

Arboricultural Report

**Assessment of trees in relation to development
for planning purposes**

13 Glenilla Road
London
NW3 4AJ

August 2014

140720-PD-11

TIM M●YA ASSOCIATES



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1 SUMMARY REPORT

- 1.1 This arboricultural report has been commissioned by Andries Kruger of sporadicSPACE on behalf of Mr R. Taheri to provide information to assist all parties involved in the planning process to make balanced judgements with regard to arboricultural features in relation to the proposed development at 13 Glenilla Road, London, NW3 4AJ.
- 1.2 The proposal is for the construction of a ground floor extension and a basement following the proposed building footprint.
- 1.3 This report includes:
- an assessment of the trees, their quality and value and constraints to development posed by these;
 - the site context;
 - observations on the trees;
 - planning policies relevant to the consideration of the trees on the site;
 - the impact of the proposed development upon the tree population in and around the site;
 - methods of reducing impacts on trees; and
 - measures to be taken to protect trees during the proposed works.
- 1.4 My conclusions are that the proposed extension and basement formation will have no adverse effect on trees within or adjoining the site. All works are outside the precautionary root protection area. The trees relative to the site will be unaffected by the development and therefore the development proposal in respect of trees is acceptable.

2 INTRODUCTION

Instructions

- 2.1 My name is Charles McCorkell. I am an arboricultural consultant dealing with trees in relation to all forms of human activity including the built development. I am an Associate Member of the Institute of Chartered Foresters, a Technician Member of the Arboricultural Association, and I have a BSc Honours Degree in Arboriculture from the University of Central Lancashire.

Scope and limitations

- 2.2 My report aims to provide support to the proposal in relation to trees on the site and to demonstrate that important trees can be retained, where necessary any potential conflicts can be designed out, and that tree loss can be sustained with suitable replacement trees.
- 2.3 The contents of this report are copyright of Tim Moya Associates and may not be distributed or copied without the author's permission. Tim Moya Associates standard Limitations of Service apply to this report and all associated work relating to this site. A copy has been supplied with our original quotation and further copies are available on request.

Background and documents provided

- 2.4 My report has been prepared with reference to the following supplied information:
- Architects layout, sections and elevations

Methodology and guidance

- 2.5 I have referred to British Standard 5837: Trees in relation to design, demolition and construction (2012) which provides a methodology for the assessment of trees and other significant vegetation on development sites.
- 2.6 BS 5837 (2012) is intended to assist decision making with regard to existing and proposed trees and sets out the principles and procedures to be applied to achieve a harmonious relationship between trees and structures that can be sustained for the long term.
- 2.7 The Building Research Establishment (BRE) has also produced several documents between 1998 and 2011 in relation to trees and site layout planning, sunlight, daylight, shading and urban cooling. These documents consider trees and their relationship with buildings and garden usage, including the benefits they bring in terms of welcome shade or urban cooling, advising a balanced approach to these issues in design.

Supporting Information

- 2.8 All TMA documents relevant to this report are listed at section 9, and included within the Appendices.

3 OBSERVATIONS AND CONTEXT

Site visit

- 3.1 I visited the site on 6^h August 2014 to carry out a detailed survey of the trees that may be affected by the proposal. Trees on and around the site were inspected from ground level only.
- 3.2 The weather at the time of the visit was west and cloudy.

Present use of the site

- 3.3 The existing building is a three storey mid-terrace residential building with an existing basement in the southern corner of the property.



Photo 1. Aerial photo showing approximate outline of the site.

Description of the local area

- 3.4 Glenilla Road is a residential road within the Belsize Park area of London and is typical of an urban residential location in this part of London.
- 3.5 To the north east of Glenilla Road is the busy A502 on which are located a number of shops, restaurants and public houses together with Belsize Park underground station.

Trees in the local area

- 3.6 Tree coverage in the area is provided by local authority street trees and trees within private gardens which collectively soften the building lines and provide natural greening to an intensely developed area.
- 3.7 The street trees are maintained by regular cyclical reduction which together with the mature trees in private front gardens gives the road a verdant tree lined character.

Views of trees



Photo 2. (06/08/14) View of the rear garden showing the difference in levels between the planting bed and paving.



Photo 3. (06/08/14) View of the Lime trees located in the adjacent property.
(T4,T5,T6,T7)



Photo 3. (06/08/14) View of the Ash and Lime trees taken from the rear property.
(T3,T4,T5,T6 & T7)

Soil conditions

- 3.8 Soil conditions will have a significant effect upon tree growth and will influence:
- The species that will grow successfully.
 - Rooting depths for different species.
 - The available soil volume that can be used by roots and therefore the likely tolerance of trees and other vegetation to soil disturbance
- 3.9 The British Geological Survey information for the site indicates that the soils are London Clay Formation – clay, silt and sand. Soils of this type will be suitable for the growth of a large number of tree species but is also shrinkable therefore foundations for buildings close to trees need to take account of subsidence and heave risk.

Policy context

- 3.10 Planning policy at national level is set out in the government's National Planning Policy Framework (NPPF) which came into immediate effect on 27 March 2012. The NPPF replaces the previous national planning policy documents including Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs). The NPPF is a material consideration in determining planning applications.
- 3.11 The NPPF sets out overarching planning policy and at its core is a presumption in favour of sustainable development. Sustainable development is defined in the NPPF as having economic, social and environmental strands that are interdependent and in these areas planning should meet the needs of the present without compromising the ability of future generations to meet their own needs.
- 3.12 The NPPF states that planning should be “not only about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.” And should “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;” Also that planning should contribute to conserving and enhancing the natural environment and reducing pollution.”
- 3.13 The NPPF identifies thirteen aspects contributing to the delivery of sustainable development, including:
- establishing a strong sense of place;

-
- responding to local character and history; and
 - providing developments that are visually attractive as a result of good architecture and appropriate landscaping
- 3.14 Paragraph 61 of the NPPF states “planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”
- 3.15 The NPPF states that “planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland. Unless the need for, and benefits of, the development in that location clearly outweigh the loss”.

Regional Policy

- 3.16 Regional planning policy consists of the London Plan 2011 and associated policy documents including the recently published Climate Change Adaptation Strategy (Managing Risks and Increasing Resilience – October 2011).
- 3.17 Policy 7.21 of the London Plan 2011 calls for trees and woodlands to be maintained and enhanced. The policy requires that existing trees should be retained and that any loss as a result of development should be replaced in sustainable locations. The policy suggests that, where appropriate, large canopied species should be planted (rather than smaller ornamental species).
- 3.18 The Mayor’s climate change adaptation strategy recommends measures to be taken to reduce a building’s contribution to the urban heat island effect in London. These include:
- Incorporating green roofs, green walls and climbing plants.
 - Planting and managing deciduous trees to provide dense summer shade.
- 3.19 The London plan references the London Tree and Woodland Framework (LTWF) in Policy 7.21, which states: “The Mayor has published the Tree and Woodland Framework that promotes the guiding principle of ‘right place, right tree’, taking account of the context within which a tree is to be planted and addressing the issue of planting species appropriate to expected future climates.”

-
- 3.20 The LTWF provides guidance on locations which are most suitable for the growth of trees. In particular it points out that trees are most needed where they can provide people with access to nature and that tree locations should be in positions where they can develop to maturity in harmony with the surroundings. In addition the strategy suggests that soil conditions should be suitable in terms of the resources that trees will require.

Unitary Development Plan

- 3.21 The Camden Unitary Development Plan adopted January 2007. Relevant policies to the consideration of trees, their setting and development include:
- 3.22 **Policy STRA 36 Metropolitan Open Land and Public Open Space** - Policy specifically to protect and encourage the enhancement of public access to, and enjoyment of, Metropolitan Open Land, as well as to protect and enhance the existing provision of open space and to promote its additional provision.
- 3.23 **Policy DES 12 Parks, gardens and Squares** - Does not permit development on or under parks, landscaped spaces, or gardens where the open space forms an important element in the townscape, part of a planned estate or street layout, are characteristic features of conservation areas, provide the setting for listed buildings, or are of significant ecological value. It also sets out protection given to London Squares (incl. civic spaces such as Trafalgar Square and Parliament Square), and English Heritage registered parks and gardens in Westminster. The policy protects open spaces by limiting development adjacent to them except where it would safeguard their appearance, setting and ecological value, and preserve their historic integrity and views.
- 3.24 **Policy ENV 14 Metropolitan Open Land** - Ensures the protection and enhancement of the Royal Parks, their settings, and the views from them.
- 3.25 **Policy ENV 15 Public and Private Open Space** - Assigns similar protection to public or private open space of amenity, recreational or nature conservation value, unless the [proposed] development is essential and ancillary to maintaining or enhancing that land as valuable open space.
- 3.26 **Policy ENV 16 Trees and Shrub Cover** - Protects trees in conservation areas and those subject to Tree Preservation Orders and protects trees which form part of a green corridor.

Statutory Protection of trees

- 3.27 According to Camden Borough Council's on line mapping facility the site is located within a conservation area and therefore subject to statutory protection.
- 3.28 I am not aware of any tree preservation orders existing on this site but prior to undertaking any tree works confirmation of this should be sort from the local authority.

4 TECHNICAL INFORMATION

Tree Data

- 4.1 The location of trees and groups of trees are shown on the tree survey drawing 140720-P-10 at Appendix A, this plan illustrates the location of trees and the extent of the spread of their crowns. Dimensions, comments and information for each tree are given in the tree schedule 140720-PD-10 at Appendix B.

Life stage analysis

- 4.2 Unlike age in numerical terms (years), this description is used to describe the physical form of a tree in relation to its typical life expectancy and varies between species; for example an oak may have a young form after 20 years while a cherry tree will be middle-aged after 20 years and will have developed the appearance of a mature tree with a spreading rounded crown whilst the oak remains tall and slender with strong apical dominance.
- 4.3 Of the eight survey entries, one was recorded as a hedgerow and seven were recorded as single trees. The breakdown of life stage and survey entries recorded includes; one semi-mature, two early mature and five mature survey entries.

BS5837 category breakdown

- 4.4 Of the eight survey entries, two were assessed as being of poor quality and value (U category). Three have been assessed as being of low quality and value and were categorised as being C grade trees. Three have been assessed as being of moderate quality and value (B category).

5 ANALYSIS OF THE PROPOSAL IN RESPECT OF TREES

Identified arboricultural impacts

5.1 The main arboricultural issues in respect of the proposals are as follows:

- tree works and the loss of trees; and
- tree protection during construction;

Tree works

5.2 All trees to be removed are shown on drawing 140720-P-11 at Appendix A.

5.3 The proposal will require the removal of one tree and one hedgerow (T8 & H2). The vegetation to be removed is of poor quality and is located internally to the site. Due to the overall quality and size of the vegetation on site their loss will have a negligible impact upon public amenity from the surrounding areas.

Tree protection during construction

5.4 Drawing 140720-P-12 at Appendix A illustrates the location of tree protection measures necessary to safely protect all retained trees during construction.

5.5 The proposed development is located outside the precautionary root protection area of retained trees.

5.6 No materials or equipment other than those required to install tree protection, will be delivered to the site until all fencing is in place.

5.7 Signs will be fixed to every third panel stating 'Tree Protection Area Keep Out – Any Incursion into the Protected Area Must be with the Agreement of the Local Authority or Arboricultural Consultant'.

6 DISCUSSION.

- 6.1 The tree and hedgerow to be removed do not represent a loss to public amenity due to their quality, size and position within the site. Visually the proposal will have a negligible impact through tree loss due to the significant trees located in the adjacent properties being retained.

Arboricultural Impacts

- 6.2 The root protection area of the trees (T3, T4, T5, T6 & T7) located in the adjacent properties has been altered from the original circle plot due to the change in topographic levels and restricting structures. This has been carried out in accordance with Section 4.6.3 of BS 5837 (2012).
- 6.3 The trees are located in the adjacent properties within a retained walled planting bed. This area is approximately 1m above the proposed excavation within the paving area. Due to the significant level difference and the presence of the retaining wall it is likely that there will be no significant roots present in the area to be excavated.

How do the changes relate to planning policy?

- 6.4 I have ensured that the proposal has been assessed carefully in terms of design in relation to retained trees. I have advised on the need for appropriate protective fencing to be erected. The trees located in the adjacent properties can be safely retained subject to tree protection methods being implemented. Provided there are robust conditions to control works on the site, the proposal does not conflict with the Camden Borough Council's policies and the London Plan 2011.

7 CONCLUSIONS

Sustainable development

- 7.1 The design of the proposal has considered the potential constraints of all trees and shrubs relevant to this development to ensure that the impact from the construction works are kept to a minimum.
- 7.2 The proposal does not involve works that will significantly affect trees and all retained trees can be adequately protected.
- 7.3 As there will be no tree loss or significant impact on important trees as a result of the development, the proposal complies with the requirements of National, regional and local policies and guidance in relation to the trees and their important setting.

8 TMA SUPPORTING INFORMATION

Document	Reference
Tree Schedule	140720-PD-10
Tree Survey	140720-P-10
Proposed layout	140720-P-11
Tree protection plan	140720-P-12

Appendix A

Tree Survey 140720-P-10


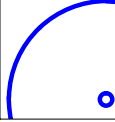
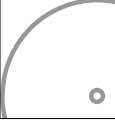
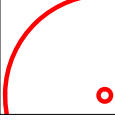

Proposed Layout 140720-P-11

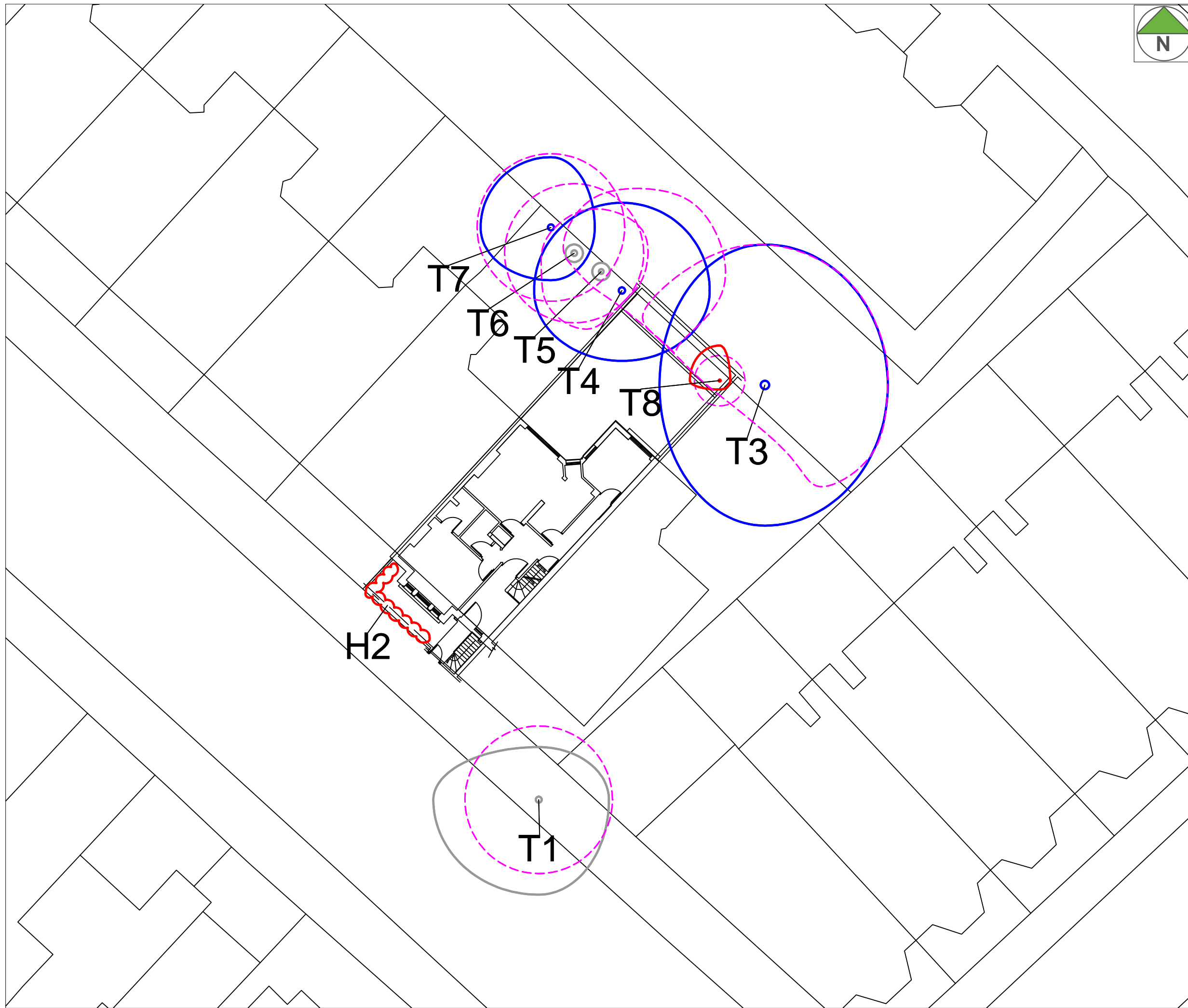
Tree Protection Plan 140720-P-12



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

BS 5837:2012 TREE RETENTION CATEGORIES

-  **Category A**
Trees of high quality and value: in such a condition as to be able to make substantial contribution (a minimum of 40 years is suggested)
-  **Category B**
Trees of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)
-  **Category C**
Trees of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 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 than 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.



REVISIONS	
07/08/14	20140805
Base Drawing	

Title
Tree Survey

Client
Reza Taheri

Project
13 Glenilla Road, NW3 4AJ, London

Date
August 2014

Drawn by
AH

Drawing No
140720-P-10

Rev
-

Scale
1:200@A3

DO NOT SCALE Use only figured dimensions

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BS 5837:2012 TREE RETENTION CATEGORIES

Category A
Trees of high quality and value: in such a condition as to be able to make substantial contribution (a minimum of 40 years is suggested)

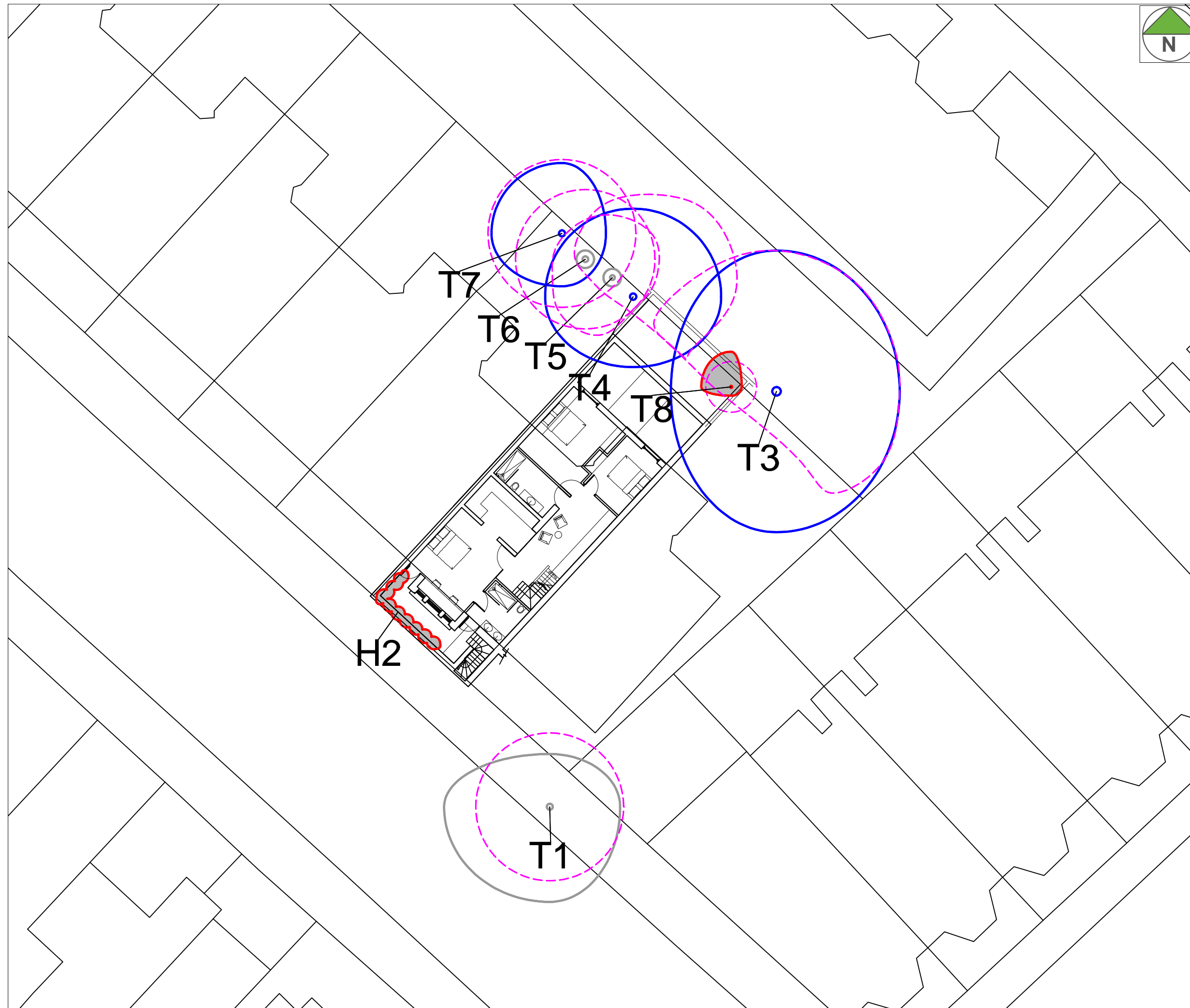
Category B
Trees of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)

Category C
Trees of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 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 than 10 years.

Trees to be removed shown shaded

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



REVISIONS	
07/08/14	20140805
Base Drawing	



Title
Proposed Layout and Tree Removals

Client
Reza Taheri

Project
13 Glenilla Road, NW3 4AJ, London

Date	August 2014	Drawn by	DA
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Drawing No	140720-P-11	Rev	-	Scale	1:200@A3
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ARBORICULTURAL METHOD STATEMENT

BRITISH STANDARD 5837(2012)
 This method statement is in accordance with British Standard 5837. Trees in relation to design, demolition and construction - Recommendations (2012) which provides a methodology for the assessment and protection of trees and other significant vegetation on development sites.

TREE SURGERY WORKS
 Only tree works specified within this document may be carried out. Any uncertainty regarding trees to be pruned will be immediately confirmed with the arboricultural consultant and local authority tree officer.

All tree works will be carried out in accordance with the recommendations given in the current BS 3998 (2010).

All tree works should be carried out in accordance with the Wildlife and Countryside Act 1981 (as amended) and the Habitat Regulations 2010.

SITE SUPERVISION
 All key / critical activities that will affect trees during construction will be inspected and monitored by the approved arboricultural consultant and reports issued to the client and local authority.

PROTECTIVE FENCING
 No materials or equipment other than those required to erect protective fencing, will be delivered to the site before the fencing is installed. The position of protective fencing for demolition is shown on this drawing.

Protective fencing will be constructed of robust barriers fit for the purpose of excluding demolition and construction traffic. Signs will be fixed to every third panel stating "Tree Protection Area Keep Out - Any incursion into the protected area must be with the agreement of the local authority or arboricultural consultant".

The main contractor will inform the local authority officer and the arboricultural consultant that tree protection is in place before demolition or site clearance works commence.

No alteration, removal or repositioning of the tree protection for demolition will take place during the demolition phase without the prior consent of the arboricultural consultant.

SERVICES AND DRAINAGE
 Methods of working for installation of the drainage runs or services will follow the guidance within Table 3 of BS 5837 (2012), or National Joint Utilities Group (NJUG) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees - Volume 4, Issue 2, London NJUG 2007.

No works will occur within the tree protection zone without prior agreement from the arboricultural consultant. No machinery will be permitted within the TPZ at any time.

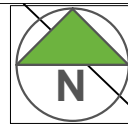
GENERAL PROTECTION METHODS
 No fires will be permitted within 20m of the crown of any tree.

No changes in soil levels will take place within the tree protection zones without prior written consent of the local authority.

No materials, vehicles, plant or personnel will be permitted into the tree protection zones at any time without the prior consent of the arboricultural consultant.

Any liquid materials spilled on site will be immediately cleared up and removed from the site. If liquid fuel or cement products are spilled within 2m of the tree protection zone, the contractor will report the incident to the arboricultural consultant immediately.

The contractor will report any damage to trees or shrubs, whether caused by construction activities or from any other cause, to the arboricultural consultant immediately.



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

BS 5837:2012 TREE RETENTION CATEGORIES

Category A
 Trees of high quality and value; in such a condition as to be able to make substantial contribution (a minimum of 40 years is suggested)

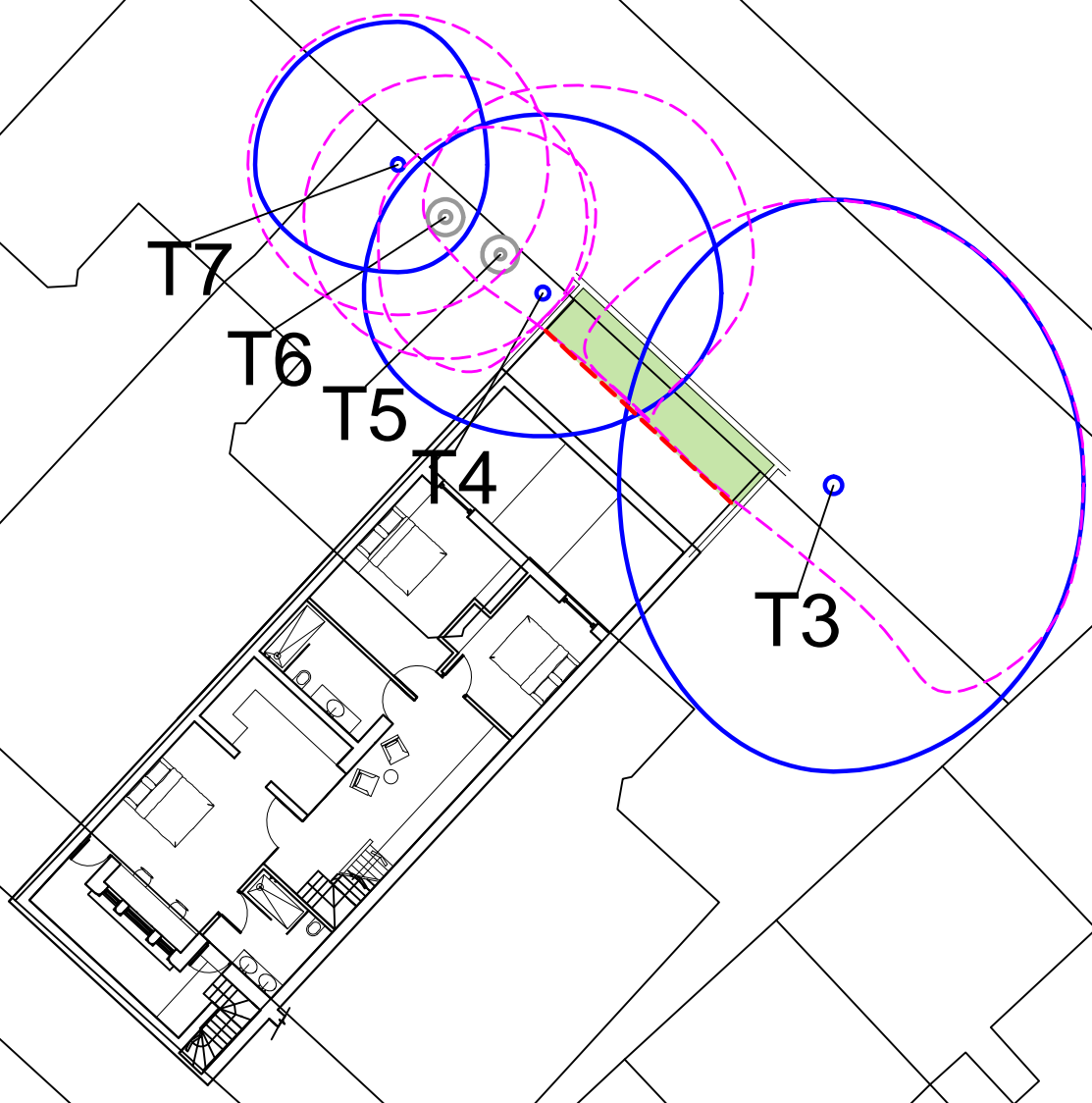
Category B
 Trees of moderate quality and value; those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)

Category C
 Trees of low quality and value; currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 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 than 10 years.

Position of protective fencing and tree protection zones.

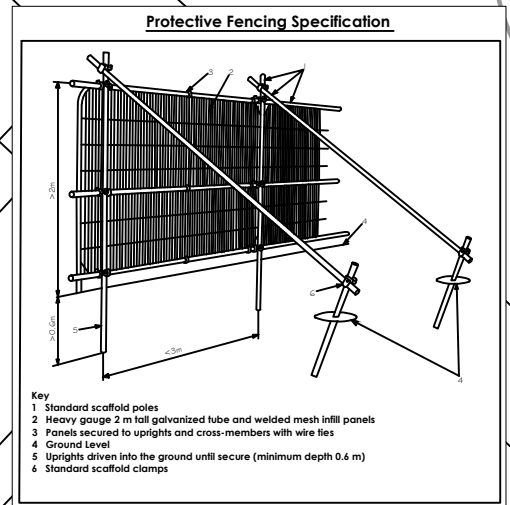
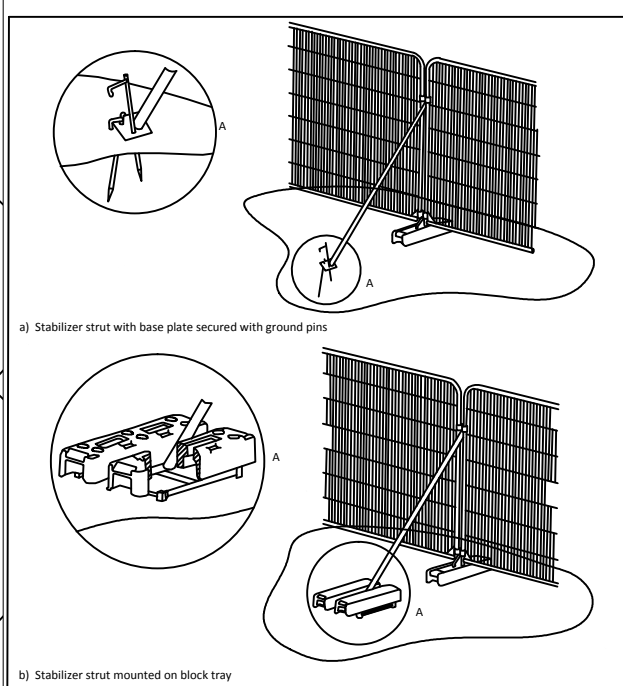
BS5837 Root Protection Areas
 Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work



REVISIONS	
Base Drawing	
20140805	
0 5m 10m	

Title Tree Protection Plan		
Client Reza Taheri		
Project 13 Glenilla Road, NW3 4AJ, London		
Date August 2014	Drawn by DA	
Drawing No 140720-P-12	Rev -	Scale 1:200@A3
DO NOT SCALE Use only figured dimensions		

Figure 3 Examples of above-grounds stabilizing systems



**TREE PROTECTION
AREA
KEEP OUT!**

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE AGREEMENT OF THE LOCAL AUTHORITY OR ARBORICULTURAL CONSULTANT

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Appendix B

Tree Schedule 140720-PD-10

13 Glenilla Road, London, NW3 4AJ

Tree/Group Number	No. of Trees	Species	Height (m)	DIMENSIONS						Crown Clearance (m)	Life stage	Condition Notes	Recommendations	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
				Stem diameter (cm)	No. of Stems	Spread N (m)	Spread E (m)	Spread S (m)	Spread W (m)								
Tree T1	1	<i>Fraxinus excelsior</i> Ash	11.0	35	1	3.0	4.0	5.4	6.0	2.5	Early Mature	Structural condition Good. Physiological condition Fair. Pruning wounds - Historic. Root environment - Restricted. Exposed roots. Street tree		55.4	4.2	10-20	C2
Hedge H2	14	<i>Ligustrum sp.</i>	1.8	5						0.0	Semi Mature	Structural condition Fair. Physiological condition Fair. Hedgerow - Maintained. Root environment - Restricted. Exposed roots. x3 species dead. DBH average of group. Rooting environment poor, root balls exposed due to minimal quantities of soil.				0-10	U
Tree T3	1	<i>Fraxinus excelsior</i> Ash	18.0	48	1	8.0	7.0	8.0	6.0	5.0	Mature	Structural condition Good. Physiological condition Fair. Access to inspect base - Not possible. Crown reduction - Historic. Pruning wounds - Historic. Located in adjacent property. The tree sits approx. 1m above ground level of rear garden.		104.2	5.8	10-20	B2
Tree T4	1	<i>Tilia x europaea</i>	14.0	36	1	5.0	5.0	4.0	5.0	5.5	Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Not possible. Pollard - Lapsed / Mature stems. Pruning wounds - Historic. Tree located in neighbouring property and planted in a raised planting bed that sits 0.8m above the patio level. Access not possible to inspect base.		58.6	4.3	20-40	B2
Tree T5	1	<i>Tilia x europaea</i>	6.0	27	1	0.5	0.5	0.5	0.5	2.0	Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Epicormic growth - Bole / principal stems. Pollard - Recently cut. Pruning wounds - Historic. Tree located in neighbouring property and planted in a raised planting bed that sits 0.8m above the patio level. Access not possible to inspect base. Recently pollarded to 6m		33.0	3.2	20-40	C2
Tree T6	1	<i>Tilia x europaea</i>	6.0	33	1	0.5	0.5	0.5	0.5	2.0	Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Epicormic growth - Bole / principal stems. Pollard - Recently cut. Pruning wounds - Historic. Tree located in neighbouring property and planted in a raised planting bed that sits 0.8m above the patio level. Access not possible to inspect base. Recently pollarded to 6m		49.3	4.0	20-40	C2

Stem green estimated value
Stem AVE average stem diameter for multi-stemmed trees

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.

13 Glenilla Road, London, NW3 4AJ

Tree/Group Number	No. of Trees Species	Height (m)	Stem diameter (cm)	DIMENSIONS					Crown Clearance (m)	Life stage	Condition Notes	Recommendations	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
				No. of Stems	Spread N (m)	Spread E (m)	Spread S (m)	Spread W (m)								
Tree T7	1 <i>Tilia x europaea</i>	14.0	35	1	4.0	2.5	3.0	4.0	5.0	Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Pollard - Lapsed / Mature stems. Pruning wounds - Historic. Tree located in neighbouring property and planted in a raised planting bed that sits 0.8m above the patio level. Access not possible to inspect base.		55.4	4.2	20-40	B2
Tree T8	1 <i>Sambucus nigra</i> Elder	4.0	12	1	2.0	0.6	0.5	1.7	1.0	Early Mature	Structural condition Fair. Physiological condition Fair. Bark wound - Minor. Pruning wounds - Historic. Tree situated in a raised planting bed that sits 0.8m above the patio level.		6.5	1.4	0-10	U

Stem green estimated value

Stem AVE average stem diameter for multi-stemmed trees

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)				
<p>Category U</p> <p>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</p>	<ul style="list-style-type: none"> * Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other 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 			RED
<p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7</i></p>				
Trees to be considered for retention				
<p>Category A</p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years</p>	<p>1 Mainly arboricultural qualities</p> <p>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)</p>	<p>2 Mainly landscape qualities</p> <p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p>	<p>3 Mainly cultural values, including conservation</p> <p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>	GREEN
<p>Category B</p> <p>Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</p>	<p>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</p>	<p>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</p>	<p>Trees with material conservation or other cultural value</p>	BLUE
<p>Category C</p> <p>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</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories</p>	<p>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</p>	<p>Trees with no material conservation or other cultural value</p>	GREY

- Feasibility Tree Surveys
- British Standard 5837 Tree Surveys
- Tree Constraints Reports & Drawings
- Appeal Statements & Proofs
- Expert Witness
- Evidence at Hearings & Public Inquiries
- Method Statements to Satisfy Planning Conditions
- Design Solutions
- Landscape Plans
- Tender Documents & Drawings
- Supervision & Inspection of Works
- Contract & Project Management
- Health & Safety Surveys
- GPS Surveys
- Computerised Tree Population Surveys
- CAD Plans & Consultancy
- Subsidence Risk Assessments
- Mortgage & Insurance Reports
- TPO Review
- Local Government Officer Contracts
- Arboricultural & Ecological Reports for Planning
- Habitat Surveys (Extended Phase 1/ Walkover/ Botanical)
- Protected Species Surveys
- Ecological Mitigation & Licencing
- BREEAM & CFSH
- Ecological Management Plans
- Hedgerow Surveys
- Landscape Analysis



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