

Arboricultural Impact Assessment & Method Statement

Land off Chestnut Avenue, Riddings DE55 4EE

May 2026

Commissioned by
Langridge homes

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DRAWING

Tree Protection Plan
Chestnut Avenue, Riddings Scale: 1:1250 @A3

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1 INTRODUCTION

1.1 Brief

1.1.1 Hamps Valley Ltd was commissioned by Langridge Homes to undertake an Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) in accordance with British Standard 5837:2012 – Trees in relation to design, demolition and construction – Recommendations (BS5837:2012), in support of a proposed residential development at land off Chestnut Avenue, Riddings, Alfreton, DE55 4EE.

1.1.2 The assessment has been informed by the tree survey undertaken on the 27th, 28th and 29th of April 2026 and considers the potential direct and indirect impacts of the proposed development on the surveyed trees located both within and adjacent to the site.

1.1.3 The purpose of this report is to:

- assess the arboricultural implications of the proposed development;
- identify trees suitable for retention;
- evaluate the impact of the proposals on retained trees;
- provide appropriate mitigation measures where necessary; and
- outline tree protection and construction methodologies required during the development process.

1.1.4 The report should be read in conjunction with the accompanying Chestnut Avenue, Riddings Tree Protection Plan (TPP), which identifies retained and removed trees, Root Protection Areas (RPAs), and the location of protective fencing required during construction works.

1.2 Site Context

1.2.1 The site comprises an area of undeveloped land located at Chestnut Avenue, Riddings, Alfreton, Derbyshire DE55 4EE.

1.2.2 The site is broadly enclosed by existing residential properties and areas of mature woodland vegetation situated predominantly along the eastern and southern boundaries. Existing tree cover comprises a mixture of individual trees, woodland edge trees and dense woodland groups located both within and adjacent to the site boundaries.

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1.2.3 The surveyed trees are of mixed quality and maturity, including several category A and B quality trees situated along the woodland edge which contribute significantly to local visual amenity, boundary screening and the wider landscape character of the area. The woodland areas also contain dense understorey vegetation comprising holly, hazel and mixed native species, together with areas of woodland ground flora.

1.2.4 Several retained trees were identified as containing cavities, deadwood and other habitat features during the survey.

1.2.5 The site is currently characterised by unmanaged grassland and woodland edge vegetation, with existing drainage features and areas of level variation associated with the woodland corridor located along the southern and eastern boundaries.



Figure 1: Redline boundary of site.

1.2.6 Topography across the site varies moderately, with localised changes in ground levels associated with the woodland edge and drainage features.

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1.2.7 The surrounding area is predominantly residential in character, comprising existing dwellings, garden boundaries and associated infrastructure, interspersed with areas of retained woodland cover and green infrastructure.

1.3 Development Proposal

1.3.1 Planning permission is sought for the construction of a residential development comprising new dwellings with associated access roads, private drives, parking areas, drainage infrastructure, hardstanding, soft landscaping and associated site works at Chestnut Avenue**.**

1.3.2 The proposed development has been designed with consideration given to the retention and protection of the higher quality trees and woodland edge vegetation situated predominantly along the eastern and southern site boundaries where reasonably practicable.

1.3.3 Several individual trees directly conflicting with the proposed development footprint and associated infrastructure are proposed for removal as identified on the accompanying Tree Protection Plan.

1.3.4 The proposed layout incorporates tree protection measures including protective fencing, temporary ground protection and no-dig construction techniques within constrained areas where incursions into Root Protection Areas (RPAs) are unavoidable.

1.3.5 The principal arboricultural constraints associated with the proposed development relate to the retained woodland edge vegetation, proposed hard surfacing, underground services and areas of shared private drive construction**,** located adjacent to retained trees.

1.4 Trees & the Planning Process

1.4.1 Section 197 of the Town and Country Planning Act 1990 places a duty on Local Planning Authorities (LPAs) to consider the protection and planting of trees when determining planning applications.

1.4.2 British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations provides guidance for assessing the relationship between existing trees and proposed development. The standard aims to ensure that appropriate consideration is given to the retention and protection of trees throughout the design, planning and construction process.

1.4.3 The site falls within the administrative area of Amber Valley Borough Council.

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1.4.4 This Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS), together with the accompanying Tree Protection Plan (TPP), have been prepared to assess the impact of the proposed development on the surveyed trees and to identify the measures required to protect retained trees during the construction process.

1.4.5 The report has been prepared in accordance with the guidance contained within BS5837:2012 and is intended to assist the Local Planning Authority in determining the arboricultural implications of the proposed development.

Table B.1 **Delivery of tree-related information into the planning system**

Stage of process	Minimum detail	Additional information
Pre-application	Tree survey	Tree retention/removal plan (draft)
Planning application	Tree survey (in the absence of pre-application discussions)	Existing and proposed finished levels
	Tree retention/removal plan (finalized)	Tree protection plan
	Retained trees and RPAs shown on proposed layout	Arboricultural method statement – heads of terms
	Strategic hard and soft landscape design, including species and location of new tree planting	Details for all special engineering within the RPA and other relevant construction details
	Arboricultural impact assessment	
Reserved matters/ planning conditions	Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method	Arboricultural site monitoring schedule
	Dimensioned tree protection plan	Tree and landscape management plan
	Arboricultural method statement – detailed	Post-construction remedial works
	Schedule of works to retained trees, e.g. access facilitation pruning	Landscape maintenance schedule
	Detailed hard and soft landscape design	

Figure 2: BS 5837:2012 Table B.1.

1.5 Statutory Legal Protection

1.5.1 The statutory protection afforded to trees is primarily through Tree Preservation Orders (TPOs) and Conservation Area designation under the Town and Country Planning Act 1990.

1.5.2 A review of the available records identified that sections of woodland vegetation situated within and adjacent to the site are protected by Amber Valley Borough Council Tree Preservation Order No. 9 – Trees & Woodlands at Newlands Road, Riddings.

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1.5.3 Local Planning Authorities retain the right to serve Tree Preservation Orders at any time; therefore, it is recommended that constraints are re-checked prior to the commencement of any tree works or site clearance operations.

1.5.4 Felling operations may also be subject to the provisions of the Forestry Act 1967 where applicable, although exemptions commonly apply in relation to approved development and trees located within domestic-style garden environments.

1.6 Protected Species

1.6.1 Although this report does not comprise a formal ecological assessment, it should be noted that trees, hedgerows and dense vegetation can provide potential habitat for protected species including nesting birds and roosting bats.

1.6.2 All wild birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). Vegetation clearance and tree removal works should therefore be undertaken outside the main bird nesting season, which typically extends from March to August inclusive. Where this is not possible, works should be preceded by a precautionary inspection for active nests by a suitably competent person.

1.6.3 Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. Trees identified as containing features with bat roost potential may require further inspection prior to works where relevant.

1.6.4 The tree survey identified several trees containing minor cavities and dense vegetation cover; however, no detailed ecological assessment was undertaken as part of this inspection.

1.6.5 Should evidence of protected species be identified during site clearance or construction works, all works in the affected area should cease immediately and advice should be sought from a suitably qualified ecologist.

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2 THE SURVEY

2.1 General observations

2.1.1 BS5837:2012 gives recommendations and guidance of the principals that should be applied during the development process to achieve a satisfactory juxtaposition of trees with structures. With regard to the design issues and the assessment of trees on development sites, BS5837:2012 recognises:

(Section 5.1.1)

'The constraints imposed by trees, both above and below ground (see Note to 5.2.1) should inform the site layout design, although it is recognized that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification. However, care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.'

(Section 5.1.2)

'*As trees can affect and be affected by many aspects of site operations, during the conception and design process the project arboriculturist should be involved in ongoing review of layout, architectural, engineering and landscape drawings. All members of the design team should be made aware of the requirements for the successful retention of the retained trees and should make provision for these throughout the development process.'*

2.1.2 BS5837:2012 advises that the physical size of trees can: dominate new development and give rise to concern about safety, cause obstruction of light and views, and incite objections about falling leaves and debris. These factors are most important when taking into consideration the juxtaposition of trees and new development, and usually this can only be resolved by allowing sufficient space for the trees or by removing the trees.

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2.2 Desk Survey – Legal Constraints

2.2.1 A review of the available records identified that sections of woodland vegetation situated within and adjacent to the site are protected by Amber Valley Borough Council Tree Preservation Order No. 9 – Trees & Woodlands at Newlands Road, Riddings.

2.2.2 The Tree Preservation Order affords statutory protection to several trees and woodland vegetation surveyed as part of this assessment, including woodland group W1 and individual trees situated predominantly along the eastern and southern site boundaries.

2.2.3 The site is not located within a Conservation Area.

2.2.4 A review of the MAGIC mapping system was undertaken to identify the presence of any statutory or non-statutory woodland designations affecting the site, including Ancient Woodland, Priority Habitat Woodland and Traditional Orchard designations. A review of the Woodland Trust Ancient Tree Inventory was also undertaken in relation to the site and surrounding area.

2.2.5 The desk study identified areas of Priority Habitat Deciduous Woodland associated with woodland vegetation adjacent to the site boundaries. No Ancient Woodland or Traditional Orchard designations affecting the application site were identified during the desk study, and no trees recorded within the Ancient Tree Inventory were identified within the application site boundary.

2.2.6 Local Planning Authorities retain the right to serve additional Tree Preservation Orders where considered appropriate; therefore, statutory constraints should be re-checked prior to the commencement of any tree works or site clearance operations

2.3 Field Survey

2.3.1 The arboricultural survey was undertaken in accordance with the recommendations of BS5837:2012 – *Trees in relation to design, demolition and construction – Recommendations*.

2.3.2 Each surveyed tree, tree group and hedgerow was assigned an individual reference number and assessed from ground level using Visual Tree Assessment principles.

2.3.3 Survey data recorded included:

- species,
- height,
- stem diameter,

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- crown spread,
- age class,
- physiological condition,
- structural condition,
- estimated remaining contribution,
- and BS5837 quality category.

2.3.4 Root Protection Areas (RPAs) were calculated in accordance with the methodology set out within BS5837:2012.

2.3.5 The survey was undertaken without invasive investigation or specialised decay detection equipment. Dense vegetation restricted access to some areas of the site and, where necessary, certain measurements were estimated from accessible positions.

2.3.6 Full survey details are provided within the Tree Survey Schedule in Appendix 1 and shown on the accompanying Tree Protection Plan.

3 SURVEY RESULTS AND EVALUATION

3.1 The Trees

3.1.1 One hundred and three individual trees were surveyed. Fifteen were classified as category A quality, seventy-three were classified as category B quality, thirteen were classified as category C quality and six were classified as category U quality.

3.1.2 Two woodland groups were surveyed, both of which were classified as category B quality.

3.1.3 Further details of all trees and tree groups surveyed, along with any recommendations of works can be found in the Tree Survey Schedule in Appendix 1.

4 DEVELOPMENT IMPACT TO RETAINED TREES

4.1.1 The implementation of the proposed development will require the removal of several individual trees identified as category A, B, C and U quality which are in direct conflict with the proposed easement corridor, proposed development footprint, access arrangements and associated infrastructure works, as identified on the accompanying Tree Protection Plan.

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4.1.2 The proposed removals are concentrated predominantly within areas of woodland edge vegetation situated along the eastern and southern site boundaries where conflicts with the proposed easement corridor and associated infrastructure cannot reasonably be avoided.

4.1.3 The principal arboricultural constraints associated with the proposed development relate to retained woodland edge vegetation, Root Protection Areas (RPAs), the proposed easement corridor, hard surfacing construction, underground services and construction activity adjacent to retained trees.

4.1.4 Several localised incursions into RPAs associated predominantly with areas of proposed shared private drive construction have been identified adjacent to retained woodland edge trees.

4.1.5 The identified hard surfacing incursions affect retained trees T89, T90, T92, T93 and T94, as identified on the accompanying Tree Protection Plan.

4.1.6 In order to minimise potential impacts to retained trees, the proposed development incorporates protective fencing, construction exclusion zones, temporary ground protection and no-dig construction techniques within constrained areas where incursions into RPAs are unavoidable.

4.1.7 Potential indirect impacts include root damage, soil compaction, accidental stem damage, disturbance associated with construction activities and future management pressures associated with residential occupation adjacent to retained woodland edge vegetation.

4.1.8 The proposed development layout has been designed with consideration given to the retention of the higher quality trees and woodland edge vegetation situated predominantly along the eastern and southern site boundaries where reasonably practicable. The position of the proposed easement corridor, existing site constraints, level changes, retained woodland vegetation and associated infrastructure requirements significantly limit layout flexibility within sections of the site. Consequently, a number of tree removals within areas of unavoidable conflict are required to facilitate the approved development proposals and associated infrastructure works. The extent of removals has been minimised where reasonably practicable and the majority of the retained woodland structure, canopy cover and wider landscape contribution will remain following completion of the development.

4.1.9 Subject to the implementation of appropriate mitigation measures, protective fencing and construction methodologies in accordance with BS5837:2012, the proposed development is not expected to result in significant adverse impacts to the long-term health and viability of retained trees and woodland edge vegetation.

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Tree/ Group No. & Category A, B, C, U	Proposed Works	Impact	Mitigation/ Compensation
T1–T20, T25–T38 and associated woodland edge vegetation (A, B, C & U)	Removal of trees to facilitate construction of the proposed easement corridor, associated infrastructure and development layout.	**Moderate Impact.** The proposed removals affect areas of woodland edge vegetation situated predominantly along the eastern and southern site boundaries. The removals are required to facilitate the proposed easement corridor and associated infrastructure works. The proposed removals will alter sections of the existing woodland edge although the majority of higher quality woodland vegetation is proposed for retention.	Protective fencing and Construction Exclusion Zones shall be installed in accordance with the approved Chestnut Avenue Tree Protection Plan. New planting and soft landscaping are recommended to help compensate for the proposed removals and assist in the long-term establishment of replacement tree cover across the site.
T89, T90, T92, T93 & T94 (A & B)	Proposed shared private drive construction within identified Root Protection Areas.	**Low to Moderate Impact**. Several localised incursions into RPAs are proposed associated with areas of shared private drive construction. The identified incursions equate to approximately 7% of the RPA of T89, 13% of T90, less than 1% of T92, 12% of T93 and 2% of T94. Potential impacts include localised root disturbance and soil compaction during construction activities.	The affected areas shall be constructed using suitable no-dig construction techniques in accordance with the Arboricultural Method Statement and final engineering specifications. Temporary ground protection and arboricultural supervision shall be implemented where required to minimise disturbance within RPAs.
Retained trees T21–T24, T39, T77–T103 and woodland groups W1 & W2 (predominantly category A & B)	Construction activity adjacent to retained woodland edge vegetation and Root Protection Areas.	**Low Impact**. Potential indirect impacts include accidental stem damage, soil compaction and disturbance during construction activities. Subject to appropriate mitigation measures the proposed development is not expected to result in significant adverse impacts to retained trees.	Protective fencing, Construction Exclusion Zones and temporary ground protection shall be installed and retained throughout the construction period in accordance with BS5837:2012 and the approved Chestnut Avenue Tree Protection Plan.

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5 ARBORICULTURAL METHOD STATEMENT

5.1 Sequence of operations

5.1.1 The following methodology of operations shall be implemented in the sequence below.

- Tree removals.
- Installation of Tree Protection Fencing and Construction Exclusion Zones in accordance with the approved Chestnut Avenue Tree Protection Plan.
- Installation of temporary ground protection where required.
- Site clearance and commencement of construction works.
- Construction of approved no-dig surfacing areas.
- Completion of construction works and associated hard surfacing.
- Removal of tree protection measures where necessary to facilitate final soft landscaping works.
- Removal of all remaining protective measures upon completion of the approved development.

5.1.2 All retained trees and woodland edge vegetation identified for retention shall be protected throughout the construction period in accordance with BS5837:2012 and the approved Chestnut Avenue Tree Protection Plan.

5.1.3 No site clearance, demolition, excavation, storage of materials, fires, mixing of concrete or access by plant or machinery shall take place within Construction Exclusion Zones unless specifically identified within this Arboricultural Method Statement.

5.2 Tree Removals

5.2.1 To facilitate construction of the proposed development, several individual trees identified as category A, B, C and U quality will require removal, as assessed within the Arboricultural Impact Assessment and as identified on the approved Chestnut Avenue Tree Protection Plan.

5.2.2 Removals include: T1–T20, T25–T38.

5.2.3 Tree removal works shall be undertaken prior to the commencement of construction activities, site clearance operations and installation of protective fencing where required.

5.2.4 All tree removal works shall be undertaken carefully to avoid unnecessary disturbance or damage to retained trees, woodland edge vegetation and surrounding ground conditions.

5.2.5 Where tree removals are required adjacent to retained trees, works shall be undertaken using techniques designed to minimise disturbance to retained stems, crowns and Root Protection Areas (RPAs).

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5.2.6 All arisings, spoil and machinery associated with tree removal works shall remain outside retained RPAs and Construction Exclusion Zones unless otherwise agreed with the project arboriculturist.

5.2.7 Should evidence of protected species be identified during tree removal or vegetation clearance operations, works within the affected area shall cease immediately and advice shall be sought from a suitably qualified ecologist.

5.3 Installation of Tree Protection Fencing

5.3.1 Tree Protection Fencing and Construction Exclusion Zones shall be installed in the locations identified on the approved Tree Protection Plan prior to the commencement of any construction works, site clearance operations, material deliveries or machinery access.

5.3.2 Protective fencing shall remain in position throughout the construction period and shall not be removed, repositioned or altered without prior agreement from the project arboriculturist.

5.3.3 The protective fencing shall comprise the default protective barrier specification described within BS5837:2012 and shall consist of a scaffold framework securely braced to resist impacts with welded mesh panels securely fixed to the framework.

5.3.4 Construction Exclusion Zones shall remain free from:

- Excavations.
- Soil stripping.
- Storage of materials.
- Mixing concrete or other products.
- Discharge of harmful chemicals or substances.
- Fires.
- Access by machinery, equipment, or pedestrians.

5.3.5 The protective fencing and Construction Exclusion Zones are intended to protect retained woodland edge vegetation and Root Protection Areas throughout the construction process in accordance with BS5837:2012 and the approved Tree Protection Plan.

Protective signage shall also be attached to the fencing at regular intervals facing outward from the protected area. Examples of the fencing specification and signage are included within Appendix 6 and Appendix 7.

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5.4 Temporary Ground Protection Measures

5.4.1 Temporary ground protection shall be installed in the locations identified on the approved Tree Protection Plan where temporary access within Root Protection Areas (RPAs) is required.

5.4.2 The temporary ground protection shall comprise a suitable load-spreading system capable of preventing soil compaction and minimising disturbance to retained roots and existing ground conditions

5.4.3 Ground protection measures may comprise scaffold boards placed over a compressible layer of woodchip onto a driven scaffold framework in accordance with Figure 3 of BS5837:2012, proprietary cellular ground protection systems or similar approved load-spreading methods appropriate to the anticipated loading requirements.

5.4.4 No excavation, soil stripping or level changes shall take place beneath temporary ground protection areas unless otherwise agreed with the project arboriculturist.

5.4.5 Temporary ground protection shall remain in position for the duration of the approved construction activities and shall be maintained in a suitable condition throughout the construction period.

5.4.6 All temporary ground protection measures shall be removed carefully upon completion of the approved construction works in order to avoid unnecessary disturbance to retained trees and surrounding ground conditions.

5.5 No-Dig Construction Area

5.5.1 Several localised incursions into Root Protection Areas (RPAs) associated predominantly with areas of proposed shared private drive construction have been identified adjacent to retained trees T89, T90, T92, T93 and T94, as identified on the approved Tree Protection Plan.

5.5.2 In order to minimise disturbance to retained roots and existing ground conditions, the affected areas shall be constructed using a suitable no-dig construction methodology.

5.5.3 The no-dig construction shall be designed to:

- retain existing soil levels;
- avoid conventional excavation for sub-base construction;
- minimise disturbance to retained roots;
- provide a suitable load-spreading surface within affected RPAs.

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5.5.4 The proposed no-dig construction may comprise a geocellular confinement system, cellular confinement system or similar approved no-dig construction methodology installed above existing ground levels.

5.5.5 Any required excavation associated with edge restraints or localised adjustments shall be undertaken carefully using hand tools only and under arboricultural supervision where required.

5.5.6 Where roots are encountered during construction works, they shall be retained where reasonably practicable. Any roots requiring pruning shall be pruned cleanly using sharp tools in accordance with BS5837:2012.

5.5.7 Construction materials, spoil and machinery associated with no-dig construction areas shall remain outside adjacent Construction Exclusion Zones unless otherwise agreed with the project arboriculturist.

5.6 Upon completion of the approved construction works, the no-dig surfacing areas shall be retained in accordance with the approved construction specification to minimise long-term impacts to retained rooting environments

5.7 **Removal of Tree Protection Measures**

5.7.1 Tree Protection Fencing, Construction Exclusion Zones and temporary ground protection measures shall remain in position throughout the main construction period and shall only be removed following completion of the approved construction works within the affected areas.

5.7.2 Protective fencing may be removed where necessary to facilitate approved soft landscaping and replacement planting works.

5.7.3 All protective measures shall be removed carefully to avoid unnecessary disturbance or damage to retained trees, retained roots and surrounding ground conditions.

5.7.4 Upon completion of the approved development, all remaining materials, debris and temporary protection measures shall be removed from site.

5.8 **Soft Landscaping Within RPAs**

5.8.1 Soft landscaping works within Root Protection Areas (RPAs) shall be undertaken carefully using hand tools only.

5.8.2 Existing ground levels within RPAs shall be retained throughout the construction and landscaping process.

5.8.3 No plant or machinery shall operate directly within RPAs unless suitable temporary ground protection measures are in place in accordance with the approved Tree Protection Plan.

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5.8.4 Any new planting situated adjacent to retained woodland edge vegetation shall be undertaken carefully to avoid unnecessary disturbance to retained roots and existing ground conditions.

5.8.5 All soft landscaping works shall be undertaken in accordance with BS5837:2012 and the approved Chestnut Avenue Tree Protection Plan.

5.9 Arboricultural Supervision & Site Monitoring

5.9.1 Arboricultural supervision shall be undertaken where required during works taking place adjacent to retained trees and Root Protection Areas (RPAs).

5.9.2 The project arboriculturist shall monitor the installation of protective fencing, temporary ground protection and no-dig construction areas where required.

5.9.3 Should unforeseen arboricultural issues arise during the construction process, works within the affected area shall cease until appropriate arboricultural advice has been provided.

5.9.4 Any roots encountered during approved construction works shall be retained where reasonably practicable and protected from unnecessary disturbance or damage.

5.9.5 The project arboriculturist shall retain the authority to recommend modifications to working methods where necessary to ensure the protection of retained trees and woodland edge vegetation in accordance with BS5837:2012.

6 SUMMARY AND RECOMMENDATIONS

6.1.1 The requirements of BS5837:2012 – Trees in relation to design, demolition and construction – Recommendations have been considered in assessing the arboricultural impacts associated with the proposed residential development at Chestnut Avenue, Riddings, Alfreton, Derbyshire DE55 4EE.

6.1.2 The site contains a mixture of individual trees, woodland edge trees and woodland vegetation of varying quality and maturity situated predominantly along the eastern and southern site boundaries.

6.1.3 The implementation of the proposed development will require the removal of several individual trees identified as category A, B, C and U quality situated predominantly within areas affected by the proposed easement corridor, development footprint, access arrangements and associated infrastructure works.

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6.1.4 The majority of the higher quality trees and woodland edge vegetation are proposed for retention and protection throughout the development process in accordance with the recommendations detailed within this report and the accompanying Tree Protection Plan.

6.1.5 Several localised incursions into Root Protection Areas associated with areas of proposed shared private drive construction have been identified adjacent to retained trees T89, T90, T92, T93 and T94.

6.1.6 In order to minimise potential impacts to retained trees, the proposed development incorporates protective fencing, Construction Exclusion Zones, temporary ground protection and no-dig construction techniques within constrained areas where incursions into Root Protection Areas are unavoidable.

6.1.7 The retained woodland edge vegetation situated adjacent to proposed residential plots may require periodic future management to maintain an appropriate relationship between retained trees and residential occupation. The proposed Tree Protection Plan, Construction Exclusion Zones and retained landscape buffers are intended to assist in protecting the long-term health, condition and viability of retained woodland edge vegetation throughout the development process.

6.1.8 Subject to the implementation of the recommendations, mitigation measures and construction methodologies detailed within this report and the approved Tree Protection Plan, the proposed development is not expected to result in significant adverse impacts to the long-term health and viability of retained trees and woodland edge vegetation.

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Appendix 1
Tree Survey Schedule

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Location: Chestnut Avenue, Riddings

Surveyor: Jenna Young

Survey Date: 27, 28, 29 /04/2026

Weather: Dry & Sunny

HAMPS VALLEY LTD TREE EXPERTS
EST 2003

Item type: T (tree), G (group), H (hedge), W (woodland)	Tree/ Group Ref. No.	Common Name	Height(m)	Height and direction of first significant branch (m)	Crown Spread (m)				Stem Diameter @ 1.5m (mm)					Number of stems	Maturity: Young, Semi-Mature, Early-Mature, Mature, Post-mature, Veteran	Condition:		Estimated Remaining Contribution: (<10, 10+, 20+, 40+)	BS5837 Category	Sub Category	Comments	Management recommendations	Bat potential: L (Likely) U (Unlikely)	BS 5837 Root Protection Radius (m)
					North	East	South	West								Physiological Condition: Good, Fair, Poor, Dead	Structural: Good ,Fair, Poor							
T	1	Sycamore	14	0	2.5	2.5	2.5	2.5	240					1	Early mature	Good	Good	40+	B	1, 2	Tree on edge of woodland group.	None required	U	2.9
T	2	Sycamore	18	2 S	3	6	8	8	300					1	Early mature	Good	Good	40+	B	1, 2	Tree on edge of woodland group.	None required	U	3.6
T	3	Oak	23	2 S	7	6	3	8	830					1	Mature	Fair	Fair	40+	A	1, 2	Tree on northern edge of open drainage. Structural roots extending over open drainage. Major dead limb in western side of crown. Partially occluded cavity western side of stem base, stem solid sounding with mallet. High habitat potential.	None required	U	10.0
T	4	Oak	24.5	1S	7	7	6.5	7	890					1	Mature	Fair	Fair	40+	A	1, 2, 3	Tree near western edge of group with crown overhanging site. Stem leans westwards with photographic growth. Dead branches throughout crown. Major limb has failed from western side of crown onto fence and into site. High habitat potential.	None required	L	10.7

T	5	Oak	23	0	5	5	5	5	820					1	Mature	Good	Good	40+	A	1, 2, 3	Tree centrally located within woodland on west bank of open drainage/ravine. Large, partially occluded historic tear-out cavity (~800 mm) on northeast of stem, with occlusion above (~1 m) and below (~1.5 m) and associated staining. Minor deadwood throughout crown. High bat potential.	None required	L	9.8
T	6	Sycamore	16	1.5	7	7	7.5	7.5	370					1	Early mature	Fair	Fair	10+	C	1, 2	Tree on western edge of woodland group. Heavy ivy coverage of much of stem and engulfing crown.	None required	U	4.4
T	7	Sycamore	26	2	8	7	7.5	7.5	650					1	Early mature	Good	Fair	40+	A	1, 2	Tree on west edge of woodland group, crown overhanging site. Slight phototropic lean west towards site. Partial ivy cover to stem and main limbs.	None required	U	7.8
T	8	Sycamore	23	2	3	3	3	3	500					1	Early mature	Good	Fair	40+	B	1, 2	Ivy partially covers stem and main limbs of crown.	None required	U	6.0
T	9	Elm	18	2	3	3	3	3	250					1	Early mature	Fair	Fair	10+	B	1, 2	Tree on western edge of ravine. Heavy ivy coverage.	None required	U	3.0
T	10	Sycamore	23	2	2.5	2.5	2.5	2.5	620					1	Mature	Fair	Fair	40+	B	1, 2	Tree on eastern edge of ravine. Heavy ivy coverage of upper stem and most of crown.	None required	U	7.4
T	11	Sycamore	18	2	2	2	2	2.5	280					1	Early mature	Fair	Fair	10+	B	1, 2	Minor dead branches throughout crown, partial ivy coverage of crown and stem.	None required	U	3.4
T	12	Sycamore	20	2	3	3	3	3	500					1	Mature	Fair	Fair	40+	B	1, 3	Heavy basal epicormic growth. Multiple branch knothole cavities on stem at ~2–5 m. Partial ivy cover to stem and main limbs. High habitat potential.	None required	U	6.0
T	13	Hawthorn	6	2	3	3	3	3	100	100				2	Early mature	Fair	Good	40+	C	1	Understorey tree x2 fused stems, phototropic lean eastwards away from bank of ravine.	None required	U	1.7
T	14	Elm	18	2	4	5	5	3	430					1	Early mature	Good	Good	20+	A	1, 2	Tree on western edge of ravine. Partial ivy coverage of stem.	None required	U	5.2

T	15	Sycamore	22	2	4	3	5	5	670					1	Mature	Fair	Fair	40+	B	1, 2, 3	Heavy ivy cover to stem and main limbs. Basal epicormic growth. Large basal cavity (~300 × 400 mm) on north of stem with associated hollowing; stem hollow-sounding on mallet to ~2 m. High habitat potential.	None required	U	8.0
T	16	Sycamore	23	2	3	3	3	3	680					1	Mature	Fair	Fair	40+	B	1, 2	Heavy ivy coverage of stem and main limbs. Basal epicormic growth.	None required	U	8.2
T	17	Sycamore	22	2	3	3	3	3	400					1	Mature	Fair	Fair	40+	B	1, 2	Heavy ivy coverage of stem and main limbs. Basal epicormic growth.	None required	U	4.8
T	18	Sycamore	22	2	2	2.5	2	1	400					1	Mature	Fair	Fair	40+	B	1, 2	Heavy ivy coverage of stem and main limbs. Basal epicormic growth.	None required	U	4.8
T	19	Oak	19	2	3	3	3	3	620					1	Early mature	Good	Good	40+	B	1, 2	Tree on eastern side of open drainage. Neighbouring tree hung up against stem.	None required	U	7.4
T	20	Oak	10	2	3	3	3	3	300					1	Early mature	Dead	Poor	N/A	U	1, 2	Tree on western edge of open drainage. Stem leans eastwards over drainage and against neighbouring tree.	None required	U	3.6
T	21	Sycamore	20	2	3	3	3	3	700					1	Mature	Fair	Fair	40+	B	1, 2	Tree on woodland edge with crown overhanging site. Heavy ivy cover to upper stem and main branch unions. Minor deadwood throughout crown.	None required	U	8.4
T	22	Oak	20	2	3	3	3.5	3	690					1	Mature	Good	Fair	40+	B	1, 2	Healthy woodland tree.	None required	U	8.3
T	23	Oak	26	2	3	3	3.5	3	590					1	Mature	Good	Fair	40+	B	1, 2	Ivy covers upper half of stem. Crown suppressed from western side. Minor dead branches throughout crown.	None required	U	7.1
T	24	Sycamore	9	2	3	3	3.5	3	200					1	Early mature	Fair	Fair	10+	C	1, 2	Small suppressed tree with heavy ivy coverage.	None required	U	2.4
T	25	Sycamore	14	2	3	3	3.5	3	360					1	Early mature	Poor	Fair	10+	C	1, 2	Sparse foliage cover for species, dead branches throughout crown.	None required	U	4.3

T	26	Sycamore	14	2	3	3	3.5	3	340					1	Early mature	Poor	Fair	10+	C	1, 2	Sparse foliage cover for species, dead branches throughout crown.	None required	U	4.1
T	27	Oak	30	2S	6	6	6	6.5	920					6	Mature	Good	Good	40+	A	1, 2	Tree on edge of woodland group. Crown overhangs site. Minor dead branches throughout crown.	None required	U	15.0
T	28	Sycamore	13	2	5	5	5	5	310	190				2	Early mature	Fair	Fair	10+	C	1, 2, 3	Twin-stemmed tree with asymmetric form due to suppression from adjacent trees. Deadwood throughout crown.	None required	L	4.4
T	29	Sycamore	17	4E	3.5	3.5	3.5	3.5	440					1	Early mature	Poor	Fair	10+	C	1, 2	Dead branches throughout crown, heavy ivy coverage of upper half of stem and main limbs of crown.	None required	U	5.3
T	30	Sycamore	15	3N	12.5	12	12.5	12	320					1	Early mature	Dead	Fair	N/A	U	3	Standing dead tree with ivy coverage.	None required	U	3.8
T	31	Sycamore	16	4E	3.5	3.5	3.5	3.5	270					1	Early mature	Good	Fair	10+	C	1, 2	Dead branches throughout crown, heavy ivy coverage of upper half of stem and main limbs of crown.	None required	U	3.2
T	32	Hazel	8	2S	3	3	3	3	220					1	Early mature	Good	Good	40+	C	1, 2	Small tree heavy ivy coverage.	None required	U	2.6
T	33	Sycamore	2	2	4	4	4	4	900					1	Mature	Dead	Poor	N/A	U	3	Stem failed south into adjacent field; remains partially attached. Hollow, decayed stem with *Armillaria* rhizomorphs present. High habitat value.	None required	L	10.8
T	34	Elm	9	2	4	4	4	4	240					1	Early mature	Poor	Fair	N/A	U	3	Standing dead tree.	None required	L	2.9
T	35	Sycamore	13	2	4	4	4	4	300					1	Early mature	Poor	Fair	<10	U	3	No visible crown only heavy ivy covering stem.	None required	U	3.6
T	36	Sycamore	15	2	4	4	4	4	390					1	Early mature	Fair	Good	40+	B	1, 2	Tree on edge of group, heavy basal epicormic growth.	None required	U	4.7
T	37	Sycamore	15	2	4	4	4	4	370					1	Early mature	Fair	Good	40+	B	1, 2	Tree on edge of group, heavy basal epicormic growth.	None required	U	4.4
T	38	Sycamore	14	2	4	4	4	4	310					1	Early mature	Fair	Fair	40+	B	1, 2	Tree on edge of group, heavy basal epicormic growth. Stem leans northwards into group. Dead branches throughout crown.	None required	U	3.7

T	39	Oak	18	2	4	4	4	4	700					1	Mature	Fair	Fair	40+	B	1, 3	Partially occluded decay with bark delamination on north of stem. Stem solid on mallet sounding. Bud/foliage density slightly sparse for species. Ivy cover to stem. High habitat potential.	None required	L	8.4
T	40	Oak	23	2	5	5	5	5	400					1	Mature	Good	Fair	40+	B	1, 2	Woodland edge tree in influencing distance of site.	None required	U	4.8
T	41	Sweet Chestnut	24	2	5	5	5	5	600					1	Mature	Good	Fair	40+	B	1, 2	Woodland edge tree in influencing distance of site.	None required	U	7.2
T	42	Beech	24	2	5	5	5	5	650					1	Mature	Good	Fair	40+	B	1, 2	Woodland edge tree in influencing distance of site.	None required	U	7.8
T	43	Oak	25	2	5	5	5	5	550					1	Mature	Good	Fair	40+	B	1, 2	Woodland edge tree in influencing distance of site.	None required	U	6.6
T	44	Sycamore	24	2E	4.5	5	5	5	900					1	Mature	Good	Fair	40+	A	1, 2	Heavy ivy cover to stem and main branch unions. Some major deadwood overhanging site.	None required	U	10.8
T	45	Oak	23.5	2E	4.5	5	5	5	950					1	Mature	Fair	Fair	40+	B	1, 3	Areas of dead wood and bark delamination on stem, high habitat potential.	None required	L	11.4
T	46	Oak	24	2E	4.5	4	4	5	400					1	Early mature	Good	Good	40+	B	1, 2	Woodland edge tree in influencing distance of site.	None required	U	4.8
T	47	Sweet Chestnut	22	2.5E	5.5	5	5.5	5	360					1	Early mature	Fair	Fair	40+	B	1, 2	Tree has phototropic lean westwards into site. Ivy covers stem.	None required	U	4.3
T	48	Oak	21	2	3	3	3	3	350					1	Early mature	Good	Good	40+	B	1, 2	Woodland edge tree in influencing distance of site.	None required	U	4.2
T	49	Ash	24	2	2	2	2	2	700					1	Mature	Good	Fair	40+	A	1, 2, 3	Partial ivy cover to stem and main limbs. Partially failed major limb with longitudinal split ~1 m below failure point, overhanging site at ~5–6 m. Additional partially occluded splits in two further branches. High habitat potential.	None required	L	8.4

T	50	Sweet Chestnut	16	2E	3	3	3	3	500					1	Mature	Good	Good	40+	B	1, 2	Woodland edge tree in influencing distance of site.	None required	U	6.0
T	51	Ash	22.5	2	6	6	6	6	510					1	Mature	Good	Good	40+	B	1, 2	Woodland edge tree in influencing distance of site.	None required	U	6.1
T	52	Ash	19	2	9.5	9.5	9.5	9.5	520					1	Mature	Good	Good	40+	B	1, 2	Woodland edge tree in influencing distance of site.	None required	U	6.2
T	53	Sycamore	18	3	7				410					1	Early mature	Good	Fair	40+	B	1	Heavy ivy coverage, tree leans westward into site.	None required	U	4.9
T	54	Oak	18.5	2	8				550					1	Early mature	Good	Fair	40+	B	1	Heavy ivy coverage, tree leans westward into site.	None required	U	0.9
T	55	Sycamore	19	2	8				550					1	Early mature	Good	Fair	40+	B	1	Heavy ivy coverage, tree leans westward into site.	None required	U	0.9
T	56	Sycamore	24	2	9				450					1	Early mature	Fair	Fair	40+	B	1	Heavy ivy coverage of stem and main limbs.	None required	U	5.4
T	57	Sycamore	26	2	10				680					1	Early mature	Fair	Fair	20+	B	1	Heavy ivy coverage of stem and main limbs.	None required	U	8.2
T	58	Sycamore	18	2	6				370					1	Early mature	Good	Good	40+	B	1	Healthy woodland tree.	None required	U	4.4
T	59	Sycamore	19	2	4				230					1	Early mature	Good	Good	40+	B	1	Healthy woodland tree.	None required	U	2.8
T	60	Sycamore	21	2	4				250					1	Early mature	Good	Fair	20+	B	1	Healthy woodland tree.	None required	U	3.0
T	61	Sycamore	26	2	9.5				410					1	Early mature	Good	Fair	40+	B	1, 3	Phototropic lean est towards site. Partial ivy cover to upper stem. Branch knothole cavity with staining (likely bat roost). High habitat value.	None required	L	4.9
T	62	Oak	23	2	9				630					1	Mature	Good	Fair	40+	B	1	Heavy ivy coverage of stem and main limbs.	None required	U	7.6

T	63	Oak	19	2	12				450					1	Mature	Good	Fair	40+	B	1	Stem has phototropic lean westwards into site. Partial ivy coverage of upper stem.	None required	U	5.4
T	64	Sycamore	10	2	6				500					1	Early mature	Good	Fair	20+	B	1	Ivy covers much of stem.	None required	U	6.0
T	65	Oak	22	2	6				520					1	Mature	Good	Good	40+	B	1	Partial ivy coverage of stem. Tree has phototropic lean westwards into site.	None required	U	6.2
T	66	Sycamore	23	2	6				500					1	Mature	Good	Good	40+	B	1	Ivy partially covers upper third of stem.	None required	U	6.0
T	67	Sycamore	26.5	2	12				850					1	Mature	Good	Good	40+	A	1	Ivy cover to upper third of stem. Minor deadwood overhanging site. Slight phototropic lean west towards site.	None required	U	10.2
T	68	Elm	20	2	5				300					1	Early mature	Fair	Fair	20+	B	1	Ivy covers stem	None required	U	3.6
T	69	Sycamore	21	2	7				450					1	Early mature	Good	Good	40+	B	1	Ivy covers upper half of stem	None required	U	5.4
T	70	Elm	22	2	14				280					1	Early mature	Good	Fair	20+	B	1	Ivy covers upper stem	None required	U	3.4
T	71	Elm	26.5	2	14				280					1	Early mature	Good	Fair	40+	B	1	Ivy covers upper stem	None required	U	3.4
T	72	Hawthorn	20	0.5	8				150	200	100			3	Early mature	Good	Fair	20+	B	1	Ivy covers upper stem	None required	U	3.2
T	73	Sycamore	12	2	5				320					1	Early mature	Fair	Fair	40+	B	1	Ivy covers upper stem	None required	U	3.8
T	74	Sycamore	18	2	11				870					1	Mature	Fair	Fair	40+	A	1	Ivy covers most of stem. Lots of burring and epicormic growth around stem from base to 3m.	None required	U	10.4
T	75	Sycamore	14	2	2				200					1	Early mature	Dead	Fair	N/A	U	3	Standing dead tree	None required	U	2.4
T	76	Sycamore	7	2	4				320					1	Early mature	Fair	Fair	20+	B	1	Asymmetric crown and phototropic growth. Ivy partially covers stem.	None required	U	3.8
T	77	Beech	24	3	13				1000					1	Mature	Good	Good	40+	A	1	Large, prominent tree on edge of woodland, good form and vitality.	None required	U	12.0
T	78	Sycamore	18	2	4				300					1	Early mature	Fair	Fair	20+	B	1	Heavy ivy cover to stem.	None required	U	3.6
T	79	Sycamore	18	1	3				200	180				2	Early mature	Fair	Fair	20+	B	1	Heavy ivy cover to stem.	None required	U	3.2

T	80	Elm	14	2	4				260					1	Early mature	Dead	Fair	N/A	U	3	Standing dead tree. Structural roots exposed on south side; ground flora includes bluebells and lords-and-ladies. High habitat value.	None required	L	3.1
T	81	Sycamore	20	2	8				450					1	Early mature	Fair	Fair	40+	B	1	Heavy ivy cover to stem and main limbs.	None required	U	5.4
T	82	Sycamore	18	2	6				300	150				2	Early mature	Fair	Fair	20+	B	1	Heavy ivy cover to stem and main limbs.	None required	U	4.0
T	83	Sycamore	11	2	7				400					1	Early mature	Fair	Fair	20+	B	1	Heavy basal epicormic growth. Stem failed at ~2 m; remaining stem appears hollow with regrowth. One major limb extends north from ~2 m. High habitat potential.	None required	L	4.8
T	84	Sycamore	18	2	8				320					1	Early mature	Fair	Fair	20+	B	1	Heavy ivy coverage of upper stem and crown. Minor dead branches throughout crown.	None required	U	3.8
T	85	Elm	12	2	4				290					1	Early mature	Dead	Fair	N/A	U	3	Standing dead tree with ivy coverage.	None required	U	3.5
T	86	Sycamore	18	2	7				500					1	Mature	Good	Fair	20+	B	1, 3	Detached limb from adjacent tree caught within crown. Branch knothole cavities and deadwood present. High habitat value.	None required	L	6.0
T	87	Sweet Chestnut	23	3	12				980					1	Mature	Good	Good	40+	A	1, 3	Dead branch doubs with splits and cracks. Branch knot hole cavities on major limb overhanging site. Dead branches overhanging site. High habitat value.	None required	L	11.8
T	88	Sycamore	14	2	10				760					1	Mature	Good	Good	40+	A	1, 3	Burring on stem with multiple branch knothole cavities. Major dead branch stub from historic limb tear-out. High habitat potential.	None required	L	9.1
T	89	Sweet Chestnut	24	2	7				1060					1	Mature	Good	Fair	40+	A	1, 3	Epicormic growth and burring along stem; multiple branch knothole cavities. High habitat potential.	None required	L	12.7
T	90	Oak	24	2	13.5				650					1	Mature	Fair	Fair	20+	B	1, 3	Phototropic lean northeast towards site. Areas of bark delamination on major limbs overhanging site. Apical dieback with dead branches in upper crown. High habitat potential.	None required	L	7.8

T	91	Oak	14	2	5				320					1	Early mature	Good	Fair	40+	B	1	Aysmetric crown and phototropic growth.	None required	U	3.8
T	92	Sycamore	22	2	7				650					1	Mature	Good	Fair	20+	B	1	Heavy ivy cover to upper stem and main limbs.	None required	U	7.8
T	93	Oak	20	2	5				430					1	Early mature	Fair	Fair	40+	B	1	Heavy ivy cover to upper stem and main limbs.	None required	U	5.2
T	94	Oak	20	2	7				630					1	Mature	Good	Good	40+	B	1	Healthy woodland tree.	None required	U	7.6
T	95	Sycamore	19	2	7				610					1	Mature	Good	Good	40+	B	1	Crown overhangs site.	None required	U	7.3
T	96	Hawthorn	10	0.5	5				310					1	Mature	Good	Good	40+	B	1	Edge treeleaning into site, some ivy coverage.	None required	U	3.7
T	97	Ash	17	2	8				330					1	Early mature	Good	Good	40+	B	1	Healthy woodland tree.	None required	U	4.0
T	98	Sycamore	23	3	10				980					1	Mature	Good	Fair	40+	A	1, 3	Large tree on woodland edge. Partial ivy cover to stem and crown. Large, partially occluded historic tear-out cavity (~300 × 400 mm) on S stem at ~1.5 m, with associated hollowing and staining. High habitat potential.	None required	L	11.8
T	99	Sycamore	23	3	9				710					1	Mature	Good	Good	40+	A	1, 3	Basal epicormic growth and ivy partially covering stem.	None required	U	8.5
T	100	Oak	19	2	5.5	8	6	9	940					1	Mature	Good	Good	40+	A	1, 3	Open-grown form. Lower crown with multiple pruned branch stubs. Branch knothole cavities and two partially occluded historic tear-out wounds on the northern crown. High habitat potential.	None required	L	11.3
T	101	Oak	25	2	7	8	8	7	870					1	Mature	Good	Good	40+	A	1, 2, 3	Large areas of burring around stem base up to 500mm above ground. Further burring around stem between 1.5 -2m above ground with epicormic shoots. 3 bat boxes in northern side of crown. Minor dead branches throughout crown some branches i lower crown have been pruned. Prominent tree visible from multiple directions.	None required	L	10.4

T	102	Oak	17	2	11	10	12	9	1000					1	Mature	Good	Good	40+	A	1, 2, 3	Lower crown pruned, reducing branch length. Two major dead branch stubs on the western and eastern crown (pruned to ~400 mm). Three bird boxes mounted on the eastern to northern stem at ~3–5 m. Two eastern limbs at ~7–8 m reduced in length. Large old fungal fruiting body at the southern stem base. Partially occluded cavity (~300 × 400 mm) at the stem base between buttresses with associated hollowing and nesting material present. High habitat value.	None required	L	12.0
T	103	Oak	17.5	2	10	10	10	10	700					1	Mature	Good	Good	40+	A	1	Tree inaccessible due to mesh fencing and dense brambles, restricting inspection of the western stem. Lower crown pruned, reducing branch length. Small partially occluded cavity on the northern stem at ~1.2 m containing nesting material. Two bat boxes mounted on the south-eastern stem at ~4–5 m. Minor deadwood throughout crown. Branch knothole cavity on an eastern limb. Old pruning wound with woodpecker hole on the southern stem. Tree visible from several rear gardens. High habitat value.	None required	L	8.4
W	1	holly and hazel Sycamore elm, yew, hawthorn, beech	25	1	12				950					1	Semi-mature-Mature	Good	Good	40+	B	1, 2, 3	Understorey includes hazel, elm and holly. Deadwood (branches, stems and stumps) throughout. Ground flora includes Ancient Woodland Indicator species: Predominantly Dog's mercury (Mercurialis perennis), with bluebell (Hyacinthoides non-scripta), wood anemone (Anemone nemorosa), primrose (Primula vulgaris), lesser celandine (Ficaria verna) and lords-and-ladies (Arum maculatum).	None required	L	11.4
W	2	holly and hazel Sycamore elm, yew, hawthorn, beech	25	1	13.5				1060					1	Semi-mature-Mature	Good	Good	40+	B	1, 2, 3	Understorey includes rhododendron. Deadwood (branches, stems and stumps) throughout. Ground flora includes Ancient Woodland Indicator species: bluebell (Hyacinthoides non-scripta), primrose (Primula vulgaris), lesser celandine (Ficaria verna) and lords-and-ladies (Arum maculatum).	None required	L	12.7

Appendix 2
Survey Methodology

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Appendix 2: Survey Methodology

The following features of each tree, group of trees or woodland have been recorded in the Survey Schedule:

- Species by common names.
- Height measured in metres from the stem base. Where the ground has a significant slope, the higher ground is selected.
- Crown height is measured in metres and is an indication of the average height at which the main crown begins.
- Stem diameter is measured in millimetres at 1.5m above the adjacent ground level (upslope on sloping ground).
- Crown spread is measured in metres and taken at the four cardinal points to derive an accurate representation of the crown.
- Age class of the tree is described as young, semi-mature, early mature, late-mature, mature or veteran.
- Stem condition is classed as good, fair or poor. This is an indication of the structural integrity of the tree and considers significant wounds, decay and quality of stem junctions.
- Crown condition is classed as good, fair or poor. This is an indication of the structural integrity of the tree and considers significant wounds, decay and quality of branch unions.
- Physiological condition is classed as good, fair, poor, or dead. This is an indication of the health of the tree and considers vitality, presence of disease and dieback.
- Life expectancy is classed as: less than 10 years (<10), at least 10 years (>10). This is an indication of the number of years before the removal of the tree is likely to be required.
- Comments include a brief description of the tree with comments on the form, vitality, health and any significant defects that may be present.

Appendix 3
Tree Categorisation Method

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Appendix 3: Tree Categorisation Method

Table 1 **Cascade chart for tree quality assessment**

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

A single tree, group or woodland can come under one or more sub-headings. This does not award it a higher value than a tree with a single value, for the purposes of this report.

Appendix 4
General Tree Constraints

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Appendix 4: General Tree Constraints

- Trees impose a constraint to development in a variety of ways. These predominantly include their rooting areas, (RPAs), their current and potential crown spread, and species characteristics such as branch and fruit drop, excretion of 'honey dew', density of foliage etc. Trees located on shrinkable clay soils may also contribute to subsidence damage to buildings.
- The RPA is calculated with the tree's diameter at 1.5m and represents the minimum area which should be protected and undisturbed around each retained tree to ensure its survival beyond development.
- During the design stage consideration should be given to any conflicting aspects between the design and tree retention. These include the effects on the amenity value provided by existing trees, wildlife habitat, working space required throughout construction, infrastructure or service requirements, highway visibility requirements and foundation design to prevent the effects of subsidence (this list is not exhaustive).
- Tree root morphology can be influenced by many variables such as drainage and soils, previous land use, existing roads, structures and underground services. Any of these factors may result in non-uniform root growth and therefore result in an RPA represented as shape that best reflects suitable protection for that rooting system.
- Most tree roots are generally found within the top 600mm of soil, depending on soil types and profiles. Any disturbance or sudden changes to the rooting environment can result in damage being caused to roots and alterations to the roots physiological ability to absorb water, nutrients and undertake gaseous exchange.
- When changes are made within the trees' rooting environment, the damage can often be observed within the crown of the trees, reduced vitality and increased deadwood production. Trees are likely to decline progressively, or in some circumstances may become a hazard where stability and structural integrity have been compromised by site operations.
- No construction works should take place within the RPA of retained trees. However, in some circumstances and where there is an overriding requirement for construction and the retention of trees, it may be appropriate to techniques and use materials that allow trees to be retained, whilst enabling the construction. For hard surfacing, such as drives, roads and footways, using no-dig construction techniques, three-dimensional geogrids and permeable wearing course materials might be appropriate. For built structures within RPAs, the use of pile and above ground level beam foundations and/or cantilevered engineering solutions can enable structures to be constructed within

RPAs. The project arboriculturist should be consulted on the suitability of building within retained tree RPAs, as this is not an option for all trees and soil types.

- The RPA must be protected by tree protection fencing which must be installed prior to the commencement of works to prevent activities considered detrimental to the retention of healthy trees, such as soil stripping, excavations, discharge of substances harmful to trees, storage of materials or fires. Specialist temporary ground protection may also be necessary to enable access within the RPA, without causing long-term harm/damage to the health of trees.
- Where aerial parts of the tree crowns extend beyond the RPA, protection of these parts should be considered including necessary working space during development. It may be necessary to consider pruning to facilitate construction works and future nuisance abatement, this however must be considered by the project arboriculturist and the LPA. Where development proposals identify a need for working within the RPA/crown spread of retained trees and it can be demonstrated that retained trees remain viable, the project arboriculturist must be contacted to advise and prepare an AMS and identify appropriate stages of supervision.

Appendix 5
Report Limitations

Hamps Valley Limited, Hamps House, Onecote, Leek, Staffs ST13 7RG
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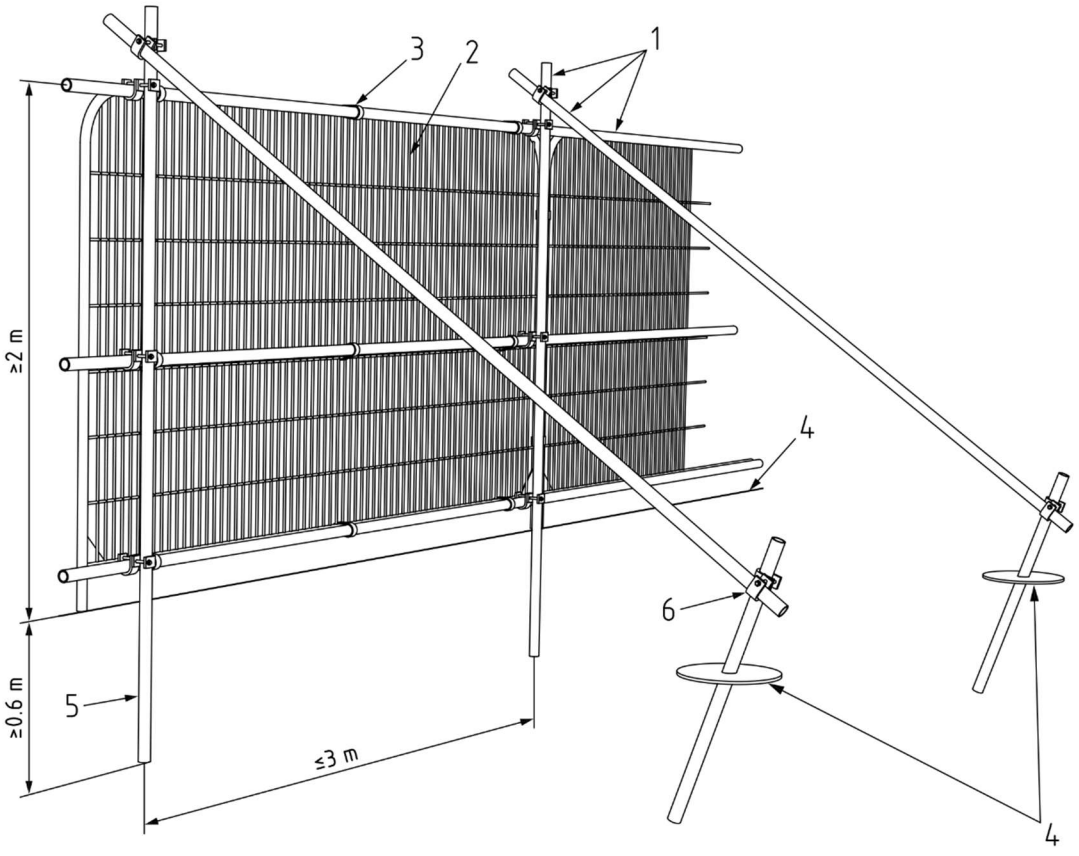
Appendix 5: Report Limitations

- Trees are influenced by a variety of environmental variables, which can affect the health of trees causing biomechanical and physiological changes. All comments made on tree health reflects their physical condition at the time of the survey. Due to the changeable nature of trees and other site/environmental conditions, which may influence trees, the preliminary management recommendations/ further works for the surveyed trees undertaken, which can be found in Appendix 1 of this report, are only valid for a period of 12 months from the date of the site survey. Retained trees should be inspected on a regular basis by a qualified arboriculturist. Trees are living organisms whose health and condition can change rapidly.
- Where tree stem locations cannot be plotted using topographical survey data, these are plotted using GPS or the utilisation of site features to manually plot the tree stem locations and canopy spreads for tree groups. Aerial photography is also used to plot tree group canopy spreads, where the use GPS is not feasible. These methods provide a good representation of the surveyed trees; however, please note that the GPS used is not sub-metre accurate. Hamps Valley cannot be held responsible for inaccurate tree locations, where trees are not shown on the topographical survey plan supplied to us by the client.
- Although comments and recommendations on the safety of trees may have been made, this survey is not a Tree Risk Management Survey and therefore should not be treated as such. All trees were surveyed visually from ground level only.
- Any management recommendations have been made in accordance with BS3998: 2010 Tree Works – Recommendations; and/or industry best practice. Works have been recommended in accordance with any statutory obligations on the landowners or occupiers.
- No samples were obtained from site for analysis or any other reason.
- No soil samples were taken. Such analysis should be carried out by a specialist to ensure building foundations are adequate in accordance with current National House Building Council Guidelines (NHBC).
- This survey did not include an ecological survey of vegetation or habitat areas. Any ecological issues incidentally observed during the survey are reported on in the tree schedule.

Appendix 6
Tree Protection Fencing

Hamps Valley Limited, Hamps House, Onecote, Leek, Staffs ST13 7RG
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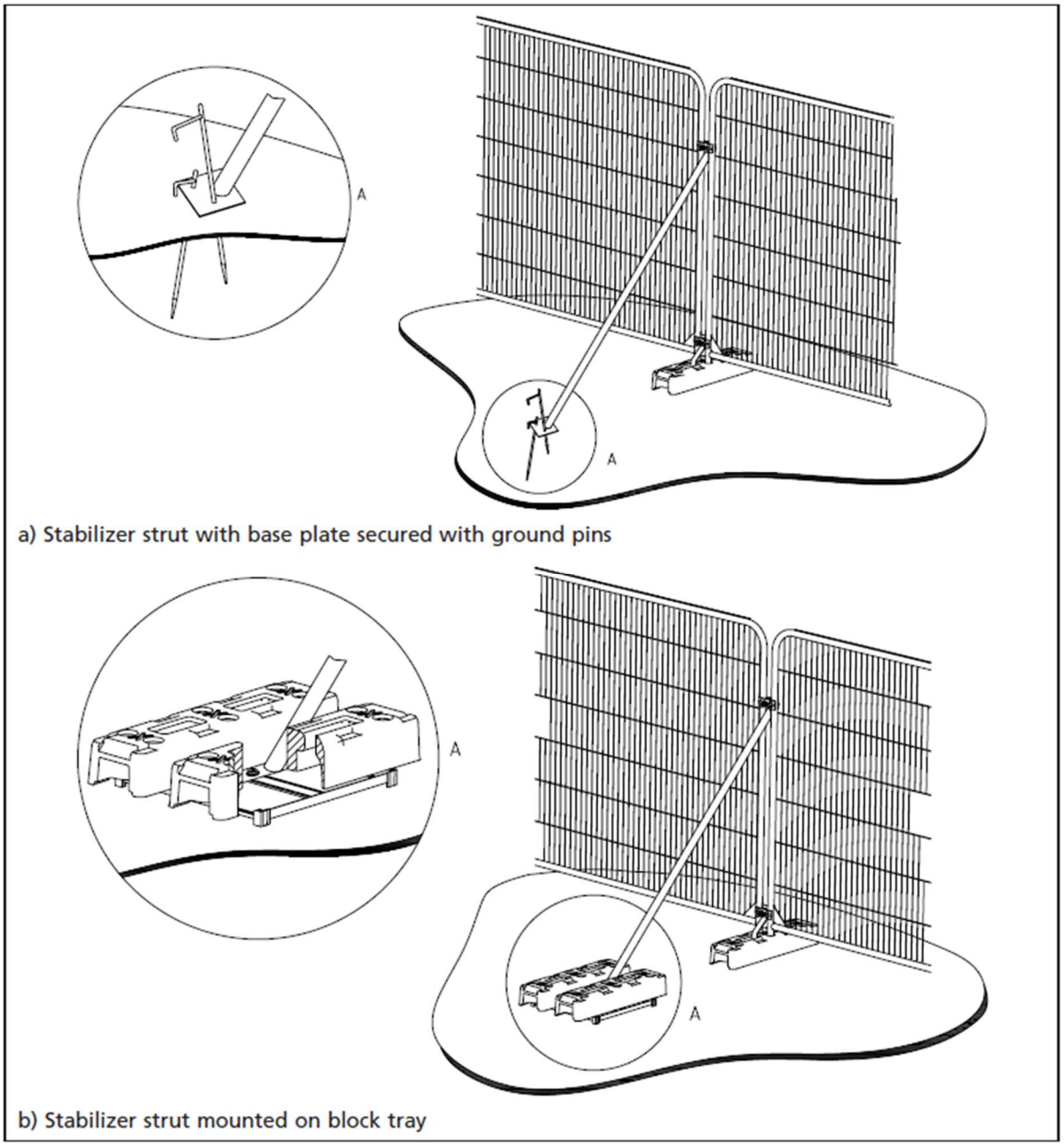
Appendix 6: Tree Protection Fencing



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Specifications for protective barriers



Alternative panel support

Appendix 7
Tree Protection Signage

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Appendix 7: Tree Protection Signage





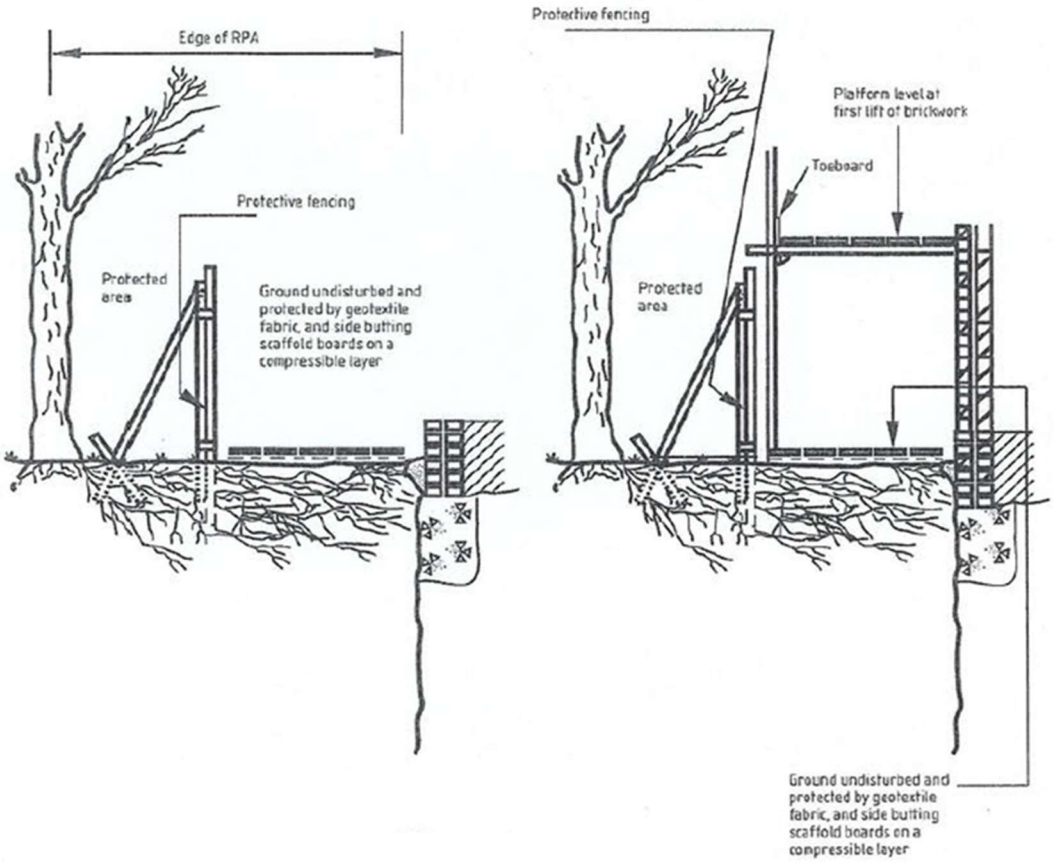
Appendix 8
Temporary Ground Protection

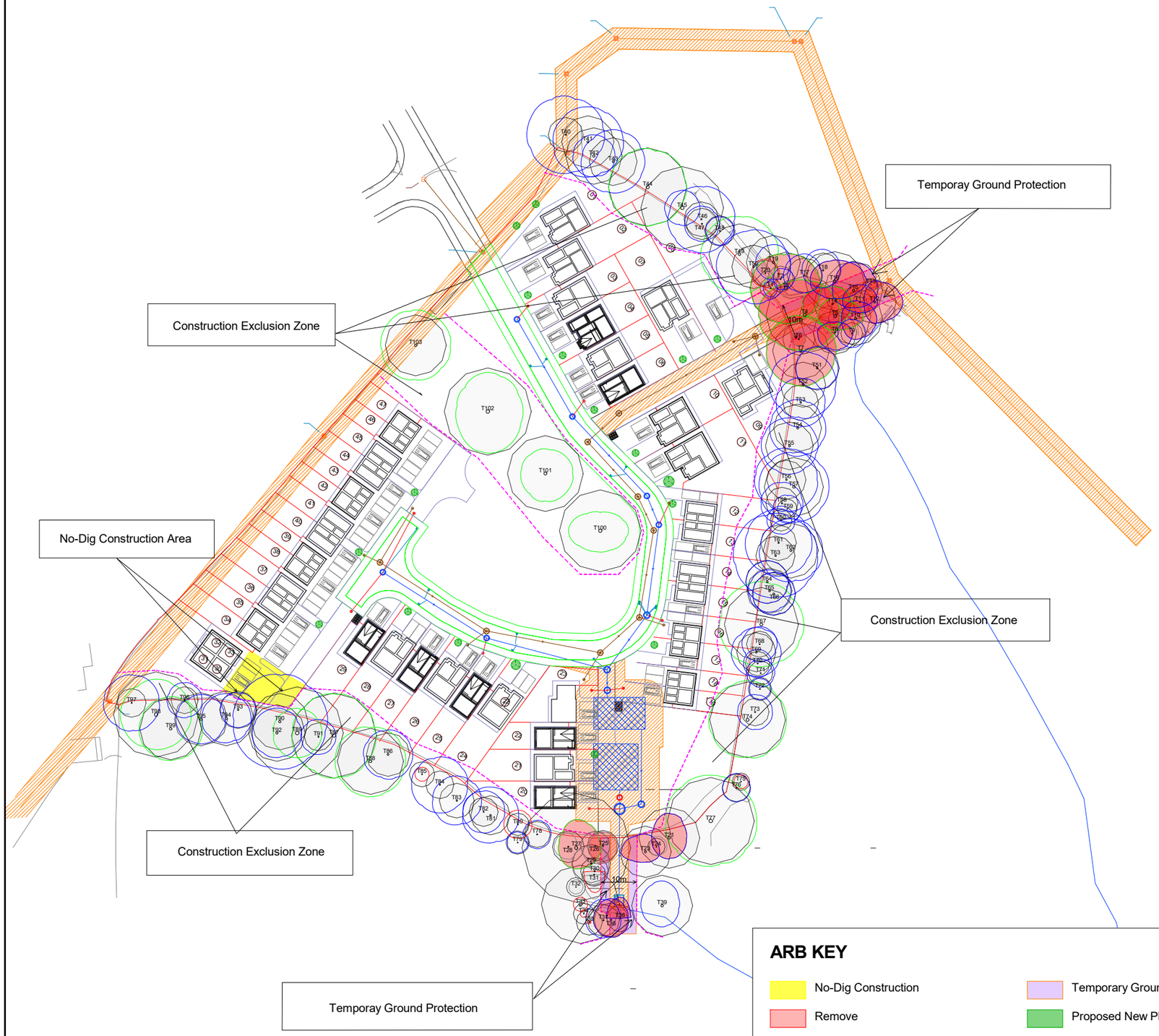
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Drawing

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Appendix 3: Temporary Ground Protection





ARB KEY

- No-Dig Construction
- Remove
- Tree Protection Fencing
- Temporary Ground Protection
- Proposed New Planting

Hamps Valley Ltd

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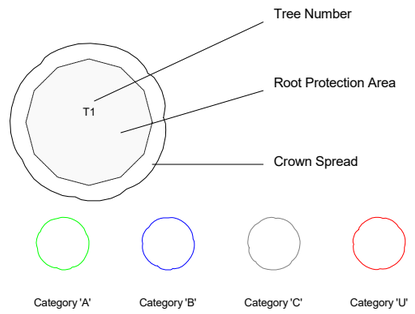
Tree Protection Plan

SCALE :	DATE :
1 : 1250 @ A3	20/05/2026

MAP FILENAME : Chestnut Avenue, Ripley

N

Map data shown may contain Ordnance Survey ® products supplied by Pear Technology Services Ltd; Email: info@peartechnology.co.uk
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0 100m

KEY

Proposed adoptable surface water manholes	Proposed adoptable surface water manholes
Proposed adoptable foul water manholes	Proposed adoptable foul water manholes
Proposed adoptable combined water manholes	Proposed adoptable combined water manholes
Proposed adoptable surface water sewer	Proposed adoptable surface water sewer
Proposed adoptable foul water sewer	Proposed adoptable foul water sewer
Proposed surface water lateral drain	150Â˚ @ 1:100
Proposed foul water lateral drain	150Â˚ @ 1:100
Existing adopted public surface water sewer	150Â˚ @ 1:100
Existing adopted public foul water sewer	150Â˚ @ 1:100
Existing adopted public foul/combined water sewer	
Proposed adoptable road gully	RG
Proposed adoptable headwall	
Sewer easement	
Site Layout	

Proposed adoptable surface water manholes	
Proposed adoptable foul water manholes	
Proposed adoptable combined water manholes	
Proposed adoptable surface water sewer	
Proposed adoptable foul water sewer	
Proposed adoptable surface water lateral drain	150Â˚ @ 1:100
Proposed adoptable foul water lateral drain	150Â˚ @ 1:100
Proposed adoptable headwall	
Proposed sewer easement (required width - #m)	
Existing adopted public surface water sewer	150Â˚ @ 1:100
Existing adopted public foul water sewer	150Â˚ @ 1:100
Existing adopted public foul/combined water sewer	
Proposed adoptable road gully	RG