



ARBORICULTURAL REPORT & Impact Assessment to BS 5837:2012 at:

*Land adjoining:
**Smithy House,
Bower Hill Road,
Oxspring,
Sheffield,
S36 8YA***

Prepared for: *Yorkshire Land Limited*

Report Date: *August 2025*

Reference: *AWA6932*

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TMP006 – B
Revision 02
Auth By: APW
Date: 27/03/2025

Executive Summary

This report provides independent arboricultural advice in accordance with BS 5837:2012, regarding trees at the site in the context of a proposed residential development.

A total of 10 items of woody vegetation were surveyed, comprising 7 individual trees and 3 groups or hedges. Of these: 5 are moderate value (Category B), and 5 are low value (Category C).

The proposed development will not necessitate the removal of any trees or tree groups and is therefore assessed as having no detrimental arboricultural impact.

The layout of the development has been designed to minimise encroachment into Root Protection Areas (RPAs), with only minor incursions into a trees' RPAs, which are not expected to significantly affect tree health. Mitigation measures, including protective fencing and 'no-dig' construction methods, are recommended where necessary.

The scheme presents an opportunity for new tree planting as part of a landscape strategy, offering long-term enhancement of the site's tree cover.

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1. Introduction

1.1 Instructions and Brief

- 1.1.1 We have been instructed by Yorkshire Land Ltd to visit the site and prepare our findings in a report.
- 1.1.2 The report is required in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*, to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

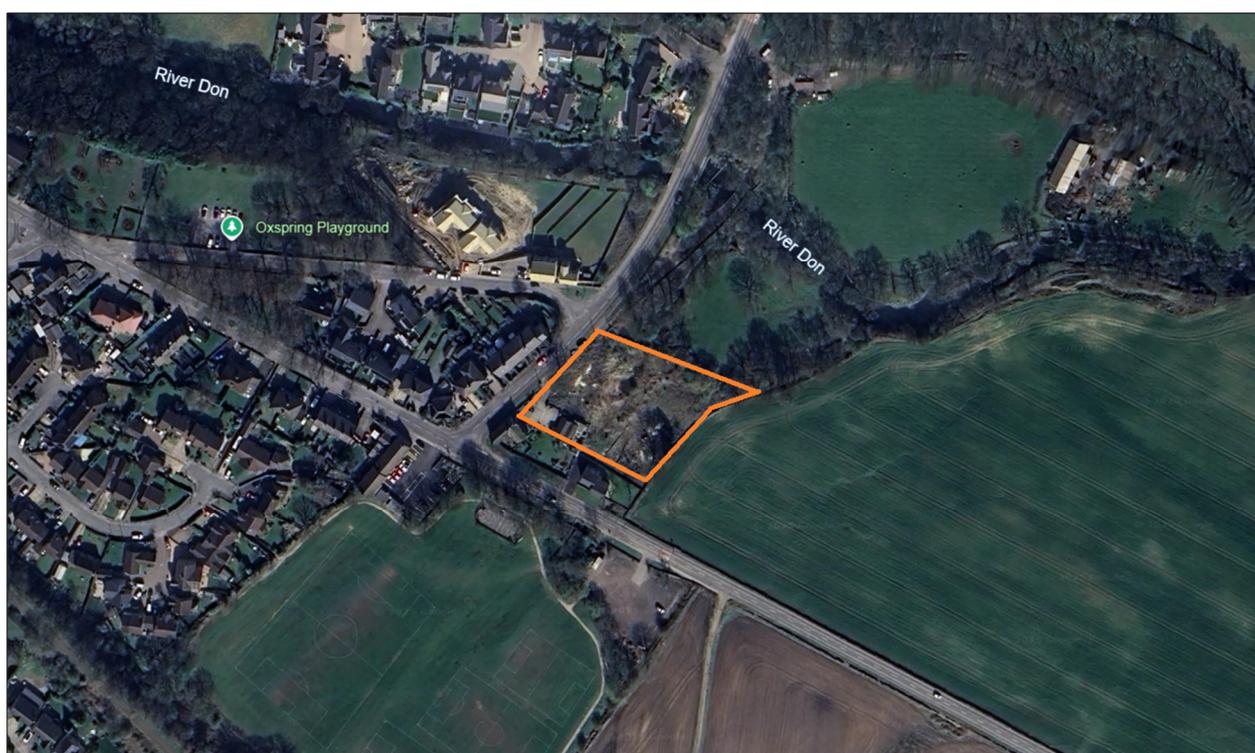
1.2 Survey Details

- 1.2.1 The survey took place during May 2025.
- 1.2.2 The trees were surveyed visually from the ground using “Visual Tree Assessment” techniques and in accordance with the guiding principles of British Standard 5837:2012.
- 1.2.3 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.
- 1.2.4 We have been provided with a topographical survey with tree positions plotted. Where surveyed trees were not included on the topographical survey the tree positions were plotted using enhanced GPS technology (1-2m accuracy) and laser distance measurer.
- 1.2.5 The tree survey data collection was carried out by Joe Thomas, MSci Biology, Level 4 Diploma Arboriculture, TechArborA, QTRA Registered, PTI (Lantra).
- 1.2.6 Full qualifications and experience are included within **Appendix 1**. Explanatory details regarding the survey methodology are included within **Appendix 2**. A full explanation of the tree data can be found at **Appendix 3**. Full details of all the trees surveyed are found in **Appendix 4**. For tree locations please refer to the Tree Constraints Plan at **Appendix 5** and for detail of the impacts of the new development refer to the Tree Impacts Plan at **Appendix 6**.

2. The Site

2.1 Location and Description

- 2.1.1 The site is located on Bower Hill Road in Oxspring, Sheffield.
- 2.1.2 The site comprises a piece of unused land directly adjacent to Smithy House. To the north and east are further parcels of disused land, and to the south and west are residential properties.
- 2.1.3 The approximate area of the survey is highlighted in the (2023 Google Earth) image below:



3. The Trees

3.1 Legal

- 3.1.1 The following advice is for guidance purposes only. Some trees are protected by legislation, and it is essential that the legal status of trees is established prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.
- 3.1.2 An online search was undertaken with Barnsley Metropolitan Borough Council on 26/08/25 to check whether any trees at the site are protected by a Tree Preservation Order or are located within a Conservation Area. As of this date **no trees at the site are protected** by a Tree Preservation Order or are within a Conservation Area.
- 3.1.3 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works a further check should be made with the Local Planning Authority to confirm if any trees are covered by a Tree Preservation Order or are within a Conservation Area. If either applies, then statutory permission is required before any works can take place (unless such work is approved as part of full planning permission).
- 3.1.4 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2021), and a check for catalogued Ancient and Veteran trees using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2021).
- 3.1.5 It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.
- 3.1.6 Trees provide a wide range of habitats for many species, some of which are legally protected such as bats, nesting birds, badgers and dormice. It is essential that appropriate care is taken to ensure that this legislation is not contravened.
- 3.1.7 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.
- 3.1.8 All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations.

3.2 Tree Survey Results

- 3.2.1 The tree survey revealed 10 items of woody vegetation, comprised of 7 individual trees and 3 tree groups or hedges.
- 3.2.2 Of the surveyed trees: 5 trees and tree groups are retention category 'B' and 5 trees, tree groups and hedges are retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).
- 3.2.3 Full details of the surveyed trees, tree groups and hedges are provided in the attached tree data schedule at Appendix 4. General comments are provided below:
- 3.2.4 The significant tree cover within the site consists mainly of large individual trees along the boundaries. Some of the trees are part of larger woodland groups. Within these groups is a species mix of varying age categories. The occasional larger tree is situated throughout these groups.
- 3.2.5 The central areas of the site contain little of arboricultural significance, generally consisting of open land and occasional Hawthorn scrub.
- 3.2.6 Species diversity at the site is relatively good. The dominant species is Oak, with several Sycamore and the occasional Willow and Silver Birch. The hedgerows are generally comprised of Hawthorn, Blackthorn and Elder.
- 3.2.7 Most of the trees are semi-mature with only occasional early mature trees.
- 3.2.8 The sites most significant tree is T9, an early mature Oak. Situated to the northeast of the site. This tree is prominent throughout the site and surrounding area and provides a moderate level of amenity value.
- 3.2.9 T1 is a semi-mature Sycamore tree on the western boundary of site. Ownership was unclear. T1 overhangs to the road to the west and the crown is in contact with a nearby lamppost and overhead wires. This tree is prominent throughout the site and surrounding area and provides a moderate level of amenity value.
- 3.2.10 G2 and G5 are unmanaged hedge groups, mostly comprised of Hawthorn and Blackthorn, running along the northern boundary of site. G2 and G5 provide some screening value but are of lower overall arboricultural value.
- 3.2.11 T3, T4 and G8 are semi to early mature Oak, Birch and Sycamore trees along the northern boundary of site. Ownership of some of these trees was unclear but the majority appear adjacent. These trees form a small woodland area bounding the park to the north of site. These trees are prominent both individually and as a group throughout the site and surrounding area and provide a moderate level of amenity value.

- 3.2.12 T10 is an adjacent semi mature Sycamore tree to the south of site. T10 has had several old pruning wounds from historic crown lifting works but is still in good overall condition and provides a moderate level of amenity to the site.
- 3.2.13 The remaining trees within the site are of particularly low value and should not pose any significant constraint on the development potential of the site.
- 3.2.14 Some trees were covered in dense ivy or were inaccessible (as detailed in Appendix 4). In such cases measurements were estimated and the condition values are indicative only.
- 3.2.15 The tree Root Protection Area (RPA) for each tree has been plotted as a polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would largely be based on conjecture and so have been avoided.
- 3.2.16 Some lower value tree, hedge and shrub groups do not have RPAs detailed on tree plans. The detailed extent and spread of these low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.

3.3 Photographs



Photo 1: T1 from east



Photo 2: G2 from southeast



Photo 3: T3 from south



Photo 4: T4 and G5 from south



Photo 5: G5-T9 from south



Photo 6: T10 from north

4. Arboricultural Impact Assessment

4.1 Proposed New Development

4.1.1 It is proposed to build a new residential development with associated access, parking, landscaping and facilities. The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.

4.2 Direct Impacts

4.2.1 From assessing the new development proposals, no trees or tree groups will require removal to facilitate the development, with all trees, tree groups and hedges suitable for protection throughout construction works and long-term retention within the completed development.

4.2.2 Trees and tree groups requiring pruning to facilitate the new development are T1, T3, and T6.

4.2.3 The required pruning works are minor in nature, and the trees will not be significantly impacted in terms of condition or loss of visual amenity.

4.3 Indirect Impacts

4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendices 5 and 6, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.

4.3.2 Potentially damaging activities are proposed in the vicinity of retained trees. The new garage encroaches close to and into the edge of the RPA of T1, a new dwelling encroaches close to and into the edge of the RPA of T3, and new hard standing encroaches close to and into the edge of the RPA of T6.

4.3.3 Construction within the RPA, can have negative impacts on tree roots. However, the encroachments are very minor, and the detailed RPAs for these trees are likely to be a slightly exaggerated representation of the trees actual rooting area. As such, it is unlikely that significant roots will be within these areas and the retained trees should remain largely unaffected by the works, provided care is taken during construction.

4.3.4 A new driveway is proposed that encroaches into the edge of the RPA of T1. The construction of hard surfaces within the RPA can have negative impacts on tree roots. However, the potential negative impacts can often be overcome or minimised by employing a 'no-dig' type construction methods with a porous final surface.

- 4.3.5 All the retained trees have been assessed as suitable for retention in terms of BS5837 (2012) section 5 "Proximity of structures to trees." The retained trees will not cause unreasonable inconvenience or nuisance issues to future occupiers, leading to associated pressures for felling or excessive pruning. The layout allows sufficient space to enable the retained trees to grow to maturity without significantly adversely affecting the amenity of the dwelling or amenity space.
- 4.3.6 The buildability of the proposed development has been assessed in terms of access, adequate working space and provision for the storage of materials, including topsoil, in relation to the trees.

4.4 Suitable Mitigation

- 4.4.1 The development of the site provides an excellent opportunity to undertake new tree planting throughout the site as part of a soft landscaping scheme. As such, suitable new tree planting has the potential to improve the sites tree cover in the long-term.

4.5 Protection of the Retained Trees

- 4.5.1 To ensure the successful retention of trees during the development process, all trees identified for retention must be physically protected from the outset of site preparation through to final landscaping. This protection should be in accordance with section 6.1 of BS:5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.
- 4.5.2 The primary method of protection will be the installation of tree protection fencing, constructed in line with the specification shown in BS 5837:2012.
- 4.5.3 This fencing must be installed prior to the commencement of any site clearance, demolition, or construction activity and remain in place for the duration of all potentially damaging operations.
- 4.5.4 The protected areas must be treated as construction exclusion zones. No materials, spoil, or equipment should be stored within these zones, and no access should be permitted.
- 4.5.5 Ground levels within the RPAs should be left unaltered, and care must be taken to avoid compaction of the soil structure, which could have long-term impacts on tree health.
- 4.5.6 If conditioned by the Local Planning Authority, an associated Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) detailing protective fencing locations and specifications, construction methods close to the retained trees, and any required site monitoring, can be provided.

4.5.7 The AMS and TPP explain how and when the protection measures will be installed and maintained throughout the development. They are designed to be referenced for practical guidance on how to protect the retained trees at the site to ensure contractors do not accidentally damage trees during construction.

5. Summary of Tree Impacts

<i>Tree/ Group Ref</i>	<i>Value</i>	<i>Impact Type</i>	<i>Description of Impact</i>	<i>Impact Level</i>	<i>Mitigation / Solution</i>
T1	B (Moderate)	Indirect - RPA Incursion	Encroachment by proposed driveway	Low	No-dig construction in RPA
		Direct – Pruning	Clearance from proposed driveway	None	Pruning to BS 3998:2010
T3 and T6	C (Low)	Indirect - RPA Incursion	Encroachment by proposed dwelling and hard standing	Negligible	Care taken during construction
		Direct – Pruning	Clearance from proposed dwelling	None	Pruning to BS 3998:2010

6. Signature

I trust this report provides all the required information.

Signed



.....
Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, ACIEEM

26th August 2025

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We are proud to support their mission to create greener, healthier environments for future generations.



Appendices

Appendix 1: Authors Qualifications and Experience

Appendix 2: Survey Methodology and Limitations

Appendix 3: Explanation of Tree Descriptions

Appendix 4: Tree Data

Appendix 5: Tree Constraints Plan

Appendix 6: Tree Impacts Plan

Appendix 1: Authors Qualifications & Experience

Adam Winson: Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, ACIEEM, QTRA Registered

Adam is the company Director and Principal Consultant. He has a mix of the highest-level academic qualifications and relevant work experience. He has worked within the tree care profession for over 20 years and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and he has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the crown court. Adam also regularly undertakes locum Tree Officer work for several Local Planning Authorities.

James Brown: BSc (Hons) Arboriculture, MArborA, PTI (Lantra), QTRA Registered

James is a highly experienced and qualified Arboricultural Consultant. He has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. He is a Professional Member of the Arboricultural Association, an Associate of the Institute of Chartered Foresters, and he is working towards becoming a Chartered Arboriculturist. James joined AWA in 2016, he has many years' experience as an Arboricultural Consultant, he previously worked in Europe's largest container tree nursery and he has experience of local authority Tree Officer work.

James Godfrey: BA (Hons), FdSc Arboriculture and Tree Management, TechArborA, PTI (Lantra), QTRA Registered

James has had extensive arboricultural experience working as an arborist within the public and private sector. While working at AWA, James completed his FdSc in Arboriculture and Tree Management, graduating with a distinction and was also awarded for achieving the highest overall mark in his year. James has used his arboricultural knowledge to inform and carry out accurate tree surveys and produce detailed reports that aim to balance appropriate tree retention with the requirements of landowners.

Joe Thomas: MSci Biology, Award L4 Arboriculture, TechArborA, PTI (Lantra), QTRA Registered

Joe achieved a first class degree in Biology with an integrated Masters (MSci) from the University of Sheffield. Additionally, he has a Level 4 Award in Arboriculture. Joe joined AWA after an Urban Forestry role with the Sheffield and Rotherham Wildlife Trust and Sheffield City Council, where he gained a variety of experience in different aspects of the arboriculture sector.

Lucy Garbutt: MSc, PGCert, BSc (Hons) Biology, PTI (Lantra), TechArborA, QTRA Registered

Lucy graduated with a masters degree in Animal Behaviour from the UK's highest rated university, St Andrews of Scotland, immediately following the completion of her BSc degree in Biology from Lancaster University. Lucy has experience in botany and plant science and moved into arboriculture after previous experience of protected species and botanical surveys with a large environmental consulting company.

Sophie Beckerman: BA (Hons), Dip Arboriculture Level 4, PTI (Lantra), TechArborA, QTRA Registered

Sophie has more than 10 years' experience as an arborist, working for a variety of private companies as well as undertaking tree management with Sheffield City Council Ranger Service and The Wildlife Trust. Her expertise in arboriculture is demonstrated in the practical NPTC qualifications gained, and her excellent knowledge is reflected in the L4 diploma in Arboriculture, which she completed while working. Her roles as a climbing arborist and team leader included estimating for jobs and project management, supervising tree contracting teams - ensuring that work is carried out safely and efficiently and that health and safety standards are adhered to, and risk assessments are carried out.

Ross Lane: FdSc Environmental Conservation, Diploma Arboriculture, MArborA, PTI (Lantra), QTRA Registered

Ross has a diverse background spanning horticulture, arboriculture, and ecology. Ross has extensive experience conducting surveys throughout the UK and has worked on projects of all sizes, including major infrastructure projects such as HS2. In his previous role as a Tree Inspector at Derbyshire County Council, projects involved managing the county wide tree stock in relation to the ash dieback response and contributing to ambitious County Council targets of planting a million trees. Possessing professional-level membership with the Arboricultural Association, coupled with a comprehensive range of qualifications from tree risk assessment to habitat management, underscores Ross' dedication in professional arboriculture.

Appendix 2: Survey Methodology and Limitations

The survey was undertaken in accordance with British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. The trees were assessed objectively and without reference to any proposed site layout. The trees were surveyed from the ground using 'Visual Tree Assessment' (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of trees biomechanical and physiological features. Measurements are obtained using a diameter tape, clinometer, laser distometer and loggers tape. Where this is not practical measurements are estimated. Tree groups have been identified in instances as defined in BS 5837:2012. Shrubs and insignificant trees may have been omitted from the survey.

This report represents a BS 5837:2012 tree survey and should not be accepted as a detailed tree safety inspection report; however, tree related hazards are recorded and commented upon where observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998:2010 - '*Tree Work: Recommendations*'.

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with these guidelines and terms.

Appendix 3: Explanation of Tree Descriptions

HEIGHT of the tree is measured from the stem base in metres. Where the ground has a significant slope the higher ground is selected.

CROWN HEIGHT is an indication of the average height at which the crown begins.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level or else a combined stem diameter is calculated.

CROWN SPREAD is measured from the centre of the stem base to the tips of the branches in all four cardinal points.

AGE CLASS of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

STRUCTURAL CONDITION is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

LIFE EXPECTANCY is classed as; less than 10 years, 10-20 years, 20-40 years, or more than 40 years. This is an indication of the number of years before removal of the tree is likely to be required.

Retention Categories

A (marked in green on Appendix 5) = retention most desirable. These trees are of very high quality and value with a good life expectancy.

B (marked in blue on Appendix 5) = retention desirable. These trees are of good quality and value with a significant life expectancy.

C (marked in grey on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

U (marked in red on Appendix 5) = trees unsuitable for retention. These trees are in such a condition that any existing value would be lost within 10 years.

Tree ID	Tree Species		Maturity	Measurements				Crown (m)				Tree Condition				Physiological	Structural	Life Expectancy	Amenity	Category	Works	
	Common Name	Latin Name		Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown							Comments
T1	Sycamore	<i>Acer pseudoplatanus</i>	Semi-mature	14	2	570, 440	No	3	5.5	5.5	5.5	5.5	Limited access around base	Twin stemmed at 0.5m. Epicormic growths. Old pruning wounds. Stubs. Minor cavities. Tight union. Partially included bark	Old pruning wounds. Minor deadwood	Situated on northern boundary. Ownership unclear. Highway 3m to North. Northern crown overhanging road and in contact with telephone line and lamppost. Tight union of codominate stems with included bark. Natural bracing at 5m	Good	Fair	20 to 40 yrs	Moderate	B	Lift south eastern crown to 4m above ground level to provide clearance from proposed driveway
G2	Hawthorn, Blackthorn and Elder	<i>Crataegus sp., Prunus sp., Sambucus sp.</i>	Semi-mature	4	10+	70 avg.	Yes	0	See plan				Linear unmanaged hedge group on boundary. Likely adjacent. Some screening value. Composed of Hawthorn, Blackthorn and Elder.				Good	Good	20 to 40 yrs	Low	C	No works required in the current site context.
T3	Oak	<i>Quercus petraea</i>	Semi-mature	12	3	490, 270, 170	No	2	5.5	5.5	6	5.5	No visual defects	Multiple stemmed at 0.5m. Old pruning wounds. Stubs	Minor deadwood	Situated on boundary. Likely adjacent. Minor pruning wounds to lower stems. Good screening value.	Good	Good	>40 yrs	Moderate	B	Reduce south eastern crown by 1.5m to provide clearance from proposed dwelling
T4	Birch	<i>Betula pendula</i>	Early-mature	13	1	380	No	1.5	4	3.5	4	3.5	No visual defects	Single stemmed. Vertical. Old pruning wounds	Minor deadwood	Adjacent. On banking on lower level than site.	Good	Good	20 to 40 yrs	Moderate	B	No works required in the current site context.
G5	Hawthorn, Blackthorn, Rowan and Elder	<i>Crataegus sp., Prunus sp., Sorbus sp., Sambucus sp.</i>	Semi-mature	4	10+	70 avg.	Yes	0	See plan				Linear unmanaged boundary group with some sections of laid hedge. Likely adjacent. Some screening value. Composed of Hawthorn, Blackthorn, Rowan and Elder. Several gaps. Good screening value.				Good	Good	20 to 40 yrs	Low	C	No works required in the current site context.

Tree ID	Tree Species		Maturity	Measurements				Crown (m)				Tree Condition				Physiological	Structural	Life Expectancy	Amenity	Category	Management Works	
	Common Name	Latin Name		Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown							Comments
T6	Willow	<i>Salix caprea</i>	Semi-mature	9	1	470	No	1.5	6	5	7	6	No visual defects	Single stemmed. Slight lean. Old pruning wounds. Stubs. Tight union	Minor deadwood. Old pruning wounds	Slight lean southwest. Situated at boundary, within site. On banking lower than site. Frequent old pruning wound to lower western crown.	Good	Fair	20 to 40 yrs	Moderate	C	Reduce southern and south western crown by 2m to provide clearance from proposed dwelling
T7	Hawthorn	<i>Crataegus monogyna</i>	Semi-mature	7	10+	80 avg.	No	1	2.5	3	3	3.5	No visual defects	Multiple stemmed at 0.5m. Old pruning wounds. Stubs. Epicormic growths. Tight union	Minor deadwood	Situated at boundary, within site. On slope below elevation of site. Some screening value.	Good	Good	20 to 40 yrs	Low	C	No works required in the current site context.
G8	Oak, Birch, and Sycamore	<i>Quercus petraea</i> , <i>Betula pendula</i> , <i>Acer pseudoplatanus</i>	Semi-mature	10	10+	400 avg.	Yes	2	See plan				Adjacent mixed species woodland group. Indicative stems and RPAs plotted. Comprised of Oak, Sycamore, and Birch. Good screening value.				Good	Good	20 to 40 yrs	Moderate	B	No works required in the current site context.
T9	Oak	<i>Quercus petraea</i>	Early-mature	11	1	520	No	2	6	6.5	7	6	No visual defects	Single stemmed. Vertical. Stubs	Old pruning wounds. Minor deadwood	South east corner of site. Boundary wall to immediate south of stem. Good screening value. Low western crown with occasional pruning wounds. Southern crown lifted high above field.	Good	Good	>40 yrs	Moderate	B	No works required in the current site context.
T10	Sycamore	<i>Acer pseudoplatanus</i>	Semi-mature	10	1	400	Yes	5	3.5	3.5	4	4	Limited access around base	Single stemmed. Slight lean. Old pruning wounds. Stubs	Minor deadwood	Adjacent tree to west of site. Recently crown lifted, heavily crown lifted. Good vitality in remaining crown.	Good	Fair	20 to 40 yrs	Moderate	C	No works required in the current site context.




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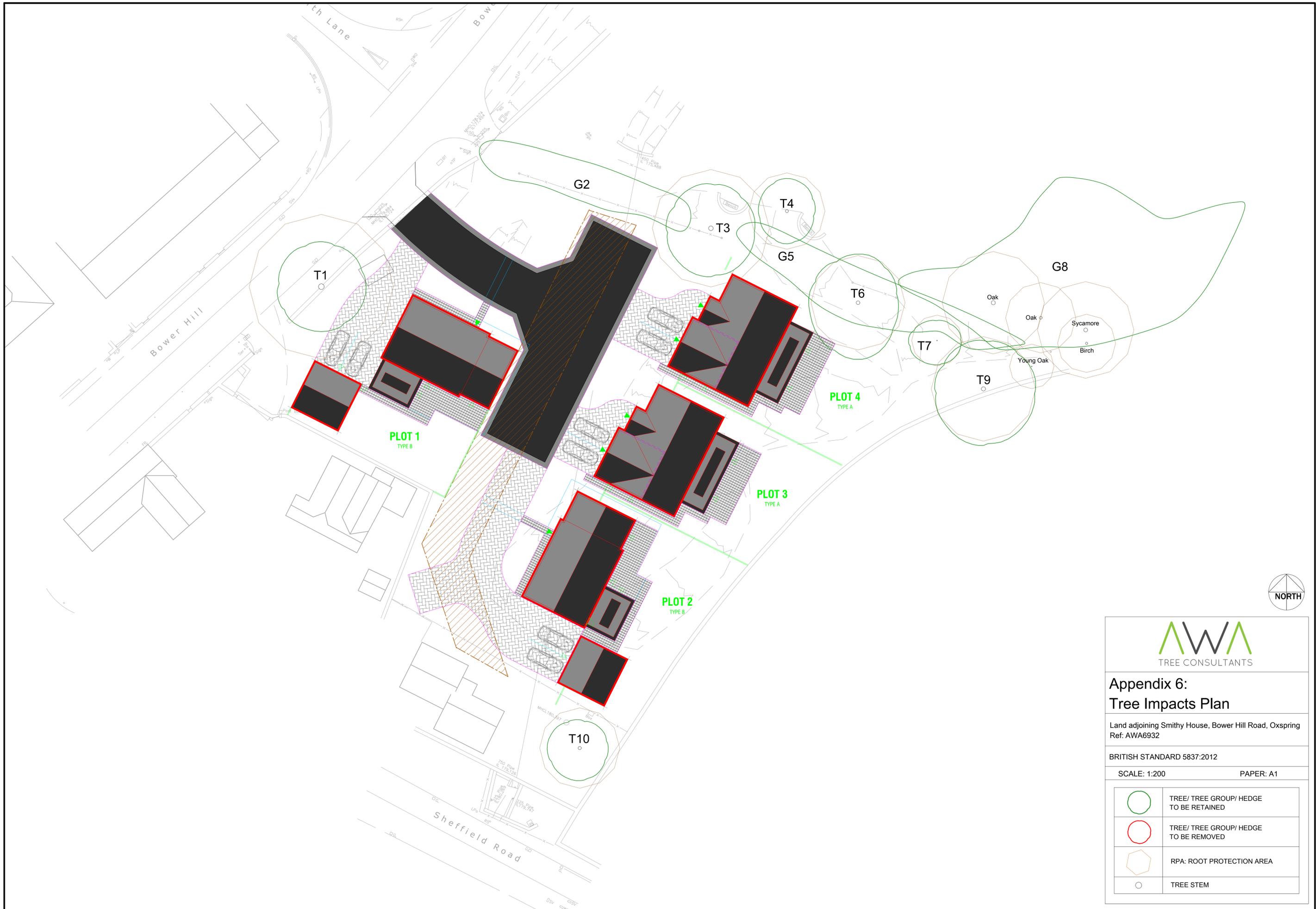
**Appendix 5:
Tree Constraints Plan**

Land adjoining Smithy House, Bower Hill Road, Oxspring
Ref: AWA6932

BRITISH STANDARD 5837:2012
RETENTION CATEGORIES
Definitions of these categories can be
found in Appendix 2 of the report.

SCALE: 1:200 PAPER: A1

	CATEGORY A: HIGH VALUE RETENTION MOST DESIRABLE
	CATEGORY B: MODERATE VALUE RETENTION DESIRABLE
	CATEGORY C: LOWER VALUE COULD BE RETAINED
	CATEGORY U: UNSUITABLE FOR RETENTION
	RPA: ROOT PROTECTION AREA
	TREE STEM



**Appendix 6:
Tree Impacts Plan**

Land adjoining Smithy House, Bower Hill Road, Oxspring
Ref: AWA6932

BRITISH STANDARD 5837:2012

SCALE: 1:200

PAPER: A1

	TREE/ TREE GROUP/ HEDGE TO BE RETAINED
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED
	RPA: ROOT PROTECTION AREA
	TREE STEM