# **Arboricultural Report:** British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction

**Stage Two:**

Arboricultural Impact Assessment

Preliminary Arboricultural Method Statement

| | |
|---|---|
| **Client:** | Stone Planning Services Limited |
| **Site:** | Riddings Camping and Caravan Site |
| | Riddings |
| **Postcode:** | DE55 4BP |
| **Date:** | 18th March 2026 |
| **Prepared by:** | Mike Kiss BSc (Hons), Dip Arb L6, RCArborA, MArborA, VETcert |
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## EXECUTIVE SUMMARY

**Proposed Development**

The purpose of this report is to provide an assessment of the impact from a development proposal on the tree population of Riddings Camping and Caravan Site ('the site').

The proposed development involves the change of use of touring caravan pitches (pitches 12 to 25) to static caravans for 12 months each year occupancy, and associated infrastructure and landscaping.

**Existing Tree Population**

My desk study indicates that no trees on or immediately adjacent the site are subject to a Tree Preservation Order (TPO), nor does the site lie within a Conservation Area (CA).

I undertook an arboricultural survey in accordance with British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction ('BS5837').

I recorded a total of 73no. arboricultural features. These include 2no. high quality woodland compartments (retention category A) and 2no. moderate quality woodland compartments and 15 moderate quality trees (category B). Remaining trees and tree groups low quality (category C) or have been identified for removal on arboricultural grounds (category U).

I have not identified any ancient or veteran trees on, or adjacent site, and the site does not contain ancient woodland.

**Conclusions**

In my opinion, the existing tree population on and adjacent the site will greatly enhance the proposed development. Constraints associated with the existing tree population have been carefully considered in the design of the proposed development.

The proposed development will necessitate the removal of 6no. young to semi-mature trees of low arboricultural value (category C). Proposed compensatory tree planting comprises 30no. new trees within the ownership boundary, anticipated to deliver a significant net increase in canopy cover and arboricultural value of the site in the medium to long-term.

In my assessment, the proposed development will result in negligible impact on existing, retained trees, provided the tree protection measures outlined in this report are implemented throughout the development.

I anticipate that any arboricultural issues raised beyond the scope of this report can be dealt with through planning conditions.

# 1. INTRODUCTION

## 1.1 Terms of Instruction

1.1.1 Thompson Tree Services (UK) Limited, trading as Thompson Consultancy, have been instructed by Paul Stone of Stone Planning Services Limited to undertake a tree survey and produce a series of arboricultural reports relating to the proposed development of Riddings Camping and Caravan Site ('the site').

1.1.2 These reports are written in accordance with British Standard BS5837:2012 - Trees in Relation to Design, Demolition and Construction ('BS5837'). BS5837 has been applied as an iterative process to inform considered design with the objective of delivering harmonious integration of trees and structures. Therefore, an initial arboricultural report ('stage one') (dated December 2025) provided Preliminary Arboricultural Advice which has been used to inform the design process.

1.1.3 The purpose of this report ('stage two') is to provide specific arboricultural information necessary for Amber Valley Borough Council to make an informed decision about the overall arboricultural impact of the proposals. Arboricultural components of this report include:

a. **Tree Schedule** to present data from the tree survey

b. **Tree Removal and Retention Plan** clearly showing trees proposed for removal and retention, including retention categories in line with BS5837

c. **Arboricultural Impact Assessment (AIA)** to assess the impact the proposed development will have on the tree population of the site

d. **Tree Protection Plan (Outline)** to show to indicative location of proposed tree protection measures intended to minimise impacts on existing trees

e. **Preliminary Arboricultural Method Statement** to outline tree protection specifications, construction methodologies and arboricultural supervision intended to minimise impact on existing trees

1.1.4 Additional arboricultural information may be required to discharge conditions of planning permission, if granted.

## 1.2 The Author

1.2.1 The author of this report is Mike Kiss BSc (Hons), Dip Arb L6 (ABC), RCArborA, MArborA, VETcert.

1.2.2 I am an arboricultural consultant at Thompson Consultancy. I have eighteen years' experience in arboriculture, fourteen of which have been in an advisory role, both as an arboricultural consultant and as a Local Authority Tree Officer.

1.2.3 I hold the Level Six Diploma in Arboriculture, Professional Tree Inspection qualifications. I am a Registered Consultant of the Arboricultural Association and uphold the standards set out in their code of conduct and ethics.

## 1.3 Proposed Development

1.3.1 The proposed development involves the change of use of touring caravan pitches (pitches 12 to 25) to static caravans for 12 months each year occupancy, and associated infrastructure and landscaping.

1.3.2 I understand that a planning application has been submitted and validated (AVA/2025/0590) but is currently awaiting decision. Details are available from the online planning search function provided by Amber Valley Borough Council [1].

## 1.4 Supporting Documents

1.4.1 This report must be read in context provided by the following documents, which have also been submitted and / or shall be submitted as part of the application:

| Document | Organisation | Date |
|---|---|---|
| Design & Access Statement | Stone Planning Services Limited | August '25 |
| Site Location Plan (2442/LP rev. A) | Liam Doherty Architect | March '25 |
| Proposed Site Plan (2442/BP rev. D) | Liam Doherty Architect | March '26 |

**Table 1:** Supporting Documents

[1] View a planning application

## 1.5 Site Location

1.5.1 Riddings Camping and Caravan Site is located off Bullock Lane, Riddings, DE55 4BP, as illustrated below:




**Figure 1:** Aerial photograph of the site location. Map data ©2024 Google.




**Figure 2:** Aerial photograph of the site. Map data ©2024 Google.

# 2. DESK STUDY & REGULATORY FRAMEWORK

## 2.1 National Planning Policy

2.1.1 Key relevant principles from the National Planning Policy Framework (2024) [2] include the following (emphasis added).

2.1.2 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.*

2.1.3 Paragraph 187: *Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- *Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other* ***benefits of … trees and woodland****;*

2.1.4 Paragraph 193: *When determining planning applications, local planning authorities should apply the following principles:*

- ***Development resulting in the loss or deterioration or 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*

## 2.2 Local Planning Policy

2.2.1 Key relevant principles from the Amber Valley Borough Council Local Plan (2026) [3] include the following (emphasis added).

2.2.2 Policy EN4 Heritage Assets

The Borough Council will support proposals that:

c) **retain features such as walls, hedgerows, trees** and important open spaces that make a positive contribution to the character and appearance of conservation areas and contribute to the setting of heritage assets

[2] National Planning Policy Framework

[3] adopted-amber-valley-borough-local-plan-2022-2040-inc-policies-maps.pdf

2.2.3 Policy EN7 Landscape Character & Features

Development proposals will be expected to:-

• **retain features which contribute to the landscape character of the area including hedgerows, trees, woodland,** field boundaries, waterbodies and watercourses,

• where appropriate, incorporate mitigation measures which are suitable to the character type,

• where harm to landscape features from development cannot be avoided or mitigated and the impact is necessary to facilitate an otherwise acceptable scheme, compensatory measures will be necessary to offset the loss or damage to existing landscape features. These should comprise the provision of alternative, replacement or additional landscape features either within the site, or in an appropriate alternative location.

Where there is evidence of neglect of or damage to the landscape, the condition of the landscape prior to its neglect or damage will be taken into account in the consideration of development proposals.

2.2.4 Policy EN8 Biodiversity

All development should:

3. deliver measurable and proportionate net gains in biodiversity

**Development which retains trees and hedgerows**, and seeks opportunities to allow the movement of wildlife between sites **will be supported. Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will be refused,** unless there are wholly exceptional reasons, and a suitable compensation strategy is provided.

## 2.3 Tree Preservation Orders and Conservation Areas

2.3.1 Trees may be offered statutory protection under the Town and Country Planning Act (1990) (as amended) and Town and Country (Tree Preservation) (England) Regulations (2012). Further information about Tree Preservation Orders and trees in Conservation Areas can be found on the UK Government website [4].

2.3.2 According to the interactive mapping systems provided by both Amber Valley Borough Council [5] and Derbyshire County Council [6] it appears that no trees on site are subject to a statutory protection in the form of a Tree Preservation Order (TPO), nor does the site lie within a Conservation Area (CA). It should be noted that this service is not intended to be definitive and the LPA should be contacted to confirm this status as an application or notification may be required prior to undertaking any tree work.

[4] Tree Preservation Orders and trees in conservation areas - GOV.UK (www.gov.uk)
[5] Geo Datasets (accessed 20.11.26)
[6] Derbyshire Mapping Portal (accessed 20.11.26)

## 2.4 Felling Licence

2.4.1 The removal of trees is restricted under the Forestry Act (1967) such that a felling licence may be required to implement proposed tree works, with limited exceptions.

2.4.2 There is an overriding exception to the need for a felling licence for the removal of trees *immediately required* to implement approved plans of a development that has received *full* planning permission.

## 2.5 Land Based Designations / Ancient Trees & Woodland

2.5.1 According to the UK Governments MAGIC Website [7] no part of the site is a designated Site of Special Scientific Interest (SSSI). The site does not contain Ancient Semi-Natural Woodland (ANSW) nor Planation on Ancient Woodland Site (PAWS). The site is bordered to the north and south by woodland identified within the Priority Habitat Inventory as 'Deciduous Woodland'.

2.5.2 The Ancient Tree Inventory [8] does not hold records of any notable, veteran or ancient trees on site. It should be noted that this inventory is reliant on volunteer submitted records and associated limitations should be recognised.

## 2.6 Wildlife Legislation

2.6.1 Statutory protection of flora and fauna in England and Wales is provided by the Wildlife and Countryside Act (1981), the Countryside and Rights of Way Act (2000) and the Conservation of Species and Habitat Regulations (2017) (as amended).

2.6.2 A wildlife and biosecurity assessment should be carried out and findings used to inform how works are carried out. The responsibility for this lies with the tree work contractor and should be included on their pre-work site assessment.

## 2.7 Biodiversity Net Gain (BNG)

2.7.1 The Environment Act (2021) introduced the requirement for new developments to deliver a Biodiversity Net Gain (BNG) measured from pre-development baseline values. This has since become mandatory for both major developments and small sites other than for developments which meet specific exemptions.

2.7.2 BNG assessments and plans should be undertaken by competent ecologists with appropriate qualifications and experience. The Chartered Institute of Ecology and Environmental Management (CIEEM) provide a Registered Practices Directory [9].

[7] Magic Map Application (defra.gov.uk)
[8] Tree Search - Ancient Tree Inventory (woodlandtrust.org.uk)
[9] Finding a Consultant | CIEEM

# 3. SITE APPRAISAL & EXISTING TREE POPULATION

## 3.1 Site Visit & Tree Survey

3.1.1 I made an unaccompanied visit of site on the 16th December 2025.

3.1.2 Access throughout the curtilage of the site was unrestricted and my survey was not impeded by the weather conditions. The deciduous trees were not in leaf.

3.1.3 I undertook my tree survey in accordance with BS5837:2012 and Visual Tree Assessment method (Mattheck & Breloer 2006).

3.1.4 I plotted the location of each tree and arboricultural feature onto the topographic plan provided. This was overlaid with a geo-referenced aerial photograph to aid plotting trees not recorded on the topographic plan, and to provide context to the Tree Location Plan (appendix 3).

3.1.5 Further information on tree assessment is provided in 'Methodology' (section 9) and limitations are detailed in 'Report Limitations' (section 10).

## 3.2 Site Description & General Arboricultural Observations

3.2.1 The site ('red line' application boundary) comprises existing touring caravan pitches and access totalling approximately 0.5 hectares. Additional land within the ownership of the applicant ('blue line' ownership boundary) includes the remainder of the Camping and Caravan Site.

3.2.2 The site is surrounded by mature woodland. The woodland compartment to the north contains oak, sycamore, ash, beech, lime and pine. The woodland compartment to the south is dominated by mature ash. These don't currently appear to be exhibiting symptoms of ash dieback, although were not in leaf at the time of my survey. Within the campsite are young to semi-mature trees of various species.

3.2.3 This report considers all trees and arboricultural features within potential influencing distance of the site. This includes trees within the 'red line' application boundary, within the 'blue line' ownership boundary and additional trees on neighbouring properties which are not under the control of the applicant.

3.2.4 The complete data set and comments resulting from the survey are presented in full in the Tree Schedule (appendix 1).

## 3.3 Tree Retention Categories

3.3.1 I have identified the following arboricultural features within potential influencing distance of the proposed development. These have been categorised in accordance with BS5837:2012.

| Retention Category | | Individual Trees | Groups / Woodland |
|---|---|---|---|
| A | **Trees of High Quality**<br>Particularly good examples of species or a forming a key arboricultural feature, which can make a substantial contribution for a minimum of forty years | 0 | 2 |
| B | **Trees of Moderate Quality**<br>Trees as above but downgraded due to condition or form, which can make a significant contribution for a minimum of twenty years | 15 | 2 |
| C | **Trees of Low Quality**<br>Unremarkable trees of limited merit or in such impaired condition that they don't qualify in higher categories | 51 | 0 |
| U | **Trees in Poor Condition**<br>Trees which are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than ten years | 3 | 0 |

**Table 2:** Tree Retention Categories

## 3.4 Photographs



**Figure 3:** Woodland to the north of the site



**Figure 4:** Woodland to the south of the site

# 4. ARBORICULTURAL IMPACT ASSESMENT (AIA)

## 4.1 Overview

4.1.1 An Arboricultural Impact Assessment is made to take account of the effects of the proposed development on the tree population and arboricultural value of the site. The net impact of a development may be affected by:

- Removal or pruning of existing trees to facilitate a new development
- Damage to existing, retained trees and /or the soil within their rooting area, and subsequent reduction in amenity, health, longevity and contribution to the site
- Post-development damage to trees or pressure for tree removal and / or pruning
- Proposed mitigation measures, including protection of existing trees and specific design and methodology to minimise impact
- Proposed enhancement measures, including new tree planting and aftercare

## 4.2 Arboricultural Considerations & Constraints

4.2.1 The potential for trees and their associated constraints to influence the proposed development has been considered as a key part of the design process following an initial arboricultural report ('stage one'), which included a Tree Constraints Plan and Preliminary Arboricultural Advice.

4.2.2 In principle, the retention of trees has been prioritised where appropriate due to their contribution to the site. However, care has been exercised over misplaced tree retention where a satisfactory integration of trees and buildings cannot be achieved.

4.2.3 **Above Ground Tree Constraints** have been considered at the design stage, these include but are not limited to:

- Current and mature dimensions of existing retained trees
- Direct shading and indirect effects on light levels
- Seasonal leaf, seed or fruit litter or honeydew excretions
- Real and / or perceived risk from tree or branch failure

4.2.4 **Below Ground Tree Constraints** are represented by the Root Protection Area (RPA). Within the RPAs of retained trees, measures must be taken to avoid the following, which could compromise tree health, stability and / or longevity and remaining contribution to the site:

- Root damage or severance
- Soil compaction
- Changes in ground level
- Soil contamination

## 4.3 Tree Removal

4.3.1 The proposed development necessitates the removal of the following trees:

| Tree ID | Species | Category | Key Observations |
|---|---|---|---|
| T22 | Field Maple | C | Young to semi-mature tree.<br>Squirrel damaged stem and branches. |
| T23 | Hawthorn | C | Young to semi-mature tree.<br>No apparent significant defects |
| T24 | Goat Willow | C | Young to semi-mature tree.<br>Twin stemmed tree with tight fork |
| T25 | Goat Willow | C | Young to semi-mature tree.<br>Multi-stemmed tree with tight forks |
| T28 | Sweet Chestnut | C | Young to semi-mature tree.<br>No apparent significant defects |
| T28 | Hornbeam | C | Young to semi-mature tree.<br>No apparent significant defects |

**Table 3:** Proposed tree removals to facilitate the development

4.3.2 All tree proposed for removal in relation to the proposed development are shown on the Tree Retention & Removal Plan (appendix 3).

4.3.3 In addition, the removal of several further trees is recommended for arboricultural reasons and unrelated to the proposed development (category U). Note that all of these trees are outside the application boundary and some are outside the ownership boundary and not under the control of the applicant.

4.3.4 In my opinion, the trees proposed for removal are of low quality, will have limited impact on the amenity and canopy cover of the site, and will be adequately mitigated through proposed new tree planting (see section 4.7).

## 4.4 Tree Pruning

4.4.1 Minor pruning of several trees on site is proposed, with negligible impact on amenity value, tree health, or longevity.

4.4.2 The proposed pruning specifications are detailed in the Tree Schedule (appendix 1).

4.4.3 If additional facilitation pruning is required then this shall be identified at the pre-commencement site meeting and the Local Authority Tree Officer shall be consulted.

## 4.5 Works Near Retained Trees

4.5.1 I do not anticipate any incursion to RPAs or crown extent of retained trees will be necessary to facilitate the proposed development, provided the principles outlined in the Preliminary Arboricultural Method Statement (section 5) are adhered to.

4.5.2 Proposed tree protection measures are described in the Preliminary Arboricultural Method Statement (section 5) and shown on the Outline Tree Protection Plan (appendix 4).

4.5.3 I anticipate that the proposed mitigation measures will effectively minimise the impact of the proposed development such that it will result in negligible detrimental impact to retained trees.

## 4.6 Post-Development Impacts on Trees

4.6.1 I do not anticipate any significant post-development impacts on trees associated with the proposed development.

4.6.2 The benefit of trees on and adjacent the site will far outweigh any associated nuisances, such as shading and seasonal leaf and seed litter.

4.6.3 The proposed development is anticipated to result in a modest increase in occupation, footfall and target values within parts of the site. However, all trees on site shall be managed in accordance with the principles set out by the National Tree Safety Group [10] to ensure tree related benefits are recognised and any interventions are proportionate to actual risk.

## 4.7 New Tree Planting & Aftercare

4.7.1 Indicative proposals for extensive new tree and shrub planting are presented on the Proposed Site Plan (see section 1.4).

4.7.2 In my assessment the proposed tree planting will deliver a significant net increase in canopy cover and arboricultural value of the site in the medium to long-term.

4.7.3 Planting & aftercare methodology is outlined in the Preliminary Arboricultural Method Statement (section 5).

4.7.4 I suggest that the final planting and aftercare specification may be secured through an appropriately worded planning condition to ensure correct species selection and location (‘right tree right place’) for newly planted trees to complement the existing tree population and the proposed development.

[10] NTSG Publications | The National Tree Safety Group

# 5. PRELIMINARY ARBORICULTURAL METHOD STATEMENT

## 5.1 Overview

5.1.1 This Preliminary Arboricultural Method Statement outlines principles pertaining to protection of existing, retained trees and the planting of new trees in the context of the proposed development at Riddings Camping and Caravan Site.

5.1.2 I anticipate that any arboricultural issues raised beyond the scope of this report can be dealt with through planning conditions. This may include the development of a Landscape Plan and / or a detailed Arboricultural Method Statement.

## 5.2 Tree Work Operations

5.2.1 Wherever practicable, all identified tree work as specified in the Tree Schedule (appendix 1) and any additional facilitation tree work shall be completed prior to any construction taking place to avoid conflict of interest on site.

5.2.2 If any further facilitation pruning is required beyond the scope of this report, then this shall be agreed with the LPA Tree Officer pre-commencement.

5.2.3 The tree work contractors shall provide a Risk Assessment and Method Statement (RAMS) that should be approved by the site manager prior to work commencing.

5.2.4 All tree work shall be carried out in line with British Standard 3998:2010 Tree Work - Recommendations by an Approved Contractor of the Arboricultural Association [11].

## 5.3 Tree Protection Measures

5.3.1 The Outline Tree Protection Plan (appendix 4) shows retained trees and proposed protection measures intended to minimise detrimental effects of the development. The specification of protection measures is presented in the Outline Tree Protection Specification (appendix 5).

5.3.2 The physical components of the proposed tree protection measures shall be installed prior to commencement of any works, including demolition, and shall remain in situ until completion of the construction phase.

5.3.3 Once installed, a report with photographs shall be submitted for approval by the LPA. Tree protection will only be removed with the written consent of the LPA, prior to soft landscaping works.

[11] Arboricultural Association - ARB Approved Contractor Directory (trees.org.uk)

5.3.4 Proposed tree protection measures comprise the following:

| Area of Potential Conflict | Protection Measures | Reference Section |
|---|---|---|
| All retained trees within the Construction Exclusion Zone (CEZ) | Tree Protection Fencing | 5.4 |

**Table 4:** Tree Protection Measures

## 5.4 Tree Protection Fencing / Construction Exclusion Zone (CEZ)

5.4.1 The Construction Exclusion Zone (CEZ) is an area adjacent retained trees which shall not be accessed and shall remain sacrosanct during the construction phase of the proposed development.

5.4.2 Soft landscaped areas where new tree planting is proposed shall also be included within the CEZ where practicable, to prevent damage to soil structure.

5.4.3 No activity nor storage of materials shall take place within the CEZ. Existing vegetation and topsoil will be left undisturbed.

5.4.4 The CEZ shall be fenced off and clearly delineated with tree protection fencing and appropriate signage.

5.4.5 The proposed specification for tree protection fencing shall consist of weldmesh fencing panel ('Heras' or similar) fixed to each other with clamps and secured to proprietary plastic bases. In my assessment, this shall provide adequate protection due to the nature and scale of the development and the site despite being a lighter specification than the default fencing described in BS5837.

5.4.6 Clear signage stating the purpose of the protection shall be affixed to the tree protection fencing, or on ground stakes immediately adjacent, and repeated at 5m intervals.

## 5.5 Arboricultural Supervision

5.5.1 A competent and qualified arboriculturist shall be appointed as project arboriculturist.

5.5.2 As a minimum, the project arboriculturist shall attend the pre-commencement site meeting and shall be available to clarify any points covered in this report and for further consultation should an elevated risk of tree damage be identified at any time during the construction phase. All visits shall be documented in a report with photographs.

## 5.6 Operational Supervision

5.6.1 All movements of vehicles and plant throughout the site shall be under the supervision of a banksman to ensure adequate clearance from trees is maintained at all times. This shall include transit, demolition and lifting operations.

## 5.7 Excavations Outside Root Protection Areas (RPAs)

5.7.1 As tree roots are highly likely to be present beyond the RPAs, a precautionary approach should be adopted to excavations adjacent the RPAs of retained trees. Arboricultural supervision should be sought at any time if an elevated likelihood of root damage has been identified.

## 5.8 Underground Services

5.8.1 No details of underground services have been provided at this stage. These shall be located to avoid RPAs of retained trees wherever practicable.

5.8.2 If a requirement for installation of underground services within RPAs arises, then proposed methodology in accordance with NJUG Guidelines (Volume 4 Issue 2) shall be provided in a detailed Arboricultural Method Statement and shall be submitted to the LPA for approval.

## 5.9 New Tree Planting & Aftercare

5.9.1 Indicative proposals for extensive new tree and shrub planting are presented on the Proposed Site Plan (see section 1.4).

5.9.2 Post-planting aftercare shall be scheduled for a period of at least five years after planting to promote the establishment of new trees in the landscape. This shall include regular watering, weeding, application of woodchip mulch and adjusting tree supports as required.

5.9.3 All tree planting and aftercare shall be carried out in line with British Standard 8545:2014 'Trees: from nursery to independence in the landscape - Recommendations' by an Arboricultural Association Approved Contractor [12].

[12] Arboricultural Association - ARB Approved Contractor Directory (trees.org.uk)

# 6. CONCLUSIONS

## 6.1 Existing Tree Population

6.1.1 Riddings Camping and Caravan site is surrounded by mature woodland. The woodland compartment to the north contains oak, sycamore, ash, beech, lime and pine. The woodland compartment to the south is dominated by mature ash. These don't currently appear to be exhibiting symptoms of ash dieback, although were not in leaf at the time of my survey. Within the campsite are young to semi-mature trees of various species.

6.1.2 This report considers all trees and arboricultural features within potential influencing distance of the site. This includes trees within the 'red line' application boundary, within the 'blue line' ownership boundary and additional trees on neighbouring properties which are not under the control of the applicant.

6.1.3 In my opinion, the existing tree population provides amenity value, ecosystem services and key landscape features which may be integrated into the design of the proposed development. The existing tree population does, however, impose associated constraints. These have been carefully considered in the final layout of the proposed development.

## 6.2 Overall Impact of the Proposed Development

6.2.1 The proposed development involves the change of use of touring caravan pitches (pitches 12 to 25) to static caravans for 12 months each year occupancy, and associated infrastructure and landscaping.

6.2.2 The proposed development will necessitate the removal of 6no. young to semi-mature trees of low arboricultural value (category C). Proposed compensatory tree planting comprises 30no. new trees within the ownership boundary, anticipated to deliver a significant net increase in canopy cover and arboricultural value of the site in the medium to long-term.

6.2.3 In my assessment, the proposed development will result in negligible impact on existing, retained trees.

## 6.3 Further Matters

6.3.1 It is anticipated that any arboricultural issues raised beyond the scope of this report can be dealt with through planning conditions or reserved matters. This may include the development of comprehensive Landscape Plan and / or a detailed Arboricultural Method Statement.

# 7. DISCLAIMER

Reports remain the copyright of Thompson Consultancy and any transfer to a third party must be with our express consent.



18th March 2026

**Mike Kiss** **DATE**

# 8. QUALIFICATIONS & EXPERIENCE

## 8.1 Qualifications

2023 Certified Veteran Tree Specialist - Consulting Level (VETCert)

2021 Level 6 Diploma in Arboriculture (ABC)

2018 Quantified Tree Risk Assessment: Registered User (QTRA)

2010 Professional Tree Inspection (Lantra)

2009 Technicians Certificate in Arboriculture (Arboricultural Association)

2001 BSc (Hons) Geography (The University of Sheffield)

## 8.2 Experience

I have eighteen years' experience in arboriculture, having started 'on the tools' as a climber, team leader and supervisor. I have also spent fourteen years in an advisory role, both as an arboricultural consultant in the private sector and as a Local Authority Tree Officer (Bristol City Council 2011 – 2012).

My current role as an arboricultural consultant Thompson Tree Services (UK) Limited involves undertaking tree surveys and preparing reports relating to tree condition, tree risk assessment (QTRA), trees and development (BS5837), homebuyer / mortgage reports, management of veteran trees, and tree planting schemes.

## 8.3 Memberships & Accreditations

Arboricultural Association: Registered Consultant (RCArborA) (RC203)

Arboricultural Association: Professional Member (MArborA) (PR7385)

# 9. SURVEY METHODOLOGY

## 9.1 Visual Tree Assessment

9.1.1 The tree inspection was carried out in accordance with the Visual Tree Assessment (VTA) method (Mattheck & Breloer 2006), which provides a systematic framework for formal tree inspection, as summarised:

i. VTA Stage 1 - Visual inspection for defect symptoms and vitality
ii. VTA Stage 2 - Confirmation of presence or absence of defect(s)
iii. VTA Stage 3 - Measurement & assessment of defect(s) and residual strength

9.1.2 This survey was undertaken from ground level and in accordance with stage one VTA, involving the use of non-invasive methods to identify tree health issues and structural defects by visual observation. Where appropriate, use of a nylon sounding mallet and a probe has been made (preliminary stage two VTA).

9.1.3 Should a more detailed inspection be required then this will be highlighted in the recommendations. This may involve the use of decay detection tools or aerial inspection (advanced stage two VTA) and interpretation of findings to form a prognosis (stage three VTA).

## 9.2 Data Collection

9.2.1 Pear Technology 'Pocket GIS' has been used for the collection of data and 'PT Mapper Pro' for the presentation of plans. The location of each tree or group of trees has been plotted onto the topographic plan provided.

9.2.2 Data was collected in accordance with BS5837:2012, including all required tree dimensions and information. Dimensions have been measured using a 'Nikon Forestry Pro' Laser Rangefinder and stem diameter has been measured with a diameter tape, unless otherwise stated.

9.2.3 Photographs of the site at the time of the survey are presented in 'Site Appraisal & Existing Tree Population' (section 3). Additional photographs may be kept on record at the discretion of Thompson Consultancy.

9.2.4 A key for the survey schedule is presented in the appendices (appendix 2).

# 10. REPORT LIMITATIONS

## 10.1 Limitations: Generic

10.1.1 The information, opinions and recommendations contained within this report are based on my site observations and information provided, interpreted in the context of my arboricultural knowledge & experience (section 8).

10.1.2 This report details the trees condition as observed on the day of the survey and assessed within their current context and surrounding land use. Trees are living organic structures whose condition can change rapidly. Due to the unpredictable laws and forces of nature, and a natural failure rate of intact trees, no tree should ever be considered absolutely safe from failure.

## 10.2 Limitations: Site Specific

10.2.1 This report is intended to provide tree related information for the purposes of supporting a planning application. Any assessment of tree condition is to be regarded as preliminary in nature.

10.2.2 This report has been complied with the use of data collected from ground level inspection in accordance with the methodology described (section 9).

10.2.3 No below ground assessment or excavation has been attempted, nor has any effort been made to assess subsidence risk potential or direct damage caused by roots. It is recommended that a soil assessment is undertaken to inform foundation design in proximity to trees, whether removed, retained or proposed.

10.2.4 Not all trees within potential influencing distance of the application boundary are shown on the topographic plan provided. Locations of these trees are based on aerial imagery and observations made on site and should be considered indicative. Global Position System (GPS) has not been used to plot the trees due to limitations associated with working beneath tree canopies. Exact tree location can be amended if a revised topographic plan is provided.

10.2.5 On the day of my site visit, access throughout the curtilage of the property was unlimited. However, due to difficulties associated with confines of the site regarding nature of ground features, and proximity of adjacent trees I was not able to view all parts of the tree crowns from all angles. The inspection was restricted where trees were ivy-clad or located wholly or partially on neighbouring land or where basal growth or other vegetation obscured lower stems and root flare.

10.2.6 The survey was undertaken whilst the deciduous trees were not in leaf. As leaf cover and condition is a key indicator of tree vitality, assessment of the physiological condition of the trees should be considered provisional. This is particularly relevant to establishing the presence and extent of Ash Dieback and Dutch Elm Disease as the most obvious symptoms are the wilting and browning of the leaves.

10.2.7 Ash dieback is a relatively recent pathogen to the UK and there has been limited research into the rate of deterioration in structural integrity of infected trees. There remains increased uncertainty in forming a prognosis for affected trees.

10.2.8 The contents of this report are valid for a period of three years from the date of the survey, or until any significant alteration to the site or surrounding area which may affect the existing tree population; whichever is sooner.

# 11. BIBLIOGRAPHY & REFERENCES


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# 12. GLOSSARY OF TERMS

## BS5837 Definition of Key Terms

**Access Facilitation Pruning:** One-off tree pruning operation, the nature and effects of which are without significant adverse impact on tree physiology or amenity value, which is directly necessary to provide access for operations on site

**Arboricultural Method Statement (AMS):** Methodology for the implementation of any aspect of development that is within the root protection area or has potential to result in loss of or damage to a tree to be retained

**Arboriculturist:** Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction

**Construction:** Site-based operations with the potential to affect existing trees

**Construction Exclusion Zone (CEZ**): Area based on the root protection area from which access is prohibited for the duration of a project

**Root Protection Area (RPA):** In British Standards (BS5837:2012) area of a tree root zone to be protected from construction damage

**Service:** Any above or below ground structure or apparatus required for utility provision

**Stem:** Principal above ground structural component(s) of a tree that supports its branches

**Tree Protection Plan (TPP):** Scale drawing, informed by descriptive text where necessary, based upon the finalised proposals, showing trees for retention and illustrating the tree and landscape measures

# Appendix 1

| Tree No. | Common Name | Botanical Name | Height (m) | Stem (mm) | Crown Spread (m) | | | | Crown Height (m) | Age Class | Phys. Cond. | Struct. Cond. | Comments | Proposed Tree Works | Est. Rem. Contrib. | Ret. Cat. | RPA ($m^2$) | RPA Rad. (m) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | N | E | S | W | | | | | | | | | | |
| G1 | Mixed Species Group | N/A | 10 (av.) | 200 (av.) | - | - | - | - | - | Semi-mature | Good | Good | Mixed species group of semi-mature trees located towards the west of site, adjacent main driveway. Species comprise predominantly ash. Also birch, oak, hawthorn, pine, willow, sycamore. Comments based on cursory observations only. | Remove dead / moribund trees and ash with advanced ash dieback<br>Reinspect ash when in leaf re: ash dieback | >20 yrs | B | 18.1 | 2.4 |
| W2 | Woodland | N/A | 15 (av.) | 400 (av.) | - | - | - | - | - | Mature | Good | Good | Woodland located to the north of site, outside both the application and ownership boundary and assumed to be outside the control of the applicant. Species comprise oak, sycamore, ash, beech, pine, willow, lime, hawthorn, hazel. Past removal of several mature trees; stumps & habitat stems remaining. Comments based on cursory observations from campsite only. Trees within potential influencing distance of the proposed development recorded individually. | Reinspect ash when in leaf re: ash dieback<br>Sever ivy on mature trees with potential to impact on campsite | >40 yrs | A | 72.3 | 4.8 |
| H3 | Laurel | *Prunus lauro-cerasus* | 3 (av.) | 80 (av.) | - | - | - | - | - | Semi-mature | Good | Good | Regularly trimmed. | No work required | >20 yrs | C | 2.9 | 1.0 |
| T4 | Ash | *Fraxinus excelsior* | 6 | 180 | 2 | 2 | 3 | 3 | 3 | Semi-mature | Fair | Fair | Main stem bifurcates at 1.5m with tight fork and included bark between codominant stems. | No work required | >10 yrs | C | 14.6 | 2.2 |
| T5 | Elm | *Ulmus sp.* | 6 | 212 | 4 | 4 | 4 | 3 | 2 | Semi-mature | Good | Fair | Multi-stemmed tree with tight forks between codominant stems. | No work required | >10 yrs | C | 20.3 | 2.6 |
| T6 | Pine | *Pinus nigra* | 24 | 910 | 4 | 7 | 11 | 4 | 6 | Mature | Good | Fair | Wire fence attached to stem, ownership unclear. Shallow trench (approximately 300mm deep) recently excavated within approximately 2m of stem. Severance of several small diameter roots (upto 25mm). 2no. larger diameter severed roots (60mm) appear to be from adjacent lime stump. Asymmetric crown. Part of group of pines on woodland edge. | Remove section of ivy to 1m | >20 yrs | B | 374.4 | 10.9 |

| Tree No. | Common Name | Botanical Name | Height (m) | Stem (mm) | Crown Spread (m) | | | | Crown Height (m) | Age Class | Phys. Cond. | Struct. Cond. | Comments | Proposed Tree Works | Est. Rem. Contrib. | Ret. Cat. | RPA ($m^2$) | RPA Rad. (m) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | N | E | S | W | | | | | | | | | | |
| T8 | Sycamore | *Acer pseudo-platanus* | 10 | 300 | 1 | 3 | 5 | 3 | 2 | Early Mature | Fair | Poor | Wire fence attached to stem, ownership unclear. Shallow trench recently excavated within approximately 2.5m of stem. Severance of several small diameter roots (upto 25mm). Extensive advanced decay of lower stem. Asymmetric crown. | Remove<br>NB: Ownership to be established and consent of tree owner gained prior to removal | <10 yrs | U | 40.7 | 3.6 |
| T7 | Pine | *Pinus nigra* | 23 | 410 | 2 | 2 | 2 | 2 | 10 | Early Mature | Good | Fair | Tree located outside both the application and ownership boundary. Shallow trench recently excavated within approximately 4m of stem. Slender tree with high crown. Part of group of pines on woodland edge. | No work required | >20 yrs | C | 76.0 | 4.9 |
| T9 | Pine | *Pinus nigra* | 24 | 620 | 3 | 2 | 6 | 2 | 10 | Mature | Good | Fair | Tree located outside both the application and ownership boundary. Part of group of pines on woodland edge. | No work required | >20 yrs | B | 173.8 | 7.4 |
| T10 | Pine | *Pinus nigra* | 24 | 620 | 2 | 3 | 5 | 2 | 10 | Mature | Good | Fair | Tree located outside both the application and ownership boundary. Part of group of pines on woodland edge. | No work required | >20 yrs | B | 173.8 | 7.4 |
| T11 | Pine | *Pinus nigra* | 23 | 460 | 2 | 2 | 4 | 3 | 10 | Early Mature | Good | Poor | Wire fence attached to stem, ownership unclear. Bank recently excavated within approximately 1.5m of stem. Severance of several small diameter roots (upto 25mm) and 1no. larger root (50mm). Swept stem. Part of group of pines on woodland edge. | No work required | >10 yrs | C | 95.7 | 5.5 |
| T12 | Pine | *Pinus nigra* | 23 | 450 | 2 | 4 | 5 | 2 | 10 | Early Mature | Good | Fair | Tree located outside both the application and ownership boundary. Part of group of pines on woodland edge. | No work required | >20 yrs | B | 91.6 | 5.4 |
| T13 | Sycamore | *Acer pseudo-platanus* | 16 | 540 | 3 | 5 | 6 | 3 | 4 | Mature | Fair | Fair | Wire fence attached to stem, ownership unclear. Asymmetric crown. | No work required | >20 yrs | B | 131.8 | 6.5 |
| T14 | Pine | *Pinus nigra* | 23 | 510 | 3 | 3 | 2 | 2 | 10 | Early Mature | Good | Fair | Wire fence attached to stem, ownership unclear. Part of group of pines on woodland edge. | No work required | >20 yrs | B | 117.6 | 6.1 |
| T15 | Ash | *Fraxinus excelsior* | 18 | 610 | 1 | 6 | 7 | 3 | 10 | Mature | Fair | Fair | Wire fence attached to stem, ownership unclear. Dense ivy high into crown prevents full inspection. High crown. Not currently exhibiting symptoms of ash dieback, although not in leaf at time of survey. Past removal of adjacent mature trees. Asymmetric crown. | Remove section of ivy to 1m | >10 yrs | B | 168.2 | 7.3 |

| Tree No. | Common Name | Botanical Name | Height (m) | Stem (mm) | Crown Spread (m) | | | | Crown Height (m) | Age Class | Phys. Cond. | Struct. Cond. | Comments | Proposed Tree Works | Est. Rem. Contrib. | Ret. Cat. | RPA ($m^2$) | RPA Rad. (m) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | N | E | S | W | | | | | | | | | | |
| T16 | Lime | *Tilia europaea* | 19 | 600 | 4 | 3 | 5 | 4 | 1 | Mature | Fair | Fair | Tree located outside both the application and ownership boundary. Dense basal epicormic growth prevents full inspection. Dimensions estimated. | Remove epicormic growth to 2m | >20 yrs | B | 162.8 | 7.2 |
| T17 | Lime | *Tilia europaea* | 18 | 400 | 3 | 2 | 3 | 3 | 1 | Early Mature | Fair | Fair | Tree located outside both the application and ownership boundary. Dense basal epicormic growth prevents full inspection. Dimensions estimated. | Remove epicormic growth to 2m | >20 yrs | C | 72.3 | 4.8 |
| T18 | Lime | *Tilia europaea* | 18 | 420 | 3 | 2 | 3 | 3 | 1 | Early Mature | Fair | Fair | Tree located outside both the application and ownership boundary. Basal epicormic growth recently removed. | No work required | >20 yrs | C | 79.8 | 5.0 |
| T19 | Beech | *Fagus sylvatica* | 6 | 700 | 1 | 1 | 1 | 1 | 4 | Mature | Dead | Fair | Tree located outside both the application and ownership boundary. Previously reduced to a habitat stem. Included for completeness. | No work required | <10 yrs | U | 221.6 | 8.4 |
| G20 | Mixed Species Group | N/A | 6 (av.) | 100 (av.) | - | - | - | - | - | Young | Good | Good | Group of young to semi-mature self-set trees on woodland edge. Species comprise ash, sycamore, holly. birch, oak, hawthorn. | No work required | >10 yrs | C | 4.5 | 1.2 |
| T21 | Field Maple | *Acer campestre* | 5 | 130 | 1 | 2 | 2 | 2 | 2 | Semi-mature | Fair | Fair | Squirrel damaged stem and branches. | No work required | >10 yrs | C | 7.6 | 1.6 |
| T22 | Field Maple | *Acer campestre* | 5 | 130 | 1 | 2 | 2 | 2 | 2 | Semi-mature | Fair | Fair | Squirrel damaged stem and branches. | Remove to facilitate proposed development | >10 yrs | C | 7.6 | 1.6 |
| T23 | Hawthorn | *Crataegus monogyna* | 3 | 60 | 1 | 1 | 1 | 1 | 0 | Young | Good | Good | No apparent significant defects | Remove to facilitate proposed development | >20 yrs | C | 1.6 | 0.7 |
| T24 | Goat Willow | *Salix caprea* | 5 | 241 | 2 | 2 | 2 | 2 | 2 | Semi-mature | Good | Fair | Twin stemmed tree with tight fork between codominant stems | Remove to facilitate proposed development | >10 yrs | C | 26.2 | 2.9 |
| T25 | Goat Willow | *Salix caprea* | 5 | 343 | 2 | 2 | 3 | 2 | 1 | Semi-mature | Good | Fair | Multi-stemmed tree with tight forks between codominant stems | Remove to facilitate proposed development | >10 yrs | C | 53.2 | 4.1 |
| H26 | Hawthorn | *Crataegus monogyna* | 4 (av.) | 80 (av.) | - | - | - | - | - | Semi-mature | Good | Good | Linear group / hedge. No apparent significant defects | Reduce to desired height (e.g. 2m) and trim sides | >20 yrs | C | 2.9 | 1.0 |
| T27 | Sweet Chestnut | *Castanea sativa* | 6 | 210 | 2 | 2 | 2 | 2 | 1 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 19.9 | 2.5 |
| T28 | Sweet Chestnut | *Castanea sativa* | 6 | 220 | 3 | 2 | 3 | 3 | 1 | Semi-mature | Good | Good | No apparent significant defects | Remove to facilitate proposed development | >20 yrs | C | 21.9 | 2.6 |
| T29 | Alder | *Alnus glutinosa* | 5 | 160 | 1 | 2 | 2 | 2 | 2 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 11.6 | 1.9 |

| Tree No. | Common Name | Botanical Name | Height (m) | Stem (mm) | Crown Spread (m) | | | | Crown Height (m) | Age Class | Phys. Cond. | Struct. Cond. | Comments | Proposed Tree Works | Est. Rem. Contrib. | Ret. Cat. | RPA ($m^2$) | RPA Rad. (m) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | N | E | S | W | | | | | | | | | | |
| T30 | Hornbeam | *Carpinus betulus* | 6 | 170 | 3 | 2 | 3 | 3 | 2 | Semi-mature | Good | Good | No apparent significant defects | Remove to facilitate proposed development | >20 yrs | C | 13.1 | 2.0 |
| T31 | Sweet Chestnut | *Castanea sativa* | 6 | 220 | 3 | 3 | 3 | 2 | 2 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 21.9 | 2.6 |
| T32 | Sweet Chestnut | *Castanea sativa* | 6 | 200 | 2 | 3 | 3 | 3 | 2 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 18.1 | 2.4 |
| H33 | Hawthorn | *Crataegus monogyna* | 4 (av.) | 80 (av.) | - | - | - | - | - | Semi-mature | Good | Good | Rather discontinuous linear group / hedge. No apparent significant defects | Reduce to desired height (e.g. 2m) and trim sides<br>Infill planting | >20 yrs | C | 2.9 | 1.0 |
| T34 | Hornbeam | *Carpinus betulus* | 6 | 170 | 2 | 1 | 2 | 2 | 2 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 13.1 | 2.0 |
| T35 | Wild Cherry | *Prunus avium* | 6 | 200 | 3 | 3 | 3 | 2 | 2 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 18.1 | 2.4 |
| T36 | Wild Cherry | *Prunus avium* | 6 | 180 | 2 | 2 | 2 | 2 | 2 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 14.6 | 2.2 |
| T37 | Field Maple | *Acer campestre* | 6 | 180 | 2 | 2 | 2 | 3 | 1 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 14.6 | 2.2 |
| T38 | Wild Cherry | *Prunus avium* | 6 | 200 | 3 | 3 | 3 | 2 | 2 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 18.1 | 2.4 |
| T39 | Rowan | *Sorbus aucuparia* | 6 | 150 | 2 | 2 | 2 | 2 | 2 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 10.2 | 1.8 |
| T40 | Silver Birch | *Betula pendula* | 9 | 170 | 3 | 3 | 3 | 2 | 2 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 13.1 | 2.0 |
| T41 | Wild Cherry | *Prunus avium* | 6 | 210 | 3 | 3 | 2 | 3 | 2 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 19.9 | 2.5 |
| T42 | Field Maple | *Acer campestre* | 6 | 180 | 2 | 3 | 2 | 2 | 2 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 14.6 | 2.2 |
| T43 | Silver Birch | *Betula pendula* | 9 | 190 | 3 | 3 | 3 | 3 | 2 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 16.3 | 2.3 |
| T44 | Alder | *Alnus glutinosa* | 5 | 90 | 1 | 1 | 1 | 1 | 2 | Semi-mature | Fair | Fair | No apparent significant defects | No work required | >20 yrs | C | 3.7 | 1.1 |
| T45 | Whitebeam | *Sorbus aria* | 6 | 160 | 2 | 2 | 2 | 2 | 2 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 11.6 | 1.9 |
| T46 | Serviceberry | *Amelanchier sp.* | 6 | 100 | 1.5 | 1.5 | 1.5 | 1.5 | 2 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 4.5 | 1.2 |
| T47 | Hornbeam | *Carpinus betulus* | 6 | 170 | 3 | 2 | 2 | 2 | 2 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 13.1 | 2.0 |
| T48 | Field Maple | *Acer campestre* | 6 | 210 | 3 | 3 | 3 | 3 | 3 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 19.9 | 2.5 |

| Tree No. | Common Name | Botanical Name | Height (m) | Stem (mm) | Crown Spread (m) | | | | Crown Height (m) | Age Class | Phys. Cond. | Struct. Cond. | Comments | Proposed Tree Works | Est. Rem. Contrib. | Ret. Cat. | RPA ($m^2$) | RPA Rad. (m) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | N | E | S | W | | | | | | | | | | |
| T49 | Serviceberry | *Amelanchier sp.* | 6 | 100 | 1.5 | 1.5 | 1.5 | 1.5 | 2 | Semi-mature | Fair | Fair | Wound on lower stem | No work required | >10 yrs | C | 4.5 | 1.2 |
| T50 | Sweet Chestnut | *Castanea sativa* | 6 | 180 | 3 | 2 | 3 | 2 | 2 | Semi-mature | Good | Good | Twin stemmed tree | No work required | >20 yrs | C | 14.7 | 2.2 |
| T51 | Field Maple | *Acer campestre* | 6 | 190 | 3 | 3 | 3 | 2 | 3 | Semi-mature | Good | Good | Wound on lower stem | No work required | >20 yrs | C | 16.3 | 2.3 |
| H52 | Hawthorn | *Crataegus monogyna* | 4 (av.) | 80 (av.) | - | - | - | - | - | Semi-mature | Good | Good | Rather discontinuous linear group / hedge. No apparent significant defects | Reduce to desired height (e.g. 2m) and trim sides<br>Infill planting | >20 yrs | C | 2.9 | 1.0 |
| T53 | Goat Willow | *Salix caprea* | 6 | 245 | 2 | 2 | 3 | 2 | 1 | Semi-mature | Good | Fair | Multi-stemmed tree with tight forks between codominant stems | No work required | >10 yrs | C | 27.1 | 2.9 |
| T54 | Sycamore | *Acer pseudo-platanus* | 6 | 140 | 2 | 3 | 2 | 1 | 2 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 8.9 | 1.7 |
| T55 | Goat Willow | *Salix caprea* | 6 | 245 | 3 | 3 | 3 | 3 | 1 | Semi-mature | Good | Fair | Multi-stemmed tree with tight forks between codominant stems | No work required | >10 yrs | C | 27.1 | 2.9 |
| T56 | Elm | *Ulmus sp.* | 6 | 220 | 4 | 4 | 4 | 4 | 2 | Semi-mature | Good | Good | No apparent significant defects | No work required | >10 yrs | C | 21.9 | 2.6 |
| T57 | Sycamore | *Acer pseudo-platanus* | 6 | 90 | 1.5 | 1.5 | 1.5 | 1.5 | 1 | Young | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 3.7 | 1.1 |
| W58 | Woodland | N/A | 15 (av.) | 400 (av.) | - | - | - | - | - | Mature | Good | Good | Woodland located to the south of site, outside both the application and ownership boundary and assumed to be outside the control of the applicant. Species comprise predominantly ash. Also sycamore, hawthorn. Comments based on cursory observations from campsite only. Trees within potential influencing distance of the proposed development recorded individually. | Reinspect ash when in leaf re: ash dieback<br>Sever ivy on mature trees with potential to impact on campsite | >40 yrs | A | 72.3 | 4.8 |
| T59 | Sycamore | *Acer pseudo-platanus* | 12 | 330 | 8 | 4 | 2 | 6 | 1 | Early Mature | Good | Fair | Tree located outside both the application and ownership boundary. Access not gained. Dimensions estimated. Acute lean to main stem and heavily asymmetric crown. | No work required | >20 yrs | B | 49.2 | 4.0 |

| Tree No. | Common Name | Botanical Name | Height (m) | Stem (mm) | Crown Spread (m) | | | | Crown Height (m) | Age Class | Phys. Cond. | Struct. Cond. | Comments | Proposed Tree Works | Est. Rem. Contrib. | Ret. Cat. | RPA ($m^2$) | RPA Rad. (m) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | N | E | S | W | | | | | | | | | | |
| T60 | Ash | *Fraxinus excelsior* | 20 | 500 | 7 | 7 | 4 | 2 | 5 | Mature | Fair | Fair | Tree located outside application and ownership boundary. Access not gained. Dimensions estimated. Dense ivy on stem. Asymmetric crown. Apparent history of branch failure. Not currently exhibiting symptoms of ash dieback, although not in leaf at time of survey. Deadwood throughout crown. | Remove section of ivy to 1m<br>Reinspect ash when in leaf re: ash dieback | >20 yrs | B | 113.0 | 6.0 |
| T61 | Ash | *Fraxinus excelsior* | 20 | 600 | 11 | 7 | 4 | 4 | 5 | Mature | Fair | Fair | Tree located outside application and ownership boundary. Access not gained. Dimensions estimated. Dense ivy on stem. Asymmetric crown. Apparent history of branch failure. Not currently exhibiting symptoms of ash dieback, although not in leaf at time of survey. Deadwood throughout crown. | Remove section of ivy to 1m<br>Reinspect ash when in leaf re: ash dieback | >20 yrs | B | 162.8 | 7.2 |
| T62 | Ash | *Fraxinus excelsior* | 20 | 600 | 10 | 5 | 3 | 4 | 2 | Mature | Fair | Fair | Tree located outside application and ownership boundary. Access not gained. Dimensions estimated. Dense ivy on stem. Asymmetric crown. Apparent history of branch failure. Not currently exhibiting symptoms of ash dieback, although not in leaf at time of survey. Deadwood throughout crown. | Remove section of ivy to 1m<br>Reinspect ash when in leaf re: ash dieback | >20 yrs | B | 162.8 | 7.2 |
| T63 | Ash | *Fraxinus excelsior* | 20 | 600 | 8 | 5 | 4 | 5 | 2 | Mature | Fair | Fair | Tree located outside application and ownership boundary. Access not gained. Dimensions estimated. Dense ivy on stem. Asymmetric crown. Apparent history of branch failure. Not currently exhibiting symptoms of ash dieback, although not in leaf at time of survey. Deadwood throughout crown. Recent failure of adjacent mature ash exposes this tree to increased and unaccustomed wind loading. | Remove section of ivy to 1m<br>Reinspect ash when in leaf re: ash dieback | >20 yrs | B | 162.8 | 7.2 |
| T64 | Ash | *Fraxinus excelsior* | 20 | 600 | 5 | 5 | 5 | 5 | 5 | Mature | Poor | Poor | Tree located outside application and ownership boundary. Access not gained. Dimensions estimated. Partially failed and partially hung-up in adjacent trees. | Remove<br>NB: Ownership to be established and consent of tree owner gained prior to removal | <10 yrs | U | 162.8 | 7.2 |

| Tree No. | Common Name | Botanical Name | Height (m) | Stem (mm) | Crown Spread (m) | | | | Crown Height (m) | Age Class | Phys. Cond. | Struct. Cond. | Comments | Proposed Tree Works | Est. Rem. Contrib. | Ret. Cat. | RPA ($m^2$) | RPA Rad. (m) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | N | E | S | W | | | | | | | | | | |
| T65 | Ash | *Fraxinus excelsior* | 14 | 361 | 7 | 4 | 2 | 2 | 2 | Early Mature | Fair | Fair | Tree located between parallel barbed wire fences, ownership unclear. Access not gained. Dimensions estimated. Dense ivy high into crown. Asymmetric crown. Not currently exhibiting symptoms of ash dieback, although not in leaf at time of survey. Deadwood throughout crown. | Remove section of ivy to 1m<br>Reinspect ash when in leaf re: ash dieback | >20 yrs | B | 58.8 | 4.3 |
| T66 | Ash | *Fraxinus excelsior* | 14 | 346 | 6 | 3 | 2 | 2 | 2 | Early Mature | Fair | Fair | Tree located between parallel barbed wire fences, ownership unclear. Access not gained. Dimensions estimated. Dense ivy high into crown. Asymmetric crown. Not currently exhibiting symptoms of ash dieback, although not in leaf at time of survey. Deadwood throughout crown. | Remove section of ivy to 1m<br>Reinspect ash when in leaf re: ash dieback | >20 yrs | C | 54.3 | 4.2 |
| T67 | Ash | *Fraxinus excelsior* | 20 | 600 | 9 | 6 | 6 | 6 | 4 | Mature | Fair | Fair | Tree located outside application and ownership boundary. Access not gained. Dimensions estimated. Dense ivy on stem. Asymmetric crown. Apparent history of branch failure. Not currently exhibiting symptoms of ash dieback, although not in leaf at time of survey. Deadwood throughout crown. | Remove section of ivy to 1m<br>Reinspect ash when in leaf re: ash dieback | >20 yrs | B | 162.8 | 7.2 |
| T68 | Hawthorn | *Crataegus monogyna* | 9 | 300 | 5 | 3 | 2 | 3 | 3 | Early Mature | Fair | Fair | Tree located outside application and ownership boundary. Access not gained. Dimensions estimated. Ivy recently severed but persists on stem. Asymmetric crown. | No work required | >20 yrs | C | 40.7 | 3.6 |
| T69 | Hawthorn | *Crataegus monogyna* | 10 | 300 | 5 | 4 | 2 | 3 | 3 | Early Mature | Fair | Fair | Tree located outside application and ownership boundary. Access not gained. Dimensions estimated. Ivy recently severed but persists on stem. Asymmetric crown. | No work required | >20 yrs | C | 40.7 | 3.6 |
| T70 | Hazel | *Corylus avellana* | 5 | 122 | 2.5 | 2.5 | 2.5 | 2.5 | 2 | Semi-mature | Good | Good | Multi-stemmed tree. | No work required | >20 yrs | C | 6.8 | 1.5 |
| T71 | Hazel | *Corylus avellana* | 5 | 122 | 2.5 | 2.5 | 2.5 | 2.5 | 2 | Semi-mature | Good | Good | Multi-stemmed tree. | No work required | >20 yrs | C | 6.8 | 1.5 |
| T72 | Oak | *Quercus robur* | 4 | 160 | 2.5 | 2.5 | 2.5 | 2.5 | 2 | Semi-mature | Good | Good | No apparent significant defects | No work required | >20 yrs | C | 11.6 | 1.9 |

| Tree No. | Common Name | Botanical Name | Height (m) | Stem (mm) | Crown Spread (m) | | | | Crown Height (m) | Age Class | Phys. Cond. | Struct. Cond. | Comments | Proposed Tree Works | Est. Rem. Contrib. | Ret. Cat. | RPA ($m^2$) | RPA Rad. (m) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | N | E | S | W | | | | | | | | | | |
| G73 | Mixed Species Group | N/A | 10 (av.) | 200 (av.) | - | - | - | - | - | Semi-mature | Good | Good | Mixed species group of semi-mature trees located towards the west of site, adjacent main driveway. Species comprise predominantly ash. Also, birch, oak, willow, maple. Comments based on cursory observations only. | Remove dead / moribund trees and ash with advanced ash dieback<br>Reinspect ash when in leaf re: ash dieback | >20 yrs | B | 18.1 | 2.4 |

# Appendix 2

Thompson CONSULTANCY

| | |
|---|---|
| **Sequential Reference Number:** As recorded on the tree schedule and tree survey plans | **Physiological & Structural Condition:**<br>- Good: Containing no apparent significant defects or pathogens<br>- Fair: Containing defects or pathogens that have potential to have an impact on the function of the tree, or component of the tree<br>- Poor: Containing defects or pathogens that significantly compromise structural integrity or cause dysfunction to the tree, or component of the tree<br>- Moribund / Dead: Tree with no significant live growth |
| **Species:** Common and botanical name | |
| **Height:** Measured in metres above ground level | |
| **Stem Diameter:** Measured in millimetres at 1.5m (or in accordance with BS5837 Annex C)<br>**Equiv.:** Equivalent stem diameter for multi-stemmed trees (BS5837 Annex C) | |
| **Crown Spread:** Radius from the main stem, measured in metres at the four cardinal points | |
| **Crown Height:** Height of lowest branch / lowest part of crown | |
| **Age Class:**<br>- Newly Planted: A tree which is not yet fully established in the landscape<br>- Young: A young tree which is established in the landscape<br>- Semi Mature: A tree in the first third of its typical life expectancy<br>- Early Mature: A tree in the second third of its typical life expectancy<br>- Mature: A tree in the final third of its typical life expectancy<br>- Late Mature: A tree approaching or exceeding typical life expectancy | **Estimated Remaining Contribution:**<br>- <10 years; >10 years; >20 years; >40 years<br><br>**Retention Category:** As summarised below<br>- Category A: Light green<br>- Category B: Mid blue<br>- Category C: Grey<br>- Category U: Dark red |

| Category | 1 Mainly Arboricultural Qualities | 2 Mainly Landscape Qualities | 3 Mainly Cultural Values (inc. Conservation) |
|---|---|---|---|
| **Category A:** High quality trees (> 40 years remaining contribution) | Particularly good examples of species or form essential components of formal arboricultural features | Trees, groups or woodlands of particular visual importance as a landscape feature | Trees, groups or woodlands of significant conservation, historical or cultural values |
| **Category B:** Moderate quality trees (> 20 years) | As category A but downgraded because of impaired condition; or trees lacking characteristics of category A trees | Trees in groups or woodlands which attract a higher collective rating than they might as individuals | Trees with material conservation or other cultural value |
| **Category C:** Low quality trees (> 10 years) | Unremarkable trees of limited merit or in such impaired condition that they don't qualify in higher categories | Trees, groups or woodlands which don't qualify in higher categories | Trees with no material conservation or other cultural value |
| **Category U:** Poor quality trees (<10 years) | Trees that have serious, irremediable, structural defects. Trees that are dead or in significant, immediate and irreversible overall decline. Trees infected with pathogens of significance to other trees nearby, or low-quality trees suppressing adjacent trees of better quality | | |

# Appendix 3

Thompson Tree Services (UK) Ltd.
Ashleigh House, Wirksworth, DE4 4FR
www.thompson-treeservices.co.uk
info@thompson-treeservices.co.uk
01629 824079

**Site:** Riddings Camping & Caravan Site
**Address:** Riddings, DE55 4BP
**Plan:** Tree Retention & Removal Plan

**SCALE :** 1 : 1500 @ A4

**DATE :** 18/03/2026

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NOTES:

1. This drawing was originally produced in colour. A monochrome copy should not be relied upon.

2. Any discrepancies and / or omissions identified on this plan should be reported to Thompson Consultancy.

3. Many trees included on this plan were not plotted on the topographic plan provided by the client. Locations of these trees is based on aerial imagery and observations made on site and should be considered indicative.

4. Access to several trees was restricted. Dimensions estimated (see Tree Schedule for details).

**Legend**

- Existing Features
- Tree Stems (from topographic plan)
- 'Red Line' Application Boundary (approx.)

**Tree Legend**

Trees Proposed for Removal

Tree Retention Category / Crown Spread

Category 'A' Category 'B' Category 'C' Category 'U'

0 80m

# Appendix 4

**Thompson CONSULTANCY**

Thompson Tree Services (UK) Ltd.
Ashleigh House, Wirksworth, DE4 4FR
www.thompson-treeservices.co.uk
info@thompson-treeservices.co.uk
01629 824079

**Site:** Riddings Camping & Caravan Site
**Address:** Riddings, DE55 4BP
**Plan:** Outline Tree Protection Plan

**SCALE :** 1 : 1500 @ A4

**DATE :** 18/03/2026

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2. Any discrepancies and / or omissions identified on this plan should be reported to Thompson Consultancy.

3. Many trees included on this plan were not plotted on the topographic plan provided by the client. Locations of these trees is based on aerial imagery and observations made on site and should be considered indicative.

4. Access to several trees was restricted. Dimensions estimated (see Tree Schedule for details).

5. Standard Root Protection Areas (RPA) are shown on this plan. No RPAs have been modified. However, existing below ground features are likely to have influenced root morphology to a greater or lesser extent. The presence of roots beneath such features cannot be discounted.

6. Roots are highly likely to be present beyond RPAs and a precautionary approach should be adopted to all works adjacent all retained trees.

7. Tree protection measures must be installed and maintained in accordance with the specification and principles outlined in the Preliminary Arboricultural Method Statement

## Tree Legend

Default Root Protection Area

Tree Retention Category / Crown Spread

Category 'A' | Category 'B' | Category 'C' | Category 'U'

0 — 80m



# Appendix 5

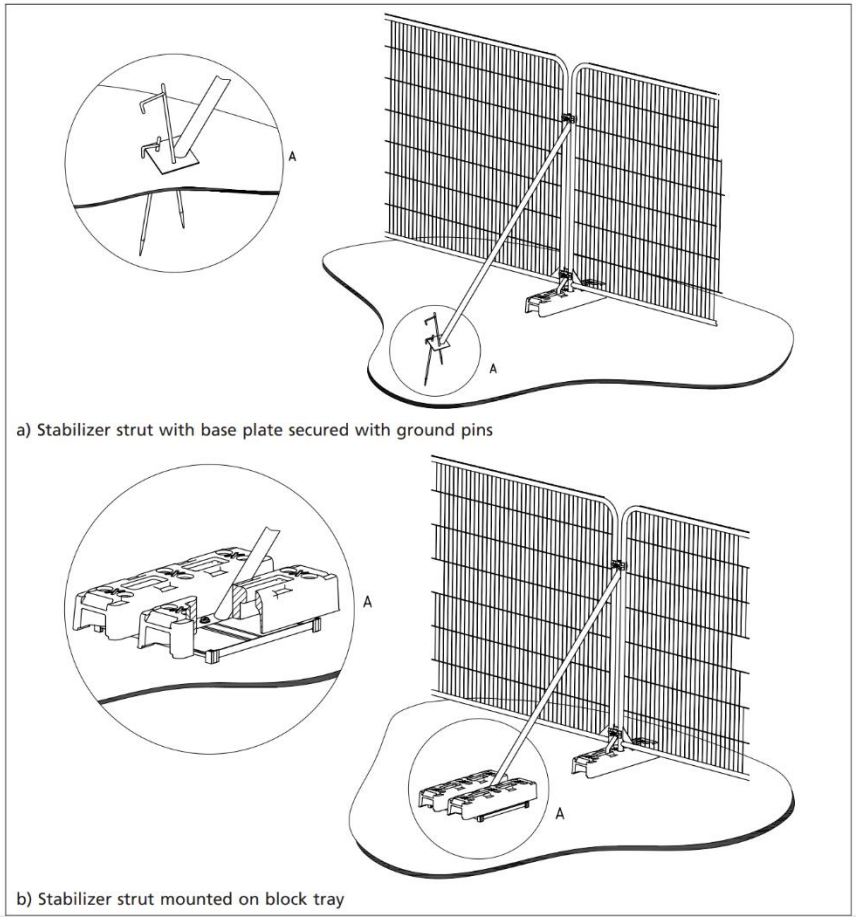


**Figure 1:** Alternative specification tree protection fencing.
Reproduced from BS5837:2012 Courtesy of BSI.







**Figure 2:** Example fence signage. Reproduced from BS5837:2005 Courtesy of BSI.