

Land at Farleigh Fields and 54 & 56

Farleigh Road, Backwell:

Arboricultural constraints report

Prepared for: Persimmon Homes
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Your Notes:



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1 Introduction

1.1 Instructions

Instructions were received from Persimmon Homes (Severn Valley) (the Applicant) to undertake a survey of the trees on an area of land off Farleigh Road (referred to as Land at Farleigh Fields and 54 & 56 Farleigh Road, Backwell) to comply with British Standard 5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (BS 5837) and to submit a report detailing the general condition of the principal trees. For more general background information on BS 5837 please refer to our 'Introduction to BS 5837' available on our website www.jp-associates.co.uk or through the office.

1.2 Third party liability

The limit of JP Associates' indemnity over any matter arising out of this report extends only to the instructing client, namely Persimmon Homes (Severn Valley). JP Associates cannot be held liable for any third party claim that arises following or out of this report. This report remains the intellectual property of JP Associates.

1.3 Subsidence risk

This report is primarily concerned with the condition of the existing trees and hedges and the application of current guidance for their retention. Any discussion of soil characteristics is presented only where this may have a direct effect on tree or root growth. *The report does not seek to address subsidence risk: queries over subsidence should be resolved through a separate, specialist report.*

1.4 Previous report & revisions

This report was produced following a survey of the trees and hedges carried out in February 2021, instructed by the applicant.

A previous planning application was made for residential development on site in 2014; the previous application (submitted by Charles Church) was supported by a survey and report (Ref; D35 22 02) that was produced in May and then revised in July of the same year.

Please note: In order to avoid any confusion, the tree survey that this report is based on uses the same tree numbering as the original report. The 2021 tree survey schedule has been supplemented following the inclusion of the trees and shrubs in the gardens of 54 and 56 Farleigh Road.



1.5 Ash Die Back (ADB)

ADB is a fungal disease effecting ash trees that is now spreading rapidly through the country. ADB is expected to lead to the removal of between 80 – 95% of all ash trees from our landscape. While the management of ADB is not a planning issue *per say*, it will have potential implications for development proposals where there are ash trees are included in the tree survey.

The management and mitigation of ADB is a general land management issue that places a duty on all landowners to manage their ash trees responsibly and according to accepted best practice. The Applicant has confirmed that in line with their responsibilities, they will remove and replace any ash trees that succumb to ADB over the period of their tenure. Following consultation with the project arboricultural consultant and the Local Planning Authorities (LPA's) Tree Officer.

There are several ash trees across the site, some of which are already beginning to show symptoms of ADB, it is likely that these will need to be removed at some point over the period of any approved development.

2 Site overview

2.1 The site under consideration for development is an area of land within the village of Backwell, a few miles to the south-west of Bristol.

2.2 The site is irregularly shaped and consists of four agricultural fields; it is bounded to the east and west by the gardens of neighbouring residential properties; to the north by a school and further gardens and by two small fields and private residential properties to the south.

2.3 Access into the site is principally via the agricultural track off Farleigh Road where a public footpath crosses the local green space from Farleigh Road to close to the church. A further footpath runs west to east and links to the north-south footpath.

2.4 The site's topography is variable but the land generally slopes quite steeply downwards from south to north and east to west. The northern area of the site, closer to Farleigh Road is less steep. There are good views from the higher southern ground (local green space) out of the site over the surrounding countryside.



2.5 All the trees on the site itself are located within the hedges that divide and border the fields; there are also various significant off-site trees located in the gardens of the adjacent properties.

Please note; While the tree survey and the recommendations of this report are principally concerned with the application's 'Red line' area, our instruction, involvement and the Applicant's responsibilities cover the whole of the Applicant's land ownership (i.e., the 'Blue line' area).

3 Assessment of principal trees

3.1 The trees on the site vary in species, form and condition and there are specimens that fall into three of the four categories in BS 5837.

- A category trees (indicated in green on the appended plans) are the most significant, of high quality and value.
- B category trees (shown in blue on the appended plans) are of moderate quality and value.
- C category trees (shown in grey on the appended plans) are of low quality and value.
- U category trees are either dead or unlikely to survive beyond the short term, irrespective of any development proposals. Other than some dead elms within the hedges, there are no U category trees on this site.

3.1.1 According to BS 5837, the LPA should regard A, B and C category trees as a material consideration in the development process. However, given that it also defines C category trees as low value and of little arboricultural merit, this report regards only A and B category trees as significant.

3.2 BS 5837 requires that significant trees should be further identified according to their particular merits. Trees can be identified as being of significance as arboricultural specimens (sub-division 1), for their importance within the landscape (sub-division 2) or as having a high ecological, historical or cultural value (sub-division 3). The Standard makes clear that no one sub-division is any more important than another: they simply explain why a tree has been identified as significant.



3.3 The most significant tree on the site is the veteran ash, T15. While it is an ash and is therefore likely to succumb to ADB, as a veteran tree it's 'value' and significance is as much as a diverse and essential ecological habitat as it is as an arboricultural feature. If (or perhaps when) this tree succumbs to ADB, it will be reduced to a height where it can not represent a potential threat and then retained as a habitat feature.

3.4 The other A category is T38, the black pine in the front garden of No. 54 Farley Road. As an essential element of the Farleigh Road street scene, any future access to the site will need to be designed so as not to have an impact on the tree.

3.5 The internal hedgerows are all unmanaged and of variable quality. H34 is a better-quality section of hedge and has been recorded as a significant B category feature. As the majority of the taller trees within the hedge are ash, they are likely to succumb to ADB, so their associated constraints are likely to be relatively short lived.

3.5.1 H16, H27 and H33 are more sporadic hedges of lower quality and are C category. These hedges will require significant remedial works and new planting if they are to be retained. The more significant B category trees within the internal hedgerows have been recorded individually, these are G32 and T28.

3.6 The southern boundary with the two smaller fields consists of a large outgrown hedge, G12, composed of elm, hawthorn and elder. Many of the elms are affected by Dutch elm disease, as they are dead or dying and these will need to be removed. T13, T14 & T31 (ash, field maple and ash) respectively are the larger B category trees within the hedgerow (though as previously discussed the ash is likely to succumb to ADB).

3.7 There are a number of significant off-site trees in private gardens adjacent to the various boundaries. As they are off-site, they are outside the control of the site and their associated arboricultural constraints, may present a potential constraint to any adjacent development proposals.

3.7.1 The most noteworthy of these off-site trees are T6, T7 on the western boundary; T30 on the southern boundary and T2, T4, T5, T19, G21, T22 and T23 on the northern boundary.



3.8 The site also includes two of the properties on Farleigh Road - Nos. 54 & 56, that will be used to form any new main entrance in to the site. The survey includes the trees and shrubs in both gardens the most significant being the A category black pine, T38, discussed above.

3.9 The remaining trees recorded in the survey are of relatively limited arboricultural or landscape significance and they need not be described in further detail here.

4 Tree retention

4.1 While BS 5837 gives guidance on the issues that should be considered during the design of any development proposals, it does not give specific recommendations on the retention of any particular trees or categories of tree. However, best practice suggests that A category trees will usually be retained within any development proposals, B category *should* be retained and C category *could* be retained but are of limited arboricultural or landscape merit and should not be kept where they would significantly constrain development proposals. U category trees will usually be felled as part of any development.

4.2 Decisions on tree retention are made by the project design team in response to many different constraints. This initial report seeks to help the decision making process by giving guidance that is informed by accepted best practice.

5 Constraints background

5.1 Where retained trees may affect planned development, BS 5837 stipulates that the associated constraints should be taken into account in the development proposals.

5.2 There are two categories of constraints. Amenity constraints seek to protect the amenity interests of future residents by ensuring a satisfactory relationship between the proposed development and retained trees. These are the above-ground constraints and relate to the canopy and stem. Tree protection measures seek to ensure that the trees can be retained with a sufficient rooting environment to sustain them safely and healthily. These are the below-ground constraints and relate to the root system.

5.2.1 Both types of constraint should be considered when detailing the measures necessary to secure sustainable and harmonious retention. BS 5837 suggests that the constraint information is then used by the project design team to inform their layouts.



5.3 A constraints study needs to consider not just the significant on-site trees but also any off-site on adjacent neighbouring land (over which the development has no control) that are sufficiently close to the site boundary that they may affect the developable area.

5.4 A constraints plan that conforms to BS 5837 is appended to this report. The plan indicates amenity areas and root protection areas (RPAs) for the significant trees. If C or U category trees are also retained, appropriate amenity areas and RPAs will need to be observed.

6 Amenity constraints

6.1 Retained trees may affect future residents in terms of daylight shading and physical presence. The constraints plan shows two different amenity considerations for significant trees: the shadow length area (the grey area to the north of the tree) and the amenity separation distance (the tan circular area centred on the main stem). Collectively they form the amenity constraints.

6.2 Daylight shading is perhaps the main amenity issue. The average daily pattern of shadows (calculated from May to September) can be plotted and is presented as the shadow length area. The north-west point of the area equates to 9am, the north point to 12pm, the north-east to 3pm and the east to 6pm. BS 5837 suggests an area with a radius equal to the expected mature height of the tree as an appropriate shadow clearance zone. However, it is generally accepted by professional arboriculturists that this guidance falls short of accurately representing the shaded area.

6.2.1 The shadow length area represents the area of the site that would be affected by a structure obscuring the passage of the sun: in the case of a building this would be a completely shaded area. However, tree canopies are not solid and varying amounts of light will pass through the crown creating levels of shade. How much light depends on the species, the tree's condition and any previous management.

6.2.2 The project designers may need to consider daylight issues within the indicated area: internal building configuration and window size, location and design can all help overcome potential shading/daylight problems.



6.3 The amenity separation distance between the retained trees and any proposed housing will need to be considered and may need to be reflected in the layout design. If a new building is located too close to retained trees its outlook may become oppressive. Factors such as the tree's canopy density and condition, the topography and orientation of the site and the nature of the development proposals all need to be considered.

6.3.1 There are two standards commonly used in calculating amenity separation distances: two-thirds mature tree height (used in this report) and mature canopy spread plus five metres. Both usually give similar figures.

6.4 As well as protecting the interests of residents, the amenity areas also serve to protect retained trees from unnecessary pressure to be either felled or undergo remedial surgery once the new buildings are occupied.

6.5 Non-habitable 'structures', such as garages, service buildings, roads and hard surfaced areas, can be constructed without restriction within the amenity areas - as long as there is no disturbance, construction activity or alteration of the existing ground level within the root protection areas (RPAs).

7 Tree and hedge protection measures

7.1 BS 5837 states that all retained trees should be protected by a barrier. The appended tree survey schedule indicates the minimum RPA for each tree (calculated from the formula given in BS 5837).

7.2 BS 5837 specifies the minimum RPA in m² rather than as a radial distance from the tree. The minimum RPA is shown as a circle (of the appropriate area) on the arboricultural constraints plan. Where the project arboriculturist considers that rooting is likely to be asymmetrical, the RPA is based on likely root spread (i.e., not circular).

7.3 RPAs of retained trees are designed to protect the trees' root systems and provide sufficient rooting environment to allow the trees to continue to thrive. The RPAs represent a definite constraint by prohibiting groundwork, construction, development or storage activity within the designated area.



7.4 The RPA indicated on the constraints plan should be regarded as a notional barrier position. The precise final barrier location will be shown on a tree protection plan (TPP) which will be based on the final layout.

7.5 BS 5837 allows for the project arboriculturist to slightly alter the location of the protection barriers to fit in with the development proposals. These areas are shown on the TPP as construction exclusion zones (CEZs). CEZs should also include any other areas of the site set aside for tree planting or strategic landscaping.

7.6 The protection barriers used should be appropriate for the scale of development activity and sufficiently robust to protect the trees and hedges from the expected level of groundwork, construction or demolition activity.

7.7 In some situations, where development is taking place on previously developed land, it may be necessary to demolish the existing buildings and remove areas of hard surfacing. Any trees intended to be retained should be protected during the demolition works. The barriers may need to be moved following demolition to the location indicated on the TPP before starting any groundwork or construction activity.

7.8 The TPP will also show the routes of all services, drains and sewers and the locations of all site facilities, storage areas, cement mixing areas and car parks.

7.9 The CEZs should be regarded as sacrosanct areas, within which there should be no groundwork, construction or development activity, no materials stored, fires lit or other activities undertaken that could be harmful or injurious to the trees or their root systems.

7.10 While CEZs should be regarded as 'no-go' areas, BS 5837 states that, in certain circumstances, the protection measures can include ground protection techniques. These measures are designed to protect the underlying roots, while allowing the area to be used for other 'light' purposes - for example, scaffolding for a garage built immediately next to the CEZ could be partially located within it.

7.11 All specified and approved tree and hedge work should be completed and the protection barriers erected before any construction or groundwork begins and before installation of the site offices, compound facilities and storage and yard areas.



7.12 The protection barriers should remain in place until the practical completion of the development. Work within, removal or alteration of the protection barriers should not be undertaken without consulting the project arboriculturist and with the prior written consent of the LPA.

7.13 Any level changes within the RPAs may have a detrimental effect on any trees to be retained. Further arboricultural advice must be sought if there are going to be any level changes within the RPA as presented on the arboricultural constraints plan.

8 Soil assessment/site history

8.1 A full soil assessment is carried out as part of the ground investigation works commissioned to inform both the architectural design and detailed engineering/design work. As well as being an important part of the arboricultural assessment of a site, the existing soil and ground conditions may also have implications for new planting proposals specified as part of the proposed landscape or tree planting schemes.

8.2 The soil type and previous land use is discussed in this report in relation only to the distribution, depth and density of tree roots and where this may have implications for the tree protection measures needed to sustain retained trees and hedges, or where the soil type and land use may affect the species choice for new tree planting.

8.3 The soil type and ground conditions are a particular factor in sites where the ground is heavy or the soil has a high clay content as heavier clay soils are more susceptible to compaction-related root damage.

8.4 The implications of the soil type and the potential impact on retained trees should be considered by the arboricultural consultant and the design team during the design process (the AIA), so that the tree protection arrangements specified in the TPP and AMS will reflect the implications of soil type.

8.5 According to the UK soil observatories on-line map viewer, the soil at the site has been classified as a deep clayey loam to silty loam over a parent material of siltstone and halite. There is also a small pocket of deep to intermediate sand to sandy loam over a parent material of conglomerate close to the southern boundary.



8.6 The site has historically and is still currently, used for arable and grass pasture etc. While the ground surrounding gateways may have been affected by compaction through animals and agricultural machinery, any compaction will be localised and rather minor and will not have caused any significant root disfunction.

8.7 The site appears quite fertile and should be suitable to support a wide selection of tree and shrub species in any landscape scheme.

8.8 The landscape architect and contractor will need to satisfy themselves that the soil is suitable for any planting scheme. Any material imported in to the site to support the landscape scheme will need to comply with all relevant regulations and guidance and accord with accepted best horticultural practice.

9 Tree work details

9.1 In addition to the work discussed above and that suggested in the appended tree survey schedule, removal of dead, diseased or defective branches of retained trees may need to be carried out in the interests of good arboricultural management and to protect the safety of the immediate area.

9.2 The retained trees may also need to be crown lifted to allow access, the construction of any approved development, or the erection of fences. Where necessary, heavy infestations of ivy should be controlled by clearing a lower section of the trunk.

9.3 A regular inspection of all retained trees should be undertaken to fulfil a landowner's duty of care obligations. Further inspections may be necessary after heavy storms or prolonged periods of bad weather.

9.4 If required a schedule detailing the work necessary for each tree may be included in the tree protection plan and/or method statements, in line with the approved proposals. All tree works should be carried out in accordance with BS 3998: 2010 Tree Work – Recommendations.



10 Ecology and wildlife

10.1 In accordance with the *Wildlife and Countryside Act 1981*, *Conservation of Habitats and Species Regulations 2010* and *Countryside and Rights of Way Act 2000*, the timing and type of tree or hedge work operations must be considered to avoid disturbing any nesting or breeding birds or bat roosts. It is an offence (subject to certain exceptions) to intentionally kill, injure, or take any wild animal listed. The laws prohibit interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

10.2 Non-urgent major tree work and hedge cutting should not be undertaken during the peak bird nesting season, which is considered to be from March to August. If work has to be undertaken during this period, detailed watching briefs should be carried out to ensure that there are no resident nesting birds that could be disturbed.

10.3 All species of bats and their roosts are protected under the *Wildlife and Countryside Act 1981* and the *Conservation of Habitats and Species Regulations 2010*. Deliberately capturing, disturbing, injuring or killing bats is prohibited. Damaging or destroying their breeding sites and resting places - roosts - is also prohibited.

10.3.1 Where bats are thought to be present, advice should be sought from a licensed bat specialist. If necessary relevant licences should be obtained before carrying out any major tree work or hedge cutting.

10.4 A complex development may require an ecologist to assess any potential ecological impact. The ecologist's report may include recommendations that influence the tree work and its timing.

Survey/Date issued:	(16 &) 23/2/21 February 2020	
Prepared by:	Jeremy Peirce (MICFor, MArborA) Director	



TREE SURVEY KEY

Further information can be obtained from BS 5837: 2012 'Trees in relation to design, demolition & construction – Recommendations'; on which this survey is based.

Abbreviations: Av - average figure; OS - off-site; * - est. reading; MS – multi-stemmed; SS – single-stemmed; TS – twin-stemmed

Tree ref	Each surveyed feature is assigned a number that corresponds to any report, discussion and (attached) plans T Individual specimen G A group of two or more specimens that should be regarded as a single unit H Linear group of specimens that form a hedge W A larger group or area of trees that should be regarded as a single woodland unit.
Species	The accepted common name for the species.
Height	A measurement of the existing height, in metres.
Diameter	The diameter of the stem or stems (given in mm) taken from a height of 1.5m or as per BS 5837, rounded to the nearest 25mm.
Age	An assessment of the tree's age: Young Within first ten years of its life. S Mat Reached age of reproduction, early stage of development. E MAT Mature form but not yet full size. Mat Crown has reached full dimensions. O Mat A tree that has exceeded its expected life span. Vet A tree that should not be assessed in terms of an expected life span but as a self-contained ecological feature.
Crown spread	An approximate radial measurement, in metres, of the existing crown spread, taken for the four cardinal compass points.
Crown clearance	Height of crown clearance above ground, in metres.
Physiological condition	An assessment of the tree's physiological condition: Good, Normal, Declining or Dead
Structural condition	An assessment of the tree's structural condition: Good, Adapted or Poor
ERC	Estimated remaining contribution of the tree(s) in years. (<10yrs, 10-20yrs, 20-40yrs, 40yrs+)
Category	An assessment of the tree's categorisation as specified in BS 5837: U Trees that cannot be retained longer than 10 years due to condition, usually removed as part of the development proposals <u>but</u> may have ecological values A Trees of high value & a life expectancy of 40 years+ B Trees of moderate quality & a life expectancy of at least of 20-40 years C Trees of low quality & a life expectancy of 10-20 years.
Comments	Any pertinent comments on or concerning the tree including any broad wildlife habitat considerations.
RPA^{m²}	The tree's (theoretical) root protection area, in m ² , calculated from the formula given in BS 5837
Radial RPA	Radius that defines a circle of the same area as the RPA
Please note	BS 5837 suggests that significant trees are also sub-categorised: 1 A tree of arboricultural value 2 A tree of landscape value 3 A tree of ecological, cultural or historical value These sub-categories are given for information only and do not confer any additional value.

Site: Farleigh Fields, Backwell

Surveyor: JPP

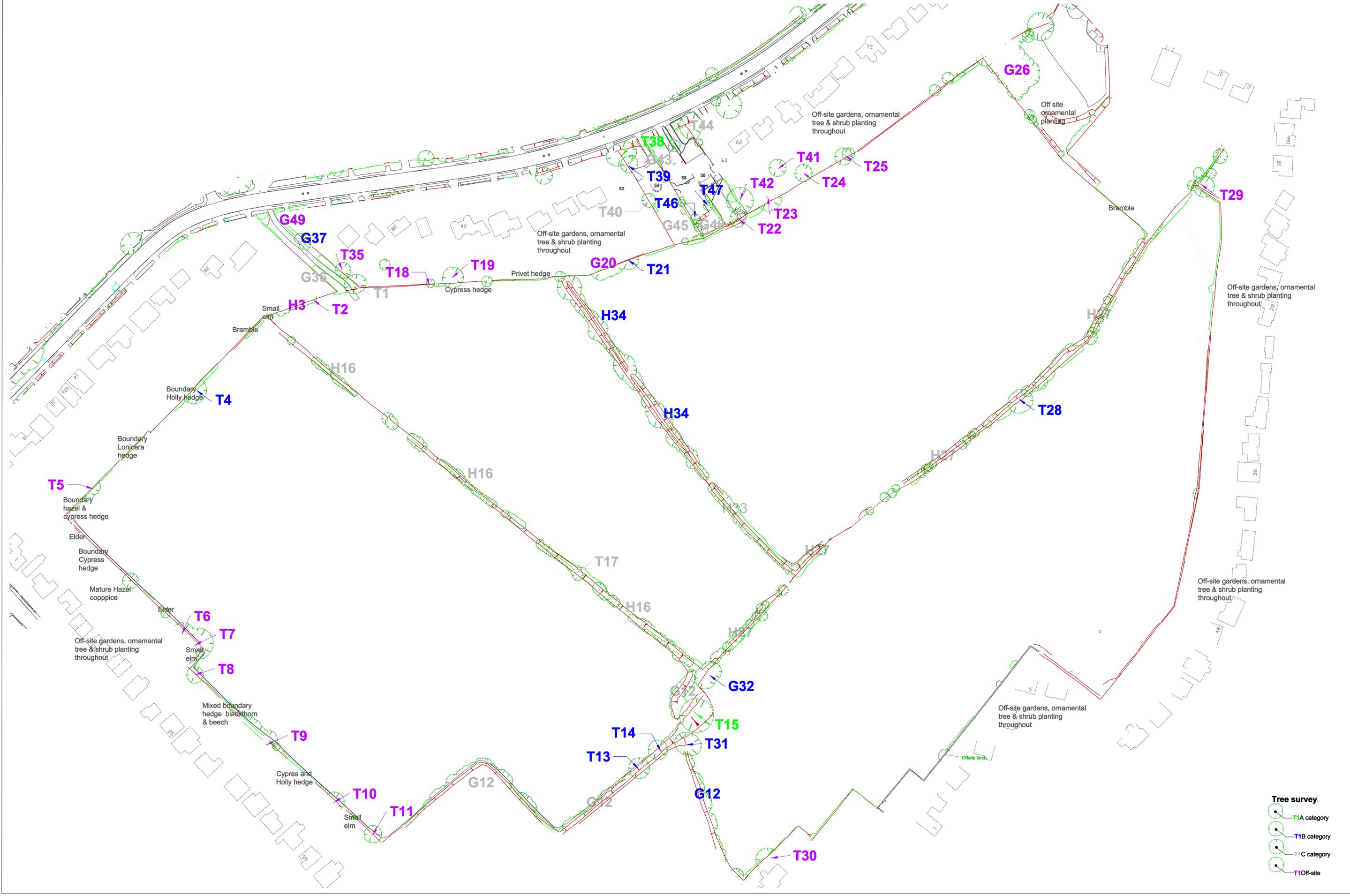
Weather: Cold, cloudy & bright

Client/Ref: D35 22

Date: 16&23/2/21

Tree Ref	Species	Height (m)	Diameter (mm)	SS/MS	Age	Crown Spread NESW (m)	Crown Clear (m)	Condition Physiological	Condition Structural	ERC	Cat	Comments/ Recommended Work	RPA (m2)	Radial RPA (m)
T1	Sycamore	14	2 X 400	MS	Mat	Av 5	0	Good	Good	40+	A.2	Next to field gate, basal growth-lift canopy if required	92	5.4
T2	Horse chestnut	7.5	500	SS	Emat	Av 4	3.5	Average	Average	20-40	OS	Ivy covered, no access, leaf miner present	113	6
H3	Hawthorn, beech, laurel, elm	7	300	SS	Mat	1.5 s	0	Average	Good	40+	OS	Boundary hedge screen - keep lower face trimmed as hedge	41	3.6
T4	Ash	17	1000	SS	Mat	4,6,6,6	2	Average	Average	20-40	B.2	Stem divides at 2m, ivy to lower crown & epicormic growth present, boundary feature	452	12
T5	Oak	9	300, 150	MS	Emat	Av 5	3	Average	Average	40+	OS	Growing in garden next to boundary	390	4.8
T6	Copper beech	15	500	SS	Mat	5ovs	4	Good	Poor	40+	OS	Growing in garden	113	6
T7	Monterey pine	17	900	SS	Mat	9ovs	3	Average	Average	20-40	OS	Adjacent to boundary, significant overhang	366	10.8
T8	Cherry	11	450	SS	Mat	Av 5	2	Average	Average	20-40	OS	Growing in adjacent garden	92	5.4
T9	Ash	13	2 x 450	MS	Mat	5ovs	3	Average	Average	20-40	OS	Recent heavy crown reduction, regrowth vigorous	191	7.8
T10	Field Maple	11	450	SS	Mat	4.5ovs	3	Good	Good	40+	OS	Growing in garden, good specimen	92	5.4
T11	Plum	9	500	SS	Mat	5ovs	3	Average	Average	10	OS	Dead limbs overhanging site	113	6
G12	Hawthorn, Elm, elder	7	250	SS	Mat	2ovs	0	Average	Average	20-40	B.2	Outgrown boundary hedge, elms dying off, lower growth trimmed as hedge	28	3
T13	Ash	14	400	MS	Mat	5ovs	2	Average	Average	20-40	B.2	Boundary feature, ivy to mid crown	72	4.8
T14	Field maple	13	500	MS	Mat	Av 5.5	3	Good	Average	40+	B2	Outgrown hedge tree, miseltoe	113	6
T15	Ash	18	1200est	SS	Mat	9w	2	Poor	Poor	10	A.3	Limited access due to scrub, lapsed pollard, decayed stem: Reduce back to lower form, epicormic growth present, veteran feature, valuable habitat potential	652	14.4
H16	Hawthorn, elm, hazel, maple, elder, ash	to 6	250	SS	Mat	Av 2.5	0	Average	Poor	10	C	Sporadic unmanged hedge , large gaps	Protect as hedge	
T17	Field maple	11	370	SS	Mat	Av 3.5	3	Good	Average	40+	B.2	Typical hedge feature, ingrown wire, included unions	64	4.5
T18	Lawsons cypress	12	400	SS	Mat			Average	Poor		OS	No access - poor previous tree surgery	72	4.8
T19	Copper beech	14	1000	SS	Mat			Average	Poor	10-20	OS	No access - poor previous tree surgery	452	12
G20	Leyland cypress	13	500	SS	Mat	Av 4	1	Average	Average	20-40	OS	Some 5 off-site trees	113	6
T21	Oak	9	600	MS	Emat	Av 4	1	Good	Average	40+	B.2	Boundary feature	163	7.2
T22	Norway spruce	13.5	400	SS	Mat	3ovs	3	Average	Average	40+	OS	Growing in garden	72	4.8
T23	Gum tree	18.5	850	SS	Mat	6ovs	1.5	Good	Good	20-40	OS	Large off-site feature	327	10.2
T24	Eucalyptus	13.5	250	SS	Smat	Av 4	2	Good	Average	20-40	OS	Young tree close to garden gate	28	3

Tree Ref	Species	Height (m)	Diameter (mm)	SS/MS	Age	Crown Spread NESW (m)	Crown Clear (m)	Condition Physiological	Condition Structural	ERC	Cat	Comments/ Recommended Work	RPA (m2)	Radial RPA (m)
T25	Apple orchard cv	9	450	SS	Mat	4.5ovs	2	Average	Average		OS	Heavily mistletoe clad	92	5.4
G26	Birch, hazel, holly, oak	13	350	SS	Mat	Av 3	0	Good	Average	40+	OS	Off-site copse	55	4.2
H27	Elm, elder, hawthorn,	to 7	300	SS	Mat	Av 3	2	Average	Average	20-40	C	Sporadic unmanaged hedge	Protect as hedge	
T28	Sycamore	13	550	MS	Mat	Av 6	1	Average	Average	40+	B.2	Significant feature of hedge	137	6.6
T29	Birch	14	650	SS	Mat	6ovs	2				OS	Off-site no access, ivy to mid crown	191	7.8
T30	Scots pine	17.5	1100	SS	Mat	Av 9	3	Good	Average	40+	OS	Significant feature in off-site church	547	13.2
T31	Ash	17	680	SS	Mat	7,5,5,6	2	Average	Average	20-40	B.2	Boundary feature, some canker & epicormics ADB	206	8.1
G32	Ash	15	500	SS	Mat	7,4,4,4	2	Good	Average	20-40	B.2	Hedge group,1 maiden,1 coppice ADB	113	6
H33	Hawthorn, Holly, elder, maple, blackthorn	6	300	SS	Mat	Av 3	0	Average	Average	20-40	C	Unmanaged & a bit intermittent hedge	Protect as hedge	
H34	Ash, maple, hawthorn, elm	11	400	SS	Mat	to 5	0	Average	Average	20-40	B.2	Growth lower down the slope is better than at the top of the field	72	4.8
T35	Birch	13	350*	SS	Mat	Av 4	2	Average	Average	10-20	OS	Off-site tree in garden, no access	55	4.2
G36	Cherry & elder scrub	11	200	MS	Emat	Av 4.5	0	Average	Average	10-20	C	Scrub growth adjacent to track	Protect as hedge	
G37	Cherry	9	300	SS	Emat	Av 3.5	1	Average	Average	10-20	C	On verge by access track	41	3.6
T38	Black pine	19	1060	SS	Mat	Av 11	6	Good	Good	20-40	A.2	Front garden of 54, Farleigh Road, large prominent tree	499	12.6
T39	Norway spruce	17	450	SS	Emat	Av 6	3	Good	Good	20-40	B.2	Adjacent to T38	92	5.4
T40	Sycamore	16	500	SS	Mat	Av 6	2	Average	Average	10-20	C	Previously reduced garden tree adjacent to boundary fence	113	6
T41	Blue atlantic cedar	16	650	SS	Emat	Av 7	2	Good	Good	20-40	OS	Good specimen growing in private rear garden - unlikely to lead to an on-site constraint	191	7.8
T42	Oak	16	600*	SS	Mat	Av 6	2	Good	Good	40+	OS	Rear garden of 60, Farleigh Road, by boundary	163	7.2
G43	Mixed garden species	3	100	MS	Smat	Av 1.5	0	Average	Average	10-20	C	General garden planting in front gardens of 54 & 56	5	1.2
T44	Pittisporium	12	450	MS	Mat	Av 3	0	Average	Average	10-20	C	Mature shrub/tree in front garden of 56 Farley Road, adjacent to boundary with 58 - shared with 58?	92	5.4
G45	Mixed garden species	3	100	MS	Smat	Av 1.5	0	Average	Average	10-20	C	General garden planting in rear garden of 54	5	1.2
T46	Birch	13	220	SS	Smat	Av 4	2	Good	Average	20-40	B.2	Growing close to boundary with 52	23	2.7
T47	Magnolia	10	230	SS	Emat	Av 3	1.5	Good	Good	40+	B.2	Good specimen in rear garden of 56	28	3
G48	Mixed garden species	3	100	MS	Smat	Av 1.5	0	Average	Average	10-20	C	General garden planting in rear garden of 56	5	1.2
G49	Leyland cypress	12	200	MS	Mat	Av 1.5	0	Average	Average	10-20	OS	Cypress hedge at eastern end of track, may be on-site(?)	18	2.4



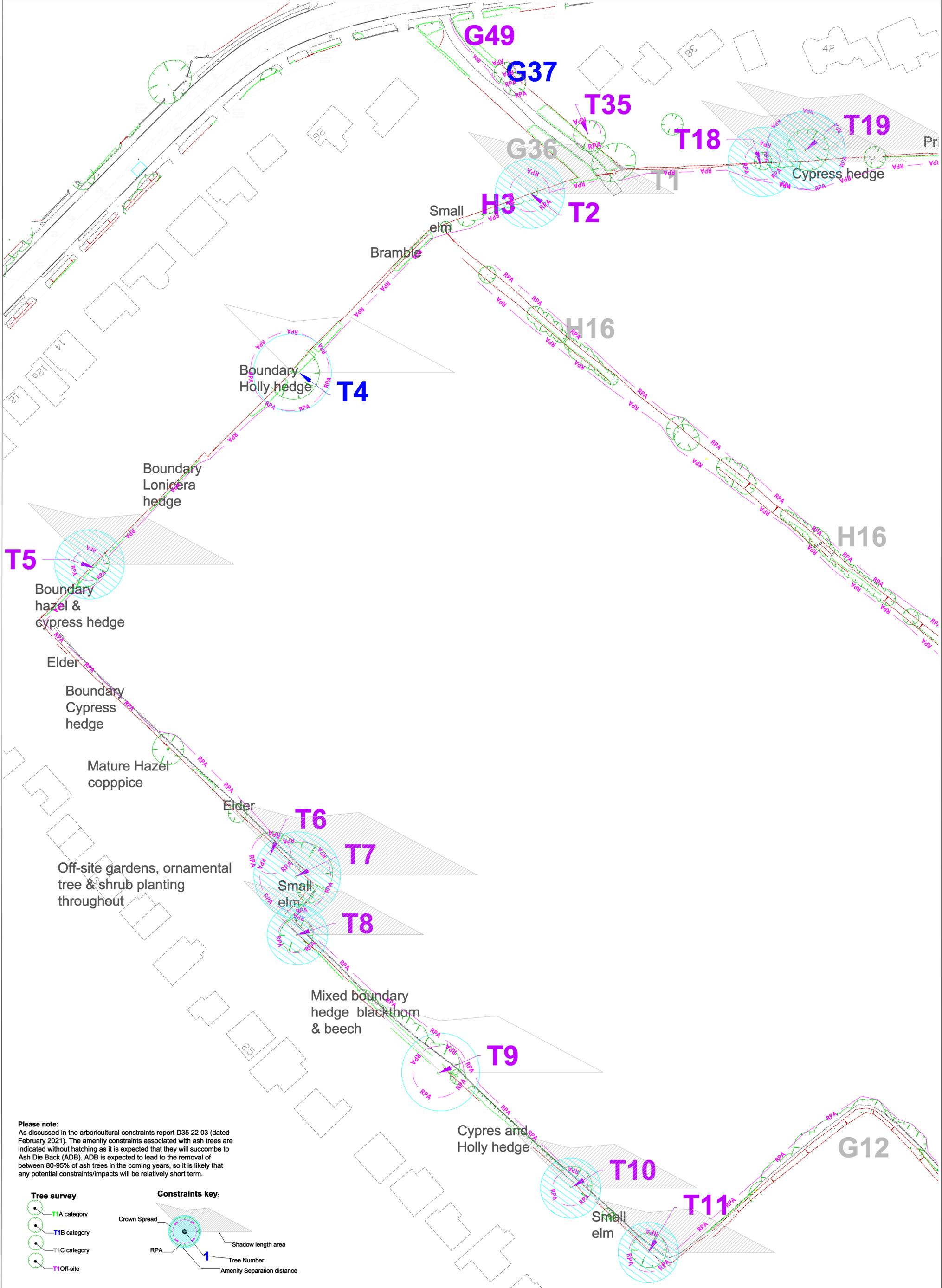
**Land at Farleigh Fields and 54 & 56 Farleigh Road, Backwell:
Tree Survey Plan (2021)**

JP Associates
46 St. Peter Street
Tiverton
EX16 6NR
Tel: 0845 643 1161
Email: office@jp-associates.co.uk

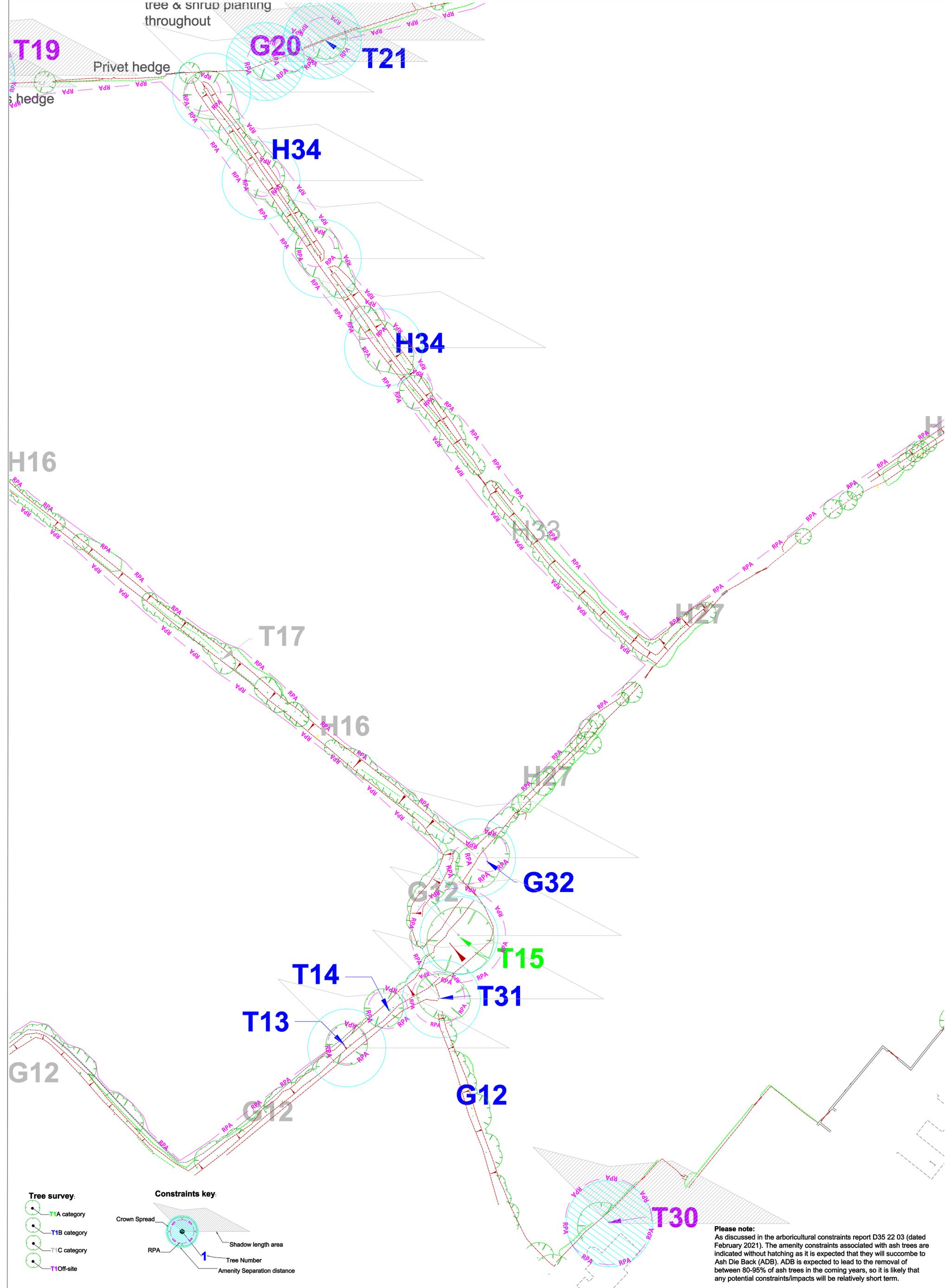
Please refer to JP Associates report
D35 22 04 dated February 2021
Tree Nos. refer to tree survey schedule
Given scale accurate @ A1



Client:	Persimmon Homes
Plan Ref:	D35 22 P3
Drawn by:	JPP
Date:	Scale : 1: 1000



Please note:
 As discussed in the arboricultural constraints report D35 22 03 (dated February 2021). The amenity constraints associated with ash trees are indicated without hatching as it is expected that they will succumb to Ash Die Back (ADB). ADB is expected to lead to the removal of between 80-95% of ash trees in the coming years, so it is likely that any potential constraints/impacts will be relatively short term.



Please note:
 As discussed in the arboricultural constraints report D35 22 03 (dated February 2021). The amenity constraints associated with ash trees are indicated without hatching as it is expected that they will succumb to Ash Die Back (ADB). ADB is expected to lead to the removal of between 80-95% of ash trees in the coming years, so it is likely that any potential constraints/impacts will be relatively short term.

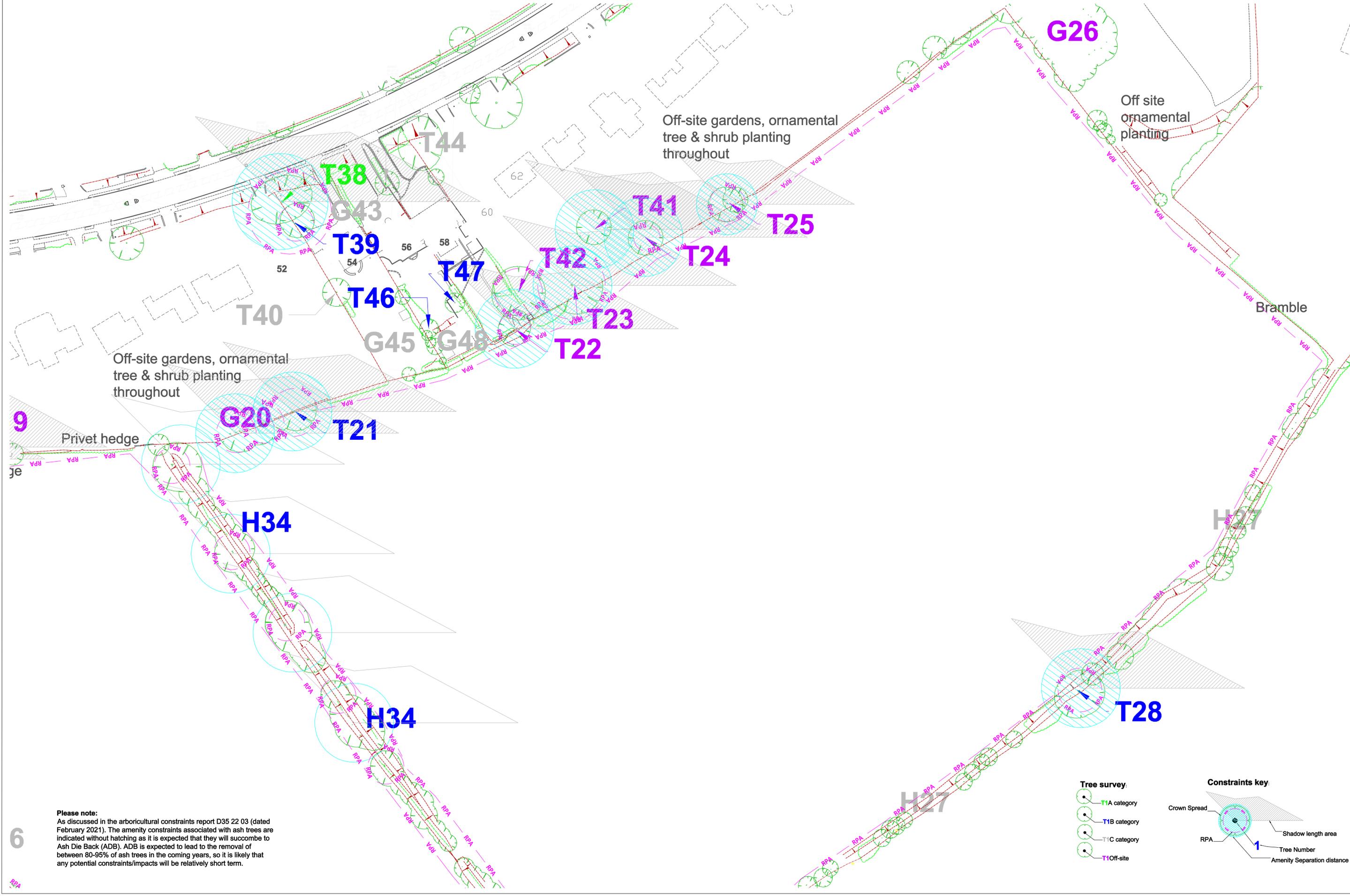
Tree survey:

- T1A category
- T1B category
- T1C category
- T1 Off-site

Constraints key:

- Crown Spread
- Shadow length area
- RPA
- Tree Number
- Amenity Separation distance

Client:	Persimmon Homes
Plan Ref:	D35 22 P4 2 of 3
Drawn by:	JPP
Date:	Scale : 1: 500



Please note:
 As discussed in the arboricultural constraints report D35 22 03 (dated February 2021). The amenity constraints associated with ash trees are indicated without hatching as it is expected that they will succumb to Ash Die Back (ADB). ADB is expected to lead to the removal of between 80-95% of ash trees in the coming years, so it is likely that any potential constraints/impacts will be relatively short term.

Tree survey:

- T1A category
- T1B category
- T1C category
- T1 Off-site

Constraints key:

- Crown Spread
- Shadow length area
- RPA
- 1 Tree Number
- Amenity Separation distance



Client:	Persimmon Homes
Plan Ref:	D35 22 P4 3 of 3
Drawn by:	JPP
Date:	Scale : 1: 500