature	Structural condition Fair. Physiological condition Fair. Crown conflict - Structure / boundary / wire / tree. Suppressed crown - Major. Unbalanced crown - Minor.	04/02/2025	26.1	-	20-40	C1
Tree T2	Magnolia grandiflora (Bull Bay)	6.0	19	1	4.0		2.5		1.5		2.5		3.0		Early Mature	Structural condition Fair. Physiological condition Fair. Crown conflict - Structure / boundary / wire / tree. Deadwood - Minor. Foliar / bud damage - Unconfirmed. Fork - Suspected structurally sound. Pruning wounds - Historic. Rubbing limbs. Suppressed crown - Minor. Unbalanced crown - Major. Plotted without topographical survey points.	04/02/2025	16.3	-	20-40	C1
Tree T3	Robinia pseudoacacia (False Acacia sp./Black Locust)	15.0	40	1	3.0		3.0		3.5		2.5		5.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Arboricultural work - Recent. Base / stems obscured - Structure. Base / stems obscured - Vegetation. Deadwood - Minor. Fork - Suspected structurally sound. Ivy or climbing plant. Dimensions - DBH estimated due to dense ivy. Plotted without topographical survey points.	04/02/2025	72.4	-	20-40	B1
Tree T4	Ficus sp. (Fig sp.)	5.5	16	1	0.0		3.0		2.0		2.5		2.5		Semi Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Crown reduction - Recent. Leaning trunk - Minor. Pollard - Regrown.	04/02/2025	11.6	-	20-40	C1

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant
TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

241240 - 116 Regents Park Road

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Climber C5	Jasminum sp. (Jasmin sp.)	3.0	-	100	1.5		1.5		1.5		1.5		0.5		Mature	Structural condition Fair. Physiological condition Fair. Crown conflict - Structure / boundary / wire / tree. Multi-stemmed. Climbing plant over neighbour's pergola that has grown over wall and back first floor door of 116.	04/02/2025	-	-	10-20	C2
Climber C6	Hedera sp. (Ivy sp.)	3.5	-	20	0.1		0.1		0.1		0.1		0.0		Mature	Structural condition Fair. Physiological condition Fair. Natural regeneration. Ivy growing on external wall, roots may emanate close to Robinia.	04/02/2025	-	-	10-20	C1
Tree T7	Eriobotrya japonica (Loquat/Japanese Medlar)	7.5	23	1	3.0		1.5		4.0		3.5		2.5		Early Mature	Structural condition Fair. Physiological condition Fair. Deadwood - Minor. Leaning trunk - Minor. Pruning wounds - Decayed. Pruning wounds - Historic. Root environment - Restricted. Unbalanced crown - Minor. Growing in retaining wall pit, roots will be limited in extent to east.	04/02/2025	23.9	-	20-40	B1
Climber C8	Wisteria sp. (Weigela sp.)	8.0	22 COM	6	2.05		0.0		3.0		1.5		6.0		Mature	Structural condition Fair. Physiological condition Fair. Crown conflict - Structure / boundary / wire / tree. Fused stems. Established climber. No access to area.	04/02/2025	22.0	-	20-40	B1
Climber C9	Wisteria sp. (Weigela sp.)	8.0	13 COM	3	2.05		1.0		3.0		1.5		6.0		Mature	Structural condition Fair. Physiological condition Fair. Crown conflict - Structure / boundary / wire / tree. Fused stems. Established climber. No access to area.	04/02/2025	8.7	-	20-40	B1

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant
TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Table 1 of BS5837 (2012) **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	* Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) * Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline * Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7			**RED**
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Tree that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricutural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	**GREEN**
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	**BLUE**
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	**GREY**

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