Thompson
CONSULTANCY

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

Stage Two:

Arboricultural Impact Assessment

Preliminary Arboricultural Method Statement

Client:	The Family Tree
Site:	Derby Road
	Whatstandwell
Postcode:	DE4 5HG
Date:	24th June 2026
Prepared by:	Mike Kiss BSc (Hons), Dip Arb L6, RCArborA, MArborA, VETcert
Checked by:	David Robinson FdSc (Arb), Tech Cert (ArborA), MArborA

Thompson Tree Services (UK) Ltd |Ashleigh House,
Cromford Road, Wirksworth, Derbyshire, DE4 4FR
info@thompsons-group.co.uk
01629 824079 | www.thompson-treeservices.co.uk
Company Number 09290632 | VAT Number 199589223

TABLE OF CONTENTS

EXECUTIVE SUMMARY **Page 4**

1. INTRODUCTION **Page 5**

1.1 Terms of Instruction
1.2 Author of this Report
1.3 Development of the Site
1.4 Supporting Documents
1.5 Site Location

2. DESK STUDY & REGULATORY FRAMEWORK **Page 8**

2.1 National Planning Policy
2.2 Local Planning Policy
2.3 Recent Planning History of Site
2.4 Tree Preservation Orders & Conservation Areas
2.5 Felling Licence
2.6 Land Based Designations / Ancient Trees & Woodland
2.7 Wildlife Legislation
2.8 Biodiversity Net Gain (BNG)

3. SITE APPRAISAL & EXISTING TREE POPULATION **Page 12**

3.1 Site Visit & Tree Survey
3.2 Site Description
3.3 Existing Tree Population
3.4 Tree Retention Categories
3.5 Photographs

4. ARBORICULTURAL IMPACT ASSESSMENT **Page 15**

4.1 Overview
4.2 Arboricultural Considerations & Constraints
4.3 Tree Removal & Tree Pruning
4.4 Works Near Retained Trees & Recommended Mitigation Measures
4.5 New Tree Planting & Aftercare

5. CONCLUSIONS **Page 18**

5.1 Existing Tree Population
5.2 Overall Impact of the Proposed Development
5.3 Further Matters

6. RECOMMENDATIONS **Page 19**

6.1 Management Recommendations
6.2 Formal Reinspection & Informal Checks

7. DISCLAIMER **Page 20**

8. QUALIFICATIONS & EXPERIENCE **Page 20**

8.1 Qualifications
8.2 Experience
8.3 Memberships

9. SURVEY METHODOLOGY **Page 21**

9.1 Visual Tree Assessment
9.2 Data Collection

10. REPORT LIMITATIONS **Page 22**

10.1 Limitations: Generic
10.2 Limitations: Project Specific

11. REFERENCES & BIBLIOGRAPHY **Page 23**

12. GLOSSARY OF TERMS **Page 24**

APPENDICES

1. TREE SCHEDULE

2. KEY TO TREE SCHEDULE

3. TREE RETENTION & REMOVAL PLAN

4. TREE CONSTRAINTS PLAN

5. INDICATIVE TREE PLANTING PLAN

EXECUTIVE SUMMARY

Proposed Development

The purpose of this report is to provide an assessment of the impact from work to extend an existing car park at The Family Tree, Whatstandwell ('the site') for the purpose of a retrospective planning application.

Works involved the demolition of an existing retaining wall, clearance of overgrown land, erection of a new retaining wall, and laying a new surface of compacted stone to extend the existing car park.

Results of Tree Survey

My desk study indicates that no trees on site are subject to a Tree Preservation Order. However, the entire site does lie within a Conservation Area.

I undertook an arboricultural survey in accordance with British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction. I recorded a total of 14no. arboricultural features within potential influencing distance of the site.

The existing tree population includes 5no. moderate quality individual trees and 1no. moderate quality woodland compartment (category B). Remaining trees are low quality (category C) or have been identified for removal due to their condition (category U).

Conclusions

Whilst I understand that no trees have been removed to facilitate the works, I do recommend that several trees are removed due to their condition (unrelated to the development). In my assessment, the removal and replacement of these trees provides an opportunity to improve the arboricultural value of the site.

The car park extension works have encroached on the default Root Protection Area and crown extent of several trees, to a greater or lesser extent. There has been some change in levels. Whilst it is likely that minor roots were damaged or severed, there is no evidence that significant structural roots were damaged or severed.

I have made recommendations to mitigate potential effects of the works, and new tree planting to compensate for trees that I recommend are removed due to their condition.

Further Matters

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 Landscape Plan to further detail tree planting proposals.

1. INTRODUCTION

1.1 Terms of Instruction

1.1.1 Thompson Tree Services (UK) Limited, trading as Thompson Consultancy, have been instructed by Samantha Cameron of The Family Tree ('the client') to undertake a tree survey and produce an arboricultural report relating to work to extend an existing car park at The Family Tree, Whatstandwell ('the site').

1.1.2 This report is written in accordance with British Standard BS5837:2012 - Trees in Relation to Design, Demolition and Construction ('BS5837').

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 works. 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 car park extension has or will have on the tree population of the site

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 in the private sector and as a Local Authority Tree Officer.

1.2.3 I hold the Level Six Diploma in Arboriculture, Professional Tree Inspection and Certified Veteran Tree Specialist qualifications, and I'm a Registered User of Quantified Tree Risk Assessment (QTRA). I am also a Registered Consultant and professional member of the Arboricultural Association and uphold the standards set out in their code of conduct and ethics.

1.3 Development of the Site

1.3.1 Work to extend an existing car park at the site has already been completed and a retrospective planning application has been submitted (ref. AVA-2025-0700 - see section 2.3).

1.3.2 Works involved the demolition of an existing retaining wall, which I understand was in poor condition, clearance of overgrown and disused land, erection of a new retaining wall, and laying a new surface of compacted stone to extend the existing car park.

1.3.3 The entrance and exit to the car park extension is via the existing car park access off Main Road (B5035).

1.4 Supporting Documents

1.4.1 This report must be read in context provided by the following documents, which have also been submitted as part of the application (ref. AVA-2025-0700 - see section 2.3).

Document	Organisation	Date
Access Statement	Michael Tongue	Unknown
Site Location Plan	Land Registry	Unknown
Existing Site Plan	ReQuesta Plan	22.07.25
Proposed Site Plan	ReQuesta Plan	22.07.25

Table 1: Supporting Documents

1.5 Site Location

1.5.1 The Family Tree is located off Derby Road (A6) / Main Road (B5035), Whatstandwell, Derbyshire, DE4 5HG as illustrated below (figures 1 & 2). A brief site description is provided in Existing Tree Population (section 3).

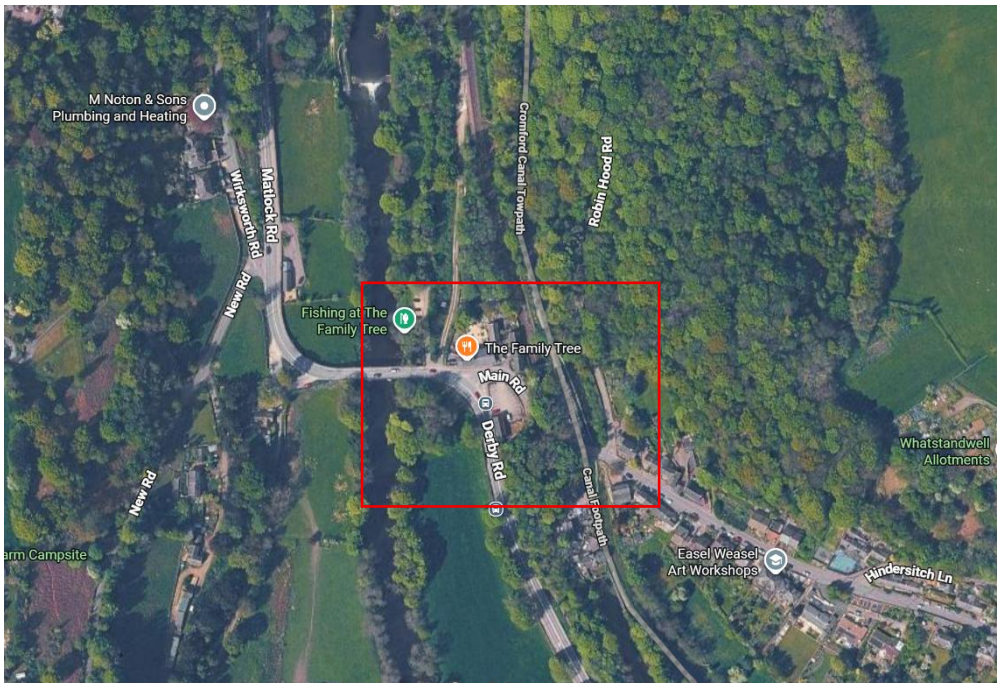


Figure 1: Aerial photograph of the site location. Map data ©2026 Google.



Figure 2: Aerial photograph of the site with indicative 'red line' application boundary. Map data ©2026 Google.

2. DESK STUDY & REGULATORY FRAMEWORK

2.1 National Planning Policy

2.1.1 Key relevant principles from the National Planning Policy Framework (2024) [1] 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 192: *To protect and enhance biodiversity and geodiversity, plans should:*

- ***Promote the conservation, restoration and enhancement of priority habitats****, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*

2.1.5 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) [2] include the following (emphasis added).

[1] National Planning Policy Framework

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

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

2.2.3 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.

Where mitigation/compensation measures lead to the creation of new habitats or features, the Borough Council will require a management scheme to be agreed for those areas.

2.2.4 Policy EN8 Biodiversity

All development should:

1. protect, manage, enhance and extend the ecological network of habitats, species and sites of international, national and local importance (statutory and non-statutory),

2. minimise impacts on biodiversity and features of geodiversity value,

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 Recent Planning History of the Site

2.3.1 According to the search function of planning applications provided by Amber Valley Borough Council [3] the following applications have been received in recent years.

Application Number	Proposal	Status	Validated
AVA-2025-0700	Car park extension …	Pending consideration	05.11.26
TRE-2024-0524	Removal of 2no. sycamore and 1no. beech trees	Approved	16.07.24

Table 2: Recent Planning History of the Site

2.4 Tree Preservation Orders and Conservation Areas

2.4.1 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].

2.4.2 According to the interactive mapping system provided by Amber Valley Borough Council (AVBC) [5] it appears that the entire site is located within Conservation Area (CA). As such a notification of intent of works must be submitted to the Local Planning Authority (LPA) a minimum of six weeks prior to undertaking any tree work.

2.4.3 Whilst both the AVBC system and the Derbyshire County Council (DCC) [6] system show no Tree Preservation Orders (TPO) on site, it does appear that land immediately to the south of the site is protected by a TPO. It should be noted that this service is not intended to be definitive and the LPA should be contacted to confirm this status.

2.4.4 There is an overriding exception to the need for TPO application or CA notification for the removal of trees *immediately required* to implement approved plans of a development that has received *full* planning permission. Outline planning permission does not provide such an exception.

2.5 Felling Licence

2.5.1 The removal of trees is restricted under the Forestry Act (1967) such that a felling licence may be required to implement proposed tree works, depending on volume of timber to be felled.

[3] View a planning application (accessed 23.06.26)
[4] Tree Preservation Orders and trees in conservation areas - GOV.UK (www.gov.uk)
[5] Geo Datasets (accessed 23.06.26)
[6] Derbyshire Mapping Portal (accessed 23.06.26)

2.5.2 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. Outline planning permission does not provide such an exception.

2.6 Land Based Designations / Ancient Trees & Woodland

2.6.1 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 southern part of the site, broadly to the south of the pre-existing car park, is recorded within the Priority Habitat Inventory as 'Deciduous Woodland'.

2.6.2 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.

2.7 Wildlife Legislation

2.7.1 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).

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

2.8 Biodiversity Net Gain (BNG)

2.8.1 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.

2.8.2 If trees or other habitat are removed from site prior to the baseline assessment, the LPA will apply a precautionary approach which will generally result in the assumption that the habitat was in 'good condition'.

2.8.3 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 23rd June 2026.

3.1.2 Access throughout the curtilage of the site was unrestricted and my survey was not impeded by the weather conditions.

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

3.1.4 In the absence of a topographic plan for the site, I plotted the location of each tree and arboricultural feature onto an Ordnance Survey MasterMap. This was overlaid with a geo-referenced aerial photograph to aid plotting trees, 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

3.2.1 The site ('red line' application boundary) comprises a pre-existing car park, stone outbuilding, new retaining wall and car park extension and a small woodland compartment to the south of the site totalling approximately 0.1 hectares.

3.2.2 I understand that additional land within the ownership of the applicant ('blue line' ownership boundary) includes The Family Tree café and outdoor space, and 2no. parcels of land on the eastern bank of the River Derwent.

3.2.3 The site is bordered by Derby Road (A6) to the west, Main Road (B5035) to the north and northeast, a private driveway to the east and woodland to the south.

3.3 Existing Tree Population

3.3.1 This report considers all trees and arboricultural features within potential influencing distance of the 'red line' application boundary.

3.3.2 A small woodland compartment to the south of the site comprises predominantly sycamore *(Acer pseudoplatanus),* although ash *(Fraxinus excelsior),* hawthorn *(Crataegus monogyna),* horse chestnut *(Aesculus hippocastanum)* and yew *(Taxus baccata)* are also present.

3.3.3 There are 4no. semi-mature ash *(Fraxinus excelsior)* adjacent the eastern boundary of the site and several adjacent the western boundary (Derby Road A6) which are currently exhibiting symptoms of ash dieback *(Hymenoscyphus fraxinea),* to a greater or lesser extent.

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

3.4 Tree Retention Categories

3.4.1 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		Trees	Tree Groups
A	**Trees of High Quality** 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	0
B	**Trees of Moderate Quality** Trees as above but downgraded due to condition or form, which can make a significant contribution for a minimum of twenty years	5	1
C	**Trees of Low Quality** Unremarkable trees of limited merit or in such impaired condition that they don't qualify in higher categories	3	1
U	**Trees in Poor Condition** 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	4	0

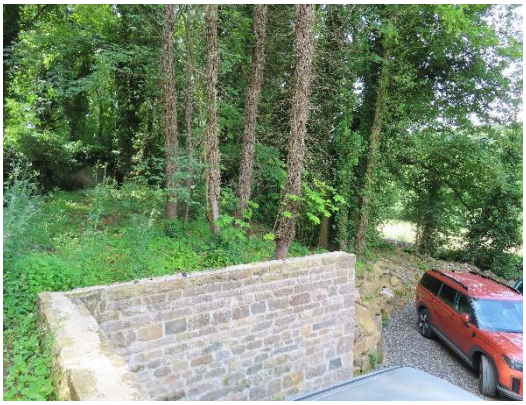
Table 3: Tree Retention Categories

3.5 Photographs






Thompson
CONSULTANCY















4. ARBORICULTURAL IMPACT ASSESMENT (AIA)

4.1 Overview

4.1.1 An Arboricultural Impact Assessment is made to take account of the effects of a 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
- 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 **Above Ground Tree Constraints** 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

4.2.2 **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 & Tree Pruning

4.3.1 I understand that no trees have been removed to facilitate the car park extension works.

4.3.2 I recommend that the following trees are removed due to their condition, unrelated to the development of the site (category U):

Tree ID	Species	Category	Key Observations
T1	Ash	U	Minor ash dieback / Etiolated form
T4	Ash	U	Moderate ash dieback / Etiolated form
T5	Ash	U	Advanced ash dieback / Etiolated form
T6	Ash	U	Advanced ash dieback / Etiolated form
G13	Mixed Species Group	C (group) U (selected trees)	Remove ash & elder from group
G14	Woodland	B (group) U (selected trees)	Remove dead and moribund trees with potential to impact on road

Table 4: Trees proposed for removal due to their condition

4.3.3 In my assessment, the removal and replacement of these trees provides an opportunity to improve the arboricultural value of the site and the sustainability of the tree population through new tree planting (see section 4.5).

4.3.4 I have also made recommendations for minor pruning of several trees and severance of ivy to facilitate future inspection.

4.3.5 My tree management recommendations are set out in full in the Tree Schedule (appendix 1).

4.4 Works Near Retained Trees & Recommended Mitigation Measures

4.4.1 The car park extension works have encroached on the default Root Protection Area (RPA) and crown extent of all trees that I have recorded, to a greater or lesser extent.

4.4.2 In my assessment, the incursion to the RPA of T1 - T6 adjacent the eastern boundary and G13 adjacent the western boundary will have had negligible impact on their condition, and I recommend that these trees are removed and replaced regardless of the development (see section 4.3).

4.4.3 Installation of the new retaining wall towards the east of the site, and the retaining boulders towards the west of the site has resulted in encroachment to the RPA of T9 & T11 Sycamore and T12 Ash and some change in levels.

4.4.4 I understand that much of the cleared area comprised piled stone, aggregate and soil from previous ground works on site. There appears to have been a history of level change throughout the woodland. The extent and timing of these changes are near impossible to assess without a record of previous levels.

4.4.5 Whilst it is likely that minor roots were damaged or severed during the car park extension works; at the time of my site visit there was no evidence that significant structural roots had been damaged or severed.

4.4.6 In my opinion, there would be no benefit to the tree population of the site in dismantling the new retaining wall or retaining boulders, or in removing the stone surface of the car park extension.

4.4.7 I suggest that a proportionate course of action would be to carefully remove newly introduced stone and aggregate from the rooting areas of retained trees adjacent the car park edge, as far as practicable, and to remove soil build up from within 1m radius of semi- and early mature trees (stem diameter <250mm) within the woodland.

4.4.8 I also recommend that a section of ivy is removed from retained trees to facilitate future inspection. This would also serve to reduce coefficient of drag of their crowns, reduce wind loading on their root systems, and allow development of bud bearing material in the inner crowns.

4.4.9 Scheduled formal inspections and regular informal checks should be made of all retained trees, as fitting of a prudent and responsible tree owner. Particular attention should be paid to trees adjacent the car park edge to identify any changes in condition following the car park extension works.

4.5 New Tree Planting & Aftercare

4.5.1 I have included outline recommendations for new tree planting on the Indicative Tree Planting Plan (appendix 5).

4.5.2 I recommend that as a minimum, new tree planting should be provided at a ratio of 2:1 for removed trees, and with the intention of replacing canopy cover within thirty years.

4.5.3 I understand that the extent of planting may be determined by Biodiversity Net Gain requirements and may include off site tree planting.

4.5.4 I suggest that the final planting and aftercare specification may be secured through an appropriately worded planning condition.

5. CONCLUSIONS

5.1 Existing Tree Population

5.1.1 My desk study indicates that no trees on site are subject to a Tree Preservation Order. However, the entire site does lie within a Conservation Area.

5.1.2 I undertook an arboricultural survey in accordance with British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction. I recorded a total of 14no. arboricultural features within potential influencing distance of the site.

5.1.3 The existing tree population includes 5no. moderate quality individual trees and 1no. moderate quality woodland compartment (category B). Remaining trees are low quality (category C) or have been identified for removal due to their condition (category U).

5.1.4 A small woodland compartment towards the southern part of the site comprises predominantly early mature sycamore. Additional trees on site include several semi-mature ash trees adjacent both the eastern and western boundaries which are currently exhibiting symptoms of ash dieback, to a greater or lesser extent.

5.2 Overall Impact of the Proposed Development

5.2.1 Work to extend an existing car park has already been completed and a retrospective planning application has been submitted. Works involved the demolition of an existing retaining wall and erection of a new retaining wall to create several new car parking spaces.

5.2.2 Whilst I understand that no trees have been removed to facilitate the works, I do recommend that several trees are removed due to their condition (unrelated to the development). In my assessment, the removal and replacement of these trees provides an opportunity to improve the arboricultural value of the site.

5.2.3 The car park extension works have encroached on the default Root Protection Area and crown extent of several trees, to a greater or lesser extent. There has been some change in levels. Whilst it is likely that minor roots were damaged or severed, there is no evidence that significant structural roots were damaged or severed.

5.2.4 I have made recommendations to mitigate potential effects of the works, and new tree planting to compensate for trees that I recommend are removed due to their condition (see 'Recommendations' section 6).

5.3 Further Matters

5.3.1 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 Landscape Plan to further detail tree planting proposals.

6. RECOMMENDATIONS

6.1 Management Recommendations

6.1.1 My recommendations for the management of the existing trees on site are presented in the Tree Schedule (appendix 1) corresponding to trees plotted on the Tree Location Plan (appendix 3).

6.1.2 Outline recommendations for new tree planting are presented on the Indicative Tree Planting Plan (appendix 5).

6.1.3 I recommend that an ecologist is consulted to advise whether the development has a requirement for Biodiversity Net Gain (see section 2.8).

6.1.4 I recommend that all tree work is carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations and all tree planting in accordance with British Standard 8545:2014 'Trees: from nursery to independence in the landscape - Recommendations' by an Arboricultural Association Approved Contractor (AAAC) [10].

6.1.5 I recommended that the brief for the arboricultural contractors should include reporting of any additional defects revealed during the removal of ivy.

6.1.6 Notification of intent of works must be submitted six weeks prior to undertaking any works to trees within a Conservation Area, with limited exceptions (see section 2.1).

6.2 Formal Reinspection & Informal Checks

6.2.1 I recommend that all retained trees are formally reinspected within two years of the date of my tree survey by an Arboricultural Association Registered Consultant (AARC) [11].

6.2.2 In addition, I recommend that regular informal checks are made of retained trees for obvious changes in condition or presence of annual fungal fruiting bodies. These should also be carried out after high wind events. If any defects are noted or there is a significant change in condition from the benchmark set out in this report, then a suitably qualified arboriculturist should be consulted.

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

7. DISCLAIMER

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



24th June 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 locations of the trees and tree groups have been plotted onto an Ordnance Survey base map overlaid with a geo-referenced aerial photograph purchased from Bluesky Mapping.

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 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 A topographic plan of the site was not available at the time of my tree survey. The locations of trees and newly constructed walls are based on aerial imagery, existing features sown on Ordnance Survey MasterMap 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.

10.2.5 On the day of my site visit, access throughout the curtilage of the property was unrestricted. However, adjacent properties, ground features and adjacent trees did mean that 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 where basal growth or other vegetation obscured their lower stems and root flare, or where trees were located wholly or partially on neighbouring land.

10.2.6 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.

10.2.7 The contents of this report are valid for a period of three years from the date of the survey, until the reinspection dates set out in Recommendations (section 6), or until any significant alteration to the site or surrounding area which may affect the existing tree population; whichever is sooner.

11. BIBLIOGRAPHY & REFERENCES

Arboricultural Association: www.trees.org.uk

Barrell, J (2016) *BS5837 Advanced: Tree Assessment for Planning.* Arboricultural Association

British Standard 3998:2010 *Tree Work – Recommendations.* BSI

British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction: A Recommendation.* BSI

British Standard 8545:2014 *Trees: from nursery to independence in the landscape – Recommendations.* BSI

British Standard 4428:1989 *Code of Practice for General Landscape Operations (excluding hard surfaces).* BSI

British Standard 3882:2015 *Specification for Topsoil and Requirements for Use.* BSI

Department of the Environment, Transport and the Regions (DETR) (2000) *Tree Preservation Orders – a guide to the law and good practice.*

Geosynthetics: www.geosyn.co.uk

International Society of Arboriculture (2020) *Glossary of Arboricultural Terms*. ISA, Atlanta

Lonsdale, D (1999) *Principles of Tree Hazard Assessment and Management.* Research for Amenity Trees No. 7. DETR

Mattheck, C. (2007) *Updated Field Guide for Visual Tree Assessment*

Mattheck, C & Breloer, H (2006) *The Body Language of Trees: A Handbook for Failure Analysis.* Research for Amenity Trees No. 4. DETR

National House Building Corporation (NHBC): (2003) *'Chapter 4.2 – Building near trees'*

National Joint Utilities Group (2007) '*Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees*' (NJUG 10, Volume 4)

Strouts, R. & Winter, T (1994) *Diagnosis of ill health in Trees.* Forestry Commission

Watson, G. (2013) *Tree Pests and Diseases – An Arborists' Field Guide.* Arboricultural Association

Watson, G. & Green, T. (2011) *Fungi on Trees – An Arborists' Field Guide.* Arboricultural Association

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	Preliminary Recommendations	S.U.L.E.	Ret. Cat.	RPA (m^2)	RPA (m)
					N	E	S	W										
T1	Ash	*Fraxinus excelsior*	14	170	2	2	1	1	6	Semi-mature	Reduced	Fair	Tree located adjacent private drive. Dense ivy high into crown. Slender tree with high crown. Currently exhibiting minor symptoms of ash dieback.	Remove Replace with UK native woodland edge species	<10 yrs	U	13.1	2.0
T2	Goat Willow	*Salix caprea*	8	190	5	3.5	0.5	0.5	4	Semi-mature	Fair	Fair	Tree located adjacent private drive. Dense ivy high into crown. Acute lean to main stem and heavily asymmetric crown biased to the northeast. Telecoms lines through crown. Due to be exposed to increased and unaccustomed wind loading with proposed removal of adjacent trees.	Coppice at height of approximately 1m	10 to 20 yrs	C	16.3	2.3
T3	Birch	*Betula pubescens*	6	100	1	2	1	1	4	Young	Good	Fair	Tree located adjacent private drive. Dense ivy high into crown. Asymmetric crown.	Remove section of ivy to 1m	>10 yrs	C	4.5	1.2
T4	Ash	*Fraxinus excelsior*	15	170	2	2	1	1	6	Semi-mature	Poor	Fair	Tree located adjacent private drive. Dense ivy high into crown. Slender tree with high crown. Currently exhibiting moderate symptoms of ash dieback.	Remove Replace with UK native woodland edge species	<10 yrs	U	13.1	2.0
T5	Ash	*Fraxinus excelsior*	16	220	1.5	1.5	1.5	1.5	6	Semi-mature	Poor	Poor	Tree located adjacent private drive. Dense ivy high into crown. Slender tree with high crown. Currently exhibiting advanced symptoms of ash dieback. Moribund.	Remove Replace with UK native woodland edge species	<10 yrs	U	21.9	2.6
T6	Ash	*Fraxinus excelsior*	14	210	1	1	1	1	6	Semi-mature	Poor	Poor	Tree located adjacent private drive. Dense ivy high into crown. Slender tree with high crown. Currently exhibiting advanced symptoms of ash dieback. Moribund.	Remove Replace with UK native woodland edge species	<10 yrs	U	19.9	2.5
T7	Sycamore	*Acer pseudoplatanus*	18	280	3	6	4	3	4	Early Mature	Fair	Fair	Tree located within woodland compartment. Ivy recently severed but persists high into crown.	No work required	>20 yrs	B	35.4	3.4
T8	Sycamore	*Acer pseudoplatanus*	16	180	4	3	1	1	4	Semi-mature	Fair	Fair	Tree located within woodland compartment. Ivy recently severed but persists high into crown. Subdominant tree with asymmetric crown. Slightly sparse foliage in upper crown.	No work required	>20 yrs	C	14.6	2.2

Tree No.	Common Name	Botanical Name	Height (m)	Stem (mm)	Crown Spread (m)				Crown Height (m)	Age Class	Phys. Cond.	Struct. Cond.	Comments	Preliminary Recommendations	S.U.L.E.	Ret. Cat.	RPA (m^2)	RPA (m)
					N	E	S	W										
T9	Sycamore	*Acer pseudoplatanus*	18	290	5	4	2	4	6	Early Mature	Good	Fair	Tree located within woodland compartment. Ivy recently severed but persists high into crown.	No work required	>20 yrs	B	38.0	3.5
T10	Sycamore	*Acer pseudoplatanus*	18	280	3	3	3	3	6	Early Mature	Good	Fair	Tree located within woodland compartment. Ivy recently severed but persists high into crown.	No work required	>20 yrs	B	35.4	3.4
T11	Sycamore	*Acer pseudoplatanus*	18	569	6	6	4	5	4	Early Mature	Good	Fair	Tree located within woodland compartment. Multi-stemmed tree with tight forks between codominant stems. Dense ivy high into crown.	Remove section of ivy to 1m to facilitate future inspection Remove stone and aggregate from rooting area to restore former levels	>20 yrs	B	146.6	6.8
T12	Ash	*Fraxinus excelsior*	18	688	3	4	5	10	4	Early Mature	Good	Fair	Tree located within woodland compartment. Multi-stemmed tree with tight forks between codominant stems. Dense ivy high into crown. Not currently exhibiting symptoms of ash dieback.	Remove section of ivy to 1m to facilitate future inspection Remove stone and aggregate from rooting area to restore former levels, as far as practicable	>20 yrs	B	213.7	8.6
G13	Mixed Species Group	N/A	6	150	See Tree Location Plan & Tree Constraints Plan for canopy extent				0	Semi-mature	Good to Fair	Good to Fair	Linear mixed species group of young to semi-mature trees located adjacent Derby Road (A6), to south of barn. Species comprise predominantly ash. Also elder and hawthorn. Stems lean to west and asymmetric crowns are encroaching on road and obstructing streetlight splay. Ash currently exhibiting minor symptoms of ash dieback.	Remove and replace ash and elder Retain hawthorn Remove stone and aggregate to restore former levels, as far as practicable Replace with UK native hedgerow	10 to 20 yrs	C	10.2	1.8

Tree No.	Common Name	Botanical Name	Height (m)	Stem (mm)	Crown Spread (m)				Crown Height (m)	Age Class	Phys. Cond.	Struct. Cond.	Comments	Preliminary Recommendations	S.U.L.E.	Ret. Cat.	RPA (m^2)	RPA (m)
					N	E	S	W										
G14	Woodland	N/A	18	400	See Tree Location Plan & Tree Constraints Plan for canopy extent				0	Semi-mature	Good to Poor	Good to Poor	Small woodland compartment located adjacent road, to south of car park and barn. Trees within influencing distance of car park have been recorded individually. Comments about the woodland compartment are based on cursory observation only. Species comprise predominantly sycamore, also ash, hawthorn, horse chestnut, yew, elm. Several dead trees within compartment. Crowns of several trees encroaching on road. Apparent history of level change throughout woodland.	Undertake formal tree inspection of woodland compartment Preliminary recommendations: Remove dead and moribund trees with potential to impact on road Crown lift to clear 5.5m over road Sever ivy on all trees with stem diameter of over 250mm Remove stone and aggregate to restore former levels, as far as practicable Remove soil build up from within 1m radius of trees with stem diameter over 250mm	> 20 yrs	B	72.3	4.8

Appendix 2

Thompson CONSULTANCY

Sequential Reference Number: As recorded on the tree schedule and tree survey plans	**Physiological & Structural Condition:** - Good: Containing no apparent significant defects or pathogens - Fair: Containing defects or pathogens that have potential to have an impact on the function of the tree, or component of the tree - Poor: Containing defects or pathogens that significantly compromise structural integrity or cause dysfunction to the tree, or component of the tree - 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) **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: - Newly Planted: A tree which is not yet fully established in the landscape - Young: A young tree which is established in the landscape - Semi Mature: A tree in the first third of its typical life expectancy - Early Mature: A tree in the second third of its typical life expectancy - Mature: A tree in the final third of its typical life expectancy - Late Mature: A tree approaching or exceeding typical life expectancy	**Estimated Remaining Contribution:** - <10 years; >10 years; >20 years; >40 years **Retention Category:** As summarised below - Category A: Light green - Category B: Mid blue - Category C: Grey - 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: The Family Tree
Address: Whatstandwell, DE4 5HG
Plan: BS5837 Tree Location Plan

SCALE : 1 : 500 @ A4

DATE : 23/06/2026

Map data shown may contain Ordnance Survey ® products supplied by Pear Technology Services Ltd.
© Crown Copyright and database rights from date shown above
Ordnance Survey ® licence number 100023148
Map data shown may contain aerial images and LiDAR data purchased from Bluesky Mapping

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. A topographic plan was not available at the time of my survey. The location of trees and newly constructed walls is based on aerial imagery, exisitng features shown on Ordnance Survey plans and observations made on site, and should be considered indicative.



Legend

- 'Red Line' Application Boundary (approx.)
- New Retaining Wall (approx.)
- Upper Edge of Retaining Boulders (approx.)
- Lower Edge of Retaining Boulders (approx.)
- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees

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: The Family Tree
Address: Whatstandwell, DE4 5HG
Plan: BS5837 Tree Constraints Plan

SCALE : 1 : 500 @ A4

DATE : 23/06/2026

Map data shown may contain Ordnance Survey ® products supplied by Pear Technology Services Ltd.
© Crown Copyright and database rights from date shown above
Ordnance Survey ® licence number 100023148
Map data shown may contain aerial images and LiDAR data purchased from Bluesky Mapping

NOTES:

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

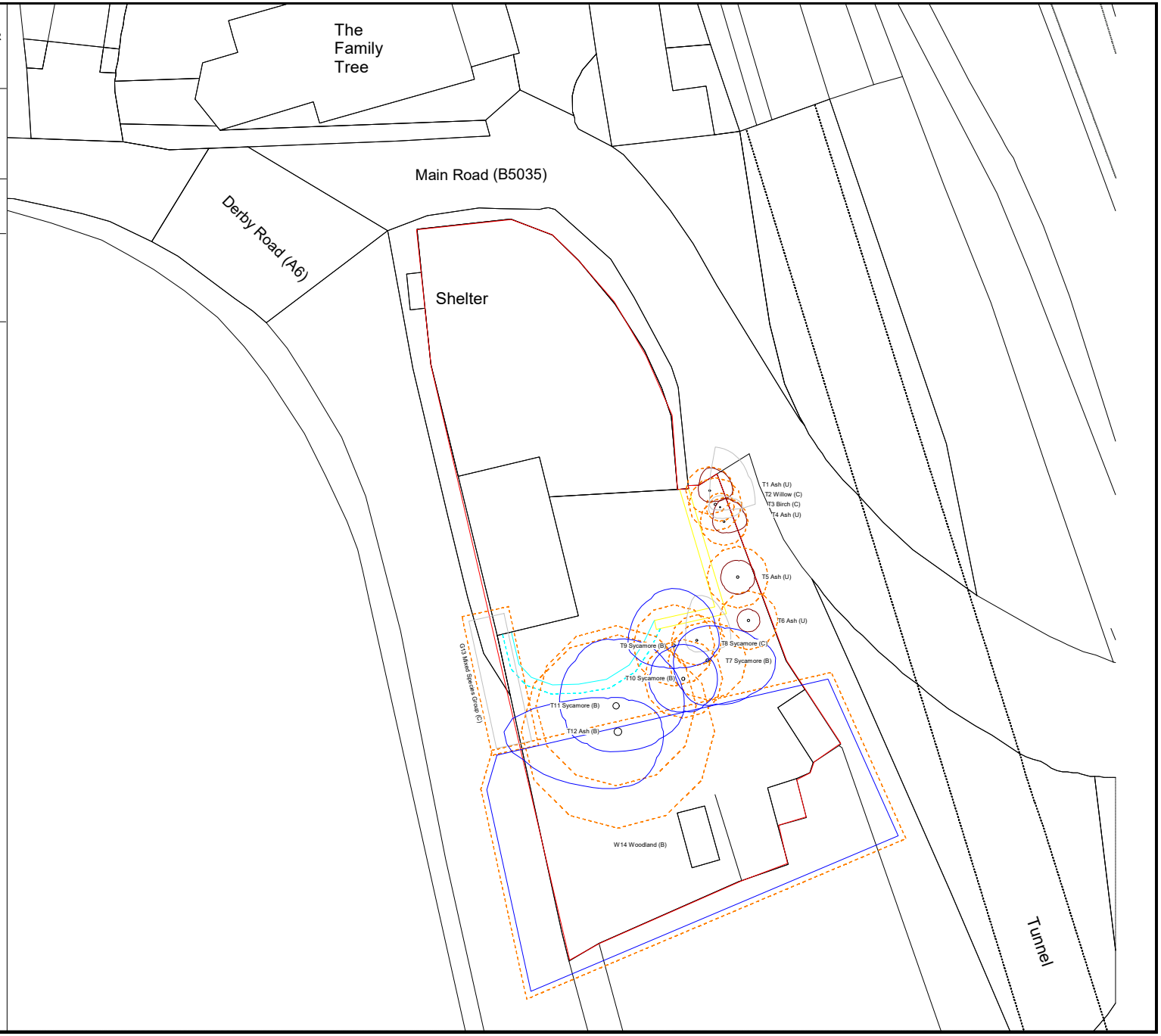
2. Any discrepancies and / or omissions identified on this plan should be reported to Thompson Consultancy.

3. A topographic plan was not available at the time of my survey. The location of trees and newly constructed walls is based on aerial imagery, exisitng features shown on Ordnance Survey plans and observations made on site, and should be considered indicative.

4. Default Root Protection Areas (RPA) are shown on this plan. Existing below ground features (e.g. hard surfacing, foundations etc.) are likely to have influenced root morphology to a greater or lesser extent. However, the presence of roots beneath such features cannot be discounted.

Legend

- 'Red Line' Application Boundary (approx.)
- New Retaining Wall (approx.)
- Upper Edge of Retaining Boulders (approx.)
- Lower Edge of Retaining Boulders (approx.)
- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- BS5837 Default Root Protection Areas



Appendix 5

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

Site: The Family Tree
Address: Whatstandwell, DE4 5HG
Plan: Indicative Tree Planting Plan

SCALE : 1 : 500 @ A4

DATE : 24/06/2026

Map data shown may contain Ordnance Survey ® products supplied by Pear Technology Services Ltd.
© Crown Copyright and database rights from date shown above
Ordnance Survey ® licence number 100023148
Map data shown may contain aerial images and LiDAR data purchased from Bluesky Mapping

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. A topographic plan was not available at the time of my survey. The location of trees and newly constructed walls is based on aerial imagery, exisitng features shown on Ordnance Survey plans and observations made on site, and should be considered indicative.



Legend

- 'Red Line' Application Boundary (approx.)
- New Retaining Wall (approx.)
- Upper Edge of Retaining Boulders (approx.)
- Lower Edge of Retaining Boulders (approx.)
- Existing, Retained Trees
- Proposed New Tree and Hedge Planting