NORTHCOTE HILL, HONITON: PHASE 2

Tree Survey Report

5375-RPS-XX-XX-RP-AR-91770
Tree Survey Report
P01
11 March 2025

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Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Review date
P01	For Planning	RC	DC	DC	March 2025

Approval for issue

D. Cox 11 March 2025

File/Model Location

Document location: P:\ projects\5300 Series\5375 - Honiton Phase 2\Report

Prepared by:

RPS

Ross Carthew
Senior Arboriculturist

[redacted]

Prepared for:

Contents

Appendices

1 INTRODUCTION

1.1 This Tree Survey Report has been prepared by RPS on behalf of Taylor Wimpey Strategic Land in respect of the proposed development at Northcote Hill, Honiton - Phase 2.

1.2 A tree survey of the application area was carried out by RPS in February 2025 in accordance with the requirements of BS5837:2012. The details recorded during the survey can be seen in the Tree Schedule at Appendix B and displayed spatially on the Tree Constraints Plan at Appendix C.

1.3 This report has also been prepared in accordance with the requirements set out in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'(BS5837:2012).[1]

1.4 The purpose of this report is to provide an assessment of the quality of the surveyed trees with reference to the categories and sub-categories listed within Table 1 - BS5837:2012.

[1] British Standards Institute. British Standard (BS5837) Trees in Relation to Design, Demolition and Construction - Recommendations. 2012.

2 SITE LOCATION

2.1 The survey site is located off Northcote Hill, Honiton, Devon.

2.2 The land is roughly centred on OS grid reference ST17780117. The Local Planning Authority (LPA) governing this site is East Devon District Council.

2.3 The Soilscape of the area in which the survey site is situated typically consists of 'Freely draining slightly acid loamy soils'[2].

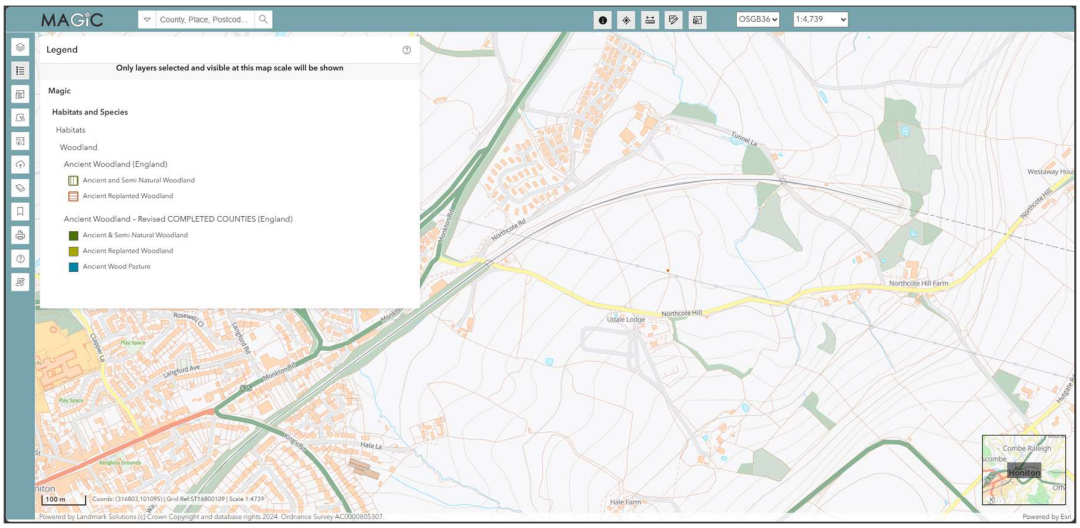
2.4 The site was comprised of an old tree & shrub nursery to the south of Northcote Hill and five fields to the north of Northcote Hill. The site is bounded by a railway line to the north and fields to the south.

Tree Preservation Orders & Conservation Areas

2.5 A desktop investigation using East Devon District Council's[3] interactive online map confirmed that there are no Tree Preservation Orders across the site, nor is the site situated within a designated Conservation Area.

Ancient Woodland and Veteran Trees

2.6 A desktop investigation using the Magic Map Application[4] confirmed that there are no Ancient Woodland designations on or adjacent to the site, as shown in the screenshot below.



2.7 A desktop investigation using the Ancient Tree Inventory[5] confirmed that there are no veteran trees on or adjacent to the site, and no ancient or veteran trees were found during the survey.

[2] https://magic.defra.gov.uk/MagicMap.aspx

[3] https://maps.strata.solutions/portal/apps/webappviewer/index.html?appid=271dfefd81fd402bb6df4a4a1c4c2b08

[4] https://magic.defra.gov.uk/MagicMap.aspx

[5] https://ati.woodlandtrust.org.uk/

3 NATIONAL AND LOCAL PLANNING POLICY

National Planning Policy Framework (NPPF) December 2024[6]

3.1 In relation to this report, there are three paragraphs of the NPPF which should be considered. Paragraph 136 states: "*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*."

3.2 Paragraph 180 (B & D) states: *"Planning policies and decisions should contribute to and enhance the natural and local environment by:*

b) 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 the best and most versatile agricultural land, and of trees and woodland;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures."

3.3 And most importantly, paragraph 186 (A, C & D) states: *"When determining planning applications, local planning authorities should apply the following principles:*

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

c) development resulting in the loss or deterioration of 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; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."

[6] https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf

4 SURVEY METHODOLOGY

4.1 This report was written by Ross Carthew (FdSc Arb, M.Arbor.A) of RPS and authorised by David Cox, a professional member of the Arboricultural Association and Chartered Landscape Architect of RPS Group.

4.2 The tree survey was carried out in accordance with the requirements set out in BS 5837:2012 “Trees in Relation to Design, Demolition and Construction – Recommendations”. The survey does not constitute a full arboricultural condition assessment involving the detailed inspection of trees in relation to their structural condition, decay, and any other physical and pathogenic defects.

4.3 During the survey, all information was digitally captured on site, using a tablet running Axciscape 4.07 software. This is a program specifically designed for arboricultural surveying, which allows trees to be located directly onto a digital copy of a sites topographical survey.

4.4 The tree survey involved a visual inspection from the ground of individual specimens and where deemed appropriate, trees have been assessed as groups of trees, woodland and hedgerows. Characteristics such as their amenity value, condition and dimensions have been recorded. A full breakdown of tree characteristics recorded during the survey can be seen in Appendix A.

4.5 Each arboricultural feature is marked on the Tree Constraints Plan at Appendix C with an identification number (T1, G1, H1, W1 etc), which can be seen at and cross referenced with the Tree Schedule at Appendix B. The Tree Schedule shows a breakdown of the raw data collected during the site visit.

4.6 The locations of the trees are based upon topographic survey SUMO-21048-1 produced by Sumo Services Ltd in January 2025.

4.7 Measurements for tree height, minimum crown clearance and crown spread were rounded to the nearest 0.5m. Stem diameter measurements were recorded to the nearest 10 mm using a diameter tape where access to the stem was possible.

4.8 Trees retention categories were assigned by the following criteria and have been differentiated on the Tree Plans using the following colours:

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.

Category U: Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. However, it may be possible to retain some trees assigned to retention Category U, where public access to them is limited, as they may exhibit conservation value providing unique wildlife habitat.

4.9 Categories A, B and C have further sub-categories with regards to the reasons for tree retention:

1) Mainly arboricultural qualities.

2) Mainly landscape qualities.

3) Mainly cultural values, including conservation.

ROOT PROTECTION AREA

4.10 The protection of the roots and soil structure within the RPA should be treated as a priority. To avoid damage to the roots or rooting environment of retained trees, the RPA has been calculated in accordance with section 4.6 of BS5837:2012. They have been displayed on the Tree Plans with a magenta circle and may be modified in shape where deemed necessary by obvious root barriers observed on site (although the total area remains the same).

4.11 This methodology is recommended as the minimum area around a tree that contains sufficient roots and rooting volume to maintain viable tree vigour and structure. Where groups of trees, woodlands and hedgerows have been assessed, the RPA has been shown based on the average sized tree stem in each arboricultural feature, and so may fall short/exceed the RPA required for some of the individual specimens within the feature.

Limitations

4.12 The findings of this survey are not valid following adverse or unpredictable weather conditions or for any failure due to 'force majeure' or unpredictable events.

4.13 Trees are dynamic structures which are constantly growing and changing. Whilst reasonable effort has been made to identify defects which may compromise the trees longevity, no guarantee can be given as to the safety or otherwise of any individual tree or arboricultural feature. Due to the unpredictable laws and forces of nature, no tree can ever be deemed as safe. Natural failure of intact trees does occur, and changing climatic conditions can cause damage to even apparently healthy trees.

4.14 Trees were not climbed or inspected below ground level and inaccessible trees will have best estimates made about the location, physical dimensions and characteristics. If trees have been recorded beyond the extent of the site, all dimensions have been estimated (unless stated otherwise) and the assessment of these trees has occurred from land within the Client's ownership and publicly accessible land only (unless formal access has been arranged to these additional areas).

4.15 Trees and woody vegetation were not assessed for their potential impact upon future construction issues such as foundation designs (re: NHBC chapter 4.2)'[7]. Whilst this report may assist in assessing likely future impacts, it should not be classed as a comprehensive vegetation survey in relation to impact upon future designs.

4.16 The desktop study confirming statutory and non-statutory constraints uses publicly accessible third-party information, meaning the results of this exercise are only as accurate as the information available at the time of the assessment.

4.17 Provisional Tree Preservation Orders (TPOs) may be made whenever a LPA deems it appropriate, with only those persons interested in the land served with a copy of the Order. A further search for the presence of TPOs should be carried out prior to commencement of any tree works or removals specified within this report.

4.18 Where possible, the location of the arboricultural features identified at the site have been plotted using a topographical survey, which has been supplied by the client. If no topographical survey data has been provided, arboricultural feature locations have been plotted using aerial photography or OS maps, which have a reduced accuracy.

[7] NHBC. 'Chapter 4.2- Building Near Trees'. NHBC Standards 2016. 2016.

5 APPRAISAL AND RECOMMENDATIONS

Summary of Tree Survey

5.1 During the survey 86 trees were surveyed as individuals. The survey also recorded 55 Groups, 1 Woodland, 30 Hedges and 2 areas of Scrub.

5.2 The majority of the trees on site were either in the old nursery to the south of the site, within the woodland recorded on the northern boundary of the site or hedgerow trees, otherwise the survey site was mostly open fields. For details on all of the information recorded during the site visit, please refer to the Tree Schedule in Appendix B.

5.3 The species distribution of individually recorded trees across the site has been shown in Table 1 below.

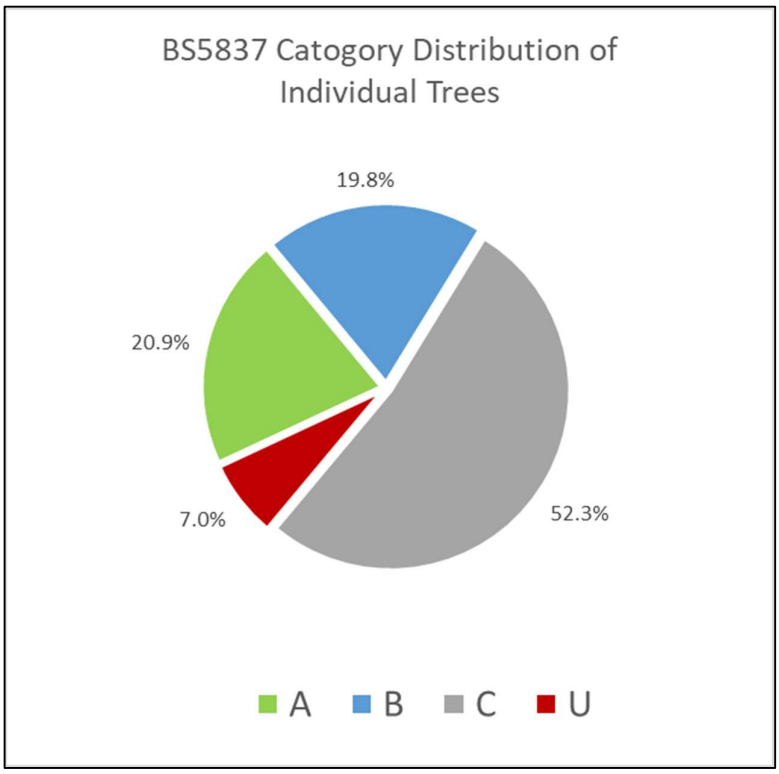
Table 1: Species distribution of individually surveyed trees across the site

Species Breakdown of Individually Surveyed Trees						
Species	A	B	C	U	Total	Species Distribution
Quercus robur (Common Oak)	10	3	5	3	21	24.4%
Fraxinus excelsior (Ash)	0	4	11	1	16	18.6%
Nothofagus procera (Raoul)	5	2	0	0	7	8.1%
Betula pendula (Silver Birch)	0	1	3	0	4	4.7%
Salix caprea (Goat Willow)	0	0	4	0	4	4.7%
Quercus petraea (Sessile Oak)	2	2	0	0	4	4.7%
Fagus sylvatica (Beech)	0	1	2	0	3	3.5%
Alnus glutinosa (Common Alder)	0	0	1	2	3	3.5%
Alnus incana (Grey Alder)	0	1	1	0	2	2.3%
Pinus nigra 'maritima' (Corsican Pine)	0	0	2	0	2	2.3%
Salix alba (White Willow)	0	0	2	0	2	2.3%
Castanea sativa (Sweet Chestnut)	0	0	1	0	1	1.2%
Sorbus aucuparia (Rowan)	0	0	1	0	1	1.2%
Corylus avellana (Hazel)	0	1	0	0	1	1.2%
Populus alba (White Poplar)	0	0	1	0	1	1.2%
Populus serotina (Hybrid Black Poplar)	0	1	0	0	1	1.2%
Picea sitchensis (Sitka Spruce)	0	0	1	0	1	1.2%
Unknown (Unknown)	0	0	1	0	1	1.2%
Picea rubens (Red Spruce)	0	0	1	0	1	1.2%
Abies nordmanniana (Caucasian Fir)	0	0	1	0	1	1.2%
Acer campestre 'Fastigiatum' (Upright Field Maple)	0	0	1	0	1	1.2%
Prunus (Prunus species)	0	0	1	0	1	1.2%
Fraxinus ornus (Manna Ash)	0	0	1	0	1	1.2%
Salix x rubra (Green-leaved Willow)	1	0	0	0	1	1.2%
Acer platanoides (Norway Maple)	0	0	1	0	1	1.2%
Sorbus torminalis (Wild Service Tree)	0	0	1	0	1	1.2%
Aesculus hippocastanum (Horse Chestnut)	0	1	0	0	1	1.2%
Acer campestre (Field Maple)	0	0	1	0	1	1.2%
Ilex aquifolium (Holly)	0	0	1	0	1	1.2%
Total	18	17	45	6	86	100.0%
Category Distribution Percentage	20.9%	19.8%	52.3%	7.0%	100.0%	

5.4 The BS5837:2012 quality of the individually surveyed trees is broken down in

5.5 Figure 1 below.

Figure 1: BS5837:2012 quality of individual trees across the site



5.6 The BS5837:2012 quality of the Trees, Groups, Woodlands & Hedges recorded during the survey is broken down in Table 2 below.

Table 2: BS5837:2012 quality of Trees, Groups, Woodlands, Hedges and Scrub across the site

BS5837:2012 Category Breakdown of Surveyed Items					
Type	**A**	**B**	**C**	**U**	**Total**
Trees	18	17	45	6	**86**
Groups	3	11	41	0	**55**
Woodlands	1	0	0	0	**1**
Hedges	0	9	21	0	**30**
Grand Total	**22**	**37**	**107**	**6**	**172**
Distribution Percentage	**12.8%**	**21.5%**	**62.2%**	**3.5%**	**100%**

5.7 During the survey, surveyed features were plotted in one of three ways:

- **One by One :** All individual trees and some smaller groups are plotted by marking the locations of each tree one by one giving an accurate account of tree locations and numbers.
- **By Area:** Larger groups and woodlands are generally plotted by area (m^2). For features plotted this way, the approximate number of trees in each feature has been estimated using the average 'centres' or spacing of trees.
- **By Length:** Linear groups and hedges are generally plotted by length (m). For features plotted this way, the approximate number of trees in each feature has been estimated using the average 'centres' or spacing of trees.

5.8 The BS5837:2012 quality of the arboricultural features plotted by their total quantity is broken down in Table 3 below.

Table 3 BS5837:2012 Category Breakdown of Total Quantity of Arboricultural Features

BS5837:2012 Category Breakdown of Total Quantity of Arboricultural Features					
Plotted	**A**	**B**	**C**	**U**	**Total**
One by one (Trees)	55	79	184	6	**324 Trees**
By Area (m^2)	1781	154	1223	0	**3158 m^2**
By Length (m)	8	67	470	0	**545 m**

5.9 Calculated using the estimated spacing between each tree stem in a feature, the total number of trees in each feature has been estimated and split by BS5837:2012 category in Table 4 below.

Table 4 BS5837:2012 Category Breakdown of Estimated Total Number of Trees

BS5837:2012 Category Breakdown of Estimated Total Number of Trees						
Type	**A**	**B**	**C**	**U**	**Total**	**Distribution Percentage**
Trees	18	17	45	6	**86**	**9.6%**
Groups	45	118	538	0	**701**	**78.1%**
Woodlands	111	0	0	0	**111**	**12.4%**
Grand Total	**174**	**135**	**583**	**6**	**898**	**100%**
Distribution Percentage	**19.4%**	**15.0%**	**64.9%**	**0.7%**	**100%**	

5.10 To better describe the size and quality of the hedges surveyed on site, these have been shown in the table below by total length surveyed (m) and category:

Table 5 BS5837:2012 Category Breakdown of Hedges by Total Length

Breakdown of Surveyed Hedges by Length and Category					
	A	**B**	**C**	**U**	**Total**
Hedge Surveyed (m)	0	745	1704	0	**2449 m**

Planning considerations

5.11 Trees can offer many benefits, including the provision of visual amenity, softening or complementing the effect of the built environment, adding maturity to new developments and by making places more comfortable in tangible ways e.g. contributing screening and shade, reducing wind speed and turbulence, intercepting snow and rainfall, and reducing glare.

5.12 New tree planting opportunities should be considered as part of any potential redevelopment; this will help to broaden the age diversity of the tree cover within the area. Sufficient space should be provided for species with significant stature to grow out into maturity.

5.13 Under the UK planning system, local authorities have a statutory duty to consider the protection and planting of trees when granting planning permission for proposed development. The potential effect of development on trees, whether statutorily protected (e.g. by a tree preservation order or by their inclusion within a conservation area) or not, is still a material consideration that is considered when dealing with planning applications.

Design and Site Layout Considerations

5.14 During any future site planning exercises, the current and future growth potential of the trees should be considered.

5.15 The Root Protection Area (RPA) should become an exclusion zone during construction works and for any development. It should be fenced-off and protected in accordance with BS5837:2012. The canopy is likewise susceptible to damage during construction work and requires similar protection.

5.16 No activities that result in excavations, changes in level or soil compaction should take place within the RPA of any retained trees, especially older mature trees. This would include the storage of materials, any construction work, trafficking by vehicles or even excessive trafficking by pedestrians.

5.17 If some form of construction must take place within the RPA, then certain measures need to be adopted to avoid disturbance or damage to the roots and to maintain moisture infiltration and gaseous diffusion into the soil. It is recommended that these are detailed by a separate document called an Arboricultural Method Statement (AMS).

Services

5.18 Services likewise should be routed outside the existing or potential RPAs of trees. Where it is unavoidable, then certain measures should be employed to avoid damage to the tree's larger roots.

5.19 The location and siting of new facilities near trees should consider the potential impact on and conflict with both tree roots and canopy. This should consider the ultimate size of existing young and middle-aged trees at maturity. Conversely the impact of the tree on the activities should also be considered regarding obstruction, shading, leaf fall and root action. These are problems that can be managed provided sufficient space is allowed for.

5.20 Any new services should avoid the RPAs of any retained tree. Where it is unavoidable, then the route of the services must be designed by an Engineer in consultation with an Arboriculturist.

Further advice can be found in NJUG Volume 4- “Guidance for the planning, installation and maintenance of utility services in proximity of trees, 2007”.

Tree Risk Management

5.21 It is recommended that a programme of periodic arboricultural assessments be undertaken to regularly assess the full health and safety of all trees both in full leaf and bare stemmed. The assessments should prioritise areas with high footfall and/or presence of a constant target and accord with arboricultural advice, taking account of relevant factors (where known) that affect safety such as the age class, condition, size and species of the trees.

6 SUMMARY

6.1 The survey site is located off Northcote Hill, Honiton, Devon.

6.2 The site was comprised of an old tree and shrub nursery to the south of Northcote Hill and five fields to the north of Northcote Hill. The site is bounded by a railway line to the north and fields to the south.

6.3 The site has No TPOs, Ancient Woodlands or Veteran Trees.

6.4 During the survey 86 trees were surveyed as individuals. The survey also recorded 55 Groups, 1 Woodland, 30 Hedges and 2 areas of Scrub.

6.5 The isolated woodland to the north of the site, set back behind a stream to the Southwest and an access track to the southeast and bordered by the railway to the north, was the most concentrated area of trees on site. After this it was the old nursery that contained most of the other trees on site, this was made up of typical hedgerow trees around its boarders with some more unusual trees within it, planted when the nursey was still active. Trees located outside of these two areas were mostly located within field boundaries and typical of the area.

6.6 The most notable trees on site were a high-quality avenue of dawn redwoods that followed the main access track running through the old nursery.

6.7 Calculated using the estimated spacing between each tree stem in a feature, the total number of trees in each feature has been estimated and split by BS5837:2012 category in Table 4.

6.8 This shows that there are approximately 898 trees on site, with the majority (64.9%) of them being ‘Category C’ trees.

APPENDICES

Appendix A

Tree Characteristics Recorded During Survey

Tree Ref No:	Sequential reference number of trees or groups of trees. Avenues, woodlands and hedgerows were also recorded on the tree constraints plan. # - denotes inaccessible trees (best estimates are made about the location, physical dimensions and characteristics.)				
Species	Species listed by common name, with scientific names (italic lettering).				
Height (m)	Estimated height of canopy to nearest metre.				
Branch Spread	branch spread, taken as a minimum at the four cardinal points, to derive an accurate representation of the crown				
Stem diameter @ 1.5 m (m)	Estimated diameter of trunk at 1.5 m above ground level in metres unless otherwise indicated, multi-stemmed trees being measured in accordance with Annex C: BS5837:2012				
Existing height above ground level	To inform on ground clearance, crown/stem ratio and shading the estimated height of the first significant branch and direction of growth and canopy above ground level.				
Stem No.	Number of stems (if necessary) of individual tree.				
Life Stage	Expressed as:-	Y SM EM M	(Young) (Semi-mature) (Early mature) (Mature)	OM V D	(Over-mature) (Veteran) (Dead)
Physical Condition	Apparent condition expressed as the following categories, based upon a brief visual inspection from the ground only:-				Good Fair Poor Dead
Comments / Management Recommendations	General observations, particularly of structural and/or physiological condition (e.g. the presence of any decay and physical defect), and/or preliminary management recommendations and potential for wildlife habitats (not exhaustive).				
Estimated remaining contribution (years)	Estimated remaining contribution, in years (<10, 10+,20+,40+)				
Tree Quality Assessment Value: Category	Criteria grading with regards to Table 1: BS 5837:2012, expressed as:-	**A** (Trees/Vegetation of high quality and value) **B** (Vegetation of moderate quality and value) **C** (Trees/Vegetation of low quality and value) **U*** (Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years)			
	* Category U trees can have existing or potential conservation value which might be desirable to preserve.				
Tree Quality Assessment Value: Sub - Category	Criteria grading with regards to Table 1: BS 5837:2012, expressed as:-	**1** (Trees with mainly *arboricultural* value) **2** (Trees with mainly *landscape* value) **3** (Trees with mainly *cultural / conservation* value)			

Appendix B

Tree Survey Schedule

TREE SURVEY SCHEDULE

Site:	Honiton Phase 2	Surveyor:	R. Carthew
Project Schedule Ref:	5375-RPS-XX-XX-SH-AR-91750	Status:	For Information
Drawing Reference:	5375-RPS-XX-XX-SH-AR-91700-703	Revision:	P01
Survey date:	26/02/2025 & 27/02/2025	Notes:	-

Ref. no	Species	Height (m)	Canopy Spread (m) N	E	S	W	Crown Area (m^2)	Stem dia. (mm)	Stem no. at 1.5m	Height of crown clearance (m)	FSB Height (Direction)	Age class	Condition	General Observations Management Recommendations	Estimated remaining contribution (yrs)	Tree Quality Category (BS5837)	RPA Radius (m)
T1	Betula pendula (Silver Birch)	10	3	3	3	1	24	190	1	2	-	EM	Good	Slight stem and crown bias to East.	10+	C2	2.3
T2	Castanea sativa (Sweet Chestnut)	7.5	2	4	2	2	19	170	1	2	-	SM	Fair	Wounds on main stem from poor pruning, otherwise unremarkable.	10+	C2	2.0
T3	Sorbus aucuparia (Rowan)	5	2	2	1	1	6	100	1	1.5	-	Y	Fair	Wounds on main stem from poor pruning, otherwise unremarkable.	10+	C2	1.2
T4	Corylus avellana (Hazel)	12.5	7	9	9	8	214	300 200 580	3	1	1 (SE)	M	Fair	Ms habit, lower branches have been pruned back from shipping container, crown bias to south.	20+	B2	8.2
T5	Populus alba (White Poplar)	15	3	10	11	6	174	200 250 200 150 150	5	2	-	M	Fair	Ms habit, ivy on main stems, crown and stem bias to South, minor deadwood.	10+	C2	5.2
T6	Populus serotina (Hybrid Black Poplar)	20	8	8	8	5	163	750	1	2	-	M	Good	Growing on roadside embankment, slight bias to East.	20+	B1	9.0
T7	Nothofagus procera (Raoul)	12.5	5	4	6	5	78	750	1	4	3 (S)	M	Fair	Growing atop roadside embankment, pruning wounds on lower southern crown, co-dominant leaders from 2m.	20+	B1	9.0
T8	Nothofagus procera (Raoul)	12.5	5	7	5	4	85	750	1	4	3 (S)	M	Fair	Growing atop roadside embankment, pruning wounds on lower southern crown, slight crown bias to East.	20+	B1	9.0
T9	Fraxinus excelsior (Ash)	12.5	7	7	3	7	110	350	1	1.5	2 (W)	EM	Fair/Poor	Growing atop roadside embankment, crown bias to North, thin crown; possible ash die back.	10+	C2	4.2
T10	Quercus robur (Common Oak)	10	6	6	5	0.5	52	300	1	1	2 (NE)	EM	Fair	Stem and crown habit to East, poor form.	10+	C2	3.6
T11	Fraxinus excelsior (Ash)	12.5	4	4	4	4	50	250 250	2	1	-	M	Good	Twin stems from 1m, dense crown, no signs of ash die back.	20+	B2	4.3
T12	Fraxinus excelsior (Ash)	15	9	9	9	9	254	600	1	5	-	M	Good	Tree growing on field boundary, minor deadwood.	20+	B1	7.2
T13	Picea sitchensis (Sitka Spruce)	10	4	3	1.5	3	25	250	1	1.5	2 (N)	SM	Fair	Growing on side of bund, exudates on main stem.	10+	C2	3.0

Note: This survey is based on a brief visual inspection from the ground.
It is not intended as a full arboricultural inspection.
- indicates estimated values. * - indicates off site tree.

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Ref. no	Species	Height (m)	Canopy Spread (m) N	E	S	W	Crown Area (m^2)	Stem dia. (mm)	Stem no. at 1.5m	Height of crown clearance (m)	FSB Height (Direction)	Age class	Condition	General Observations Management Recommendations	Estimated remaining contribution (yrs)	Tree Quality Category (BS5837)	RPA Radius (m)
#T14	Quercus robur (Common Oak)	15	10	10	10	7	267	850	1	4	-	M	Good	Estimated values due to access, good example of species, growing on embankment of drainage ditch, ivy on main stem; limiting inspection, minor deadwood throughout crown.	40+	A1	10.2
T15	Fraxinus excelsior (Ash)	12.5	0.5	3	6	3	25	200	1	2	4 (S)	SM	Poor	Poor form, epicormic growth on main stem, minor deadwood.	10+	C2	2.4
T16	Fraxinus excelsior (Ash)	12.5	4	6	6	6	94	300	1	2	2 (N)	EM	Fair	Ivy on main stem limiting inspection, otherwise in good condition, no signs of ash die back.	10+	C1	3.6
T17	Quercus robur (Common Oak)	20	10	10	10	10	314	1100	1	4	5 (SE)	M	Fair/Poor	Notable tree, ivy on main stem to mid crown, in decline, crown retrenching dieback throughout upper crown.	40+	A1	13.2
T18	Fraxinus excelsior (Ash)	10	3	3	3	4	33	200	1	3	3 (W)	SM	Fair	Not plotted on original survey, unremarkable tree.	10+	C1	2.4
T19	Fraxinus excelsior (Ash)	15	10	10	8	10	283	500 300 250	3	3	0.5 (W)	M	Fair	Ms from ground level, ivy on main stem, wide spreading leggy habit, minor deadwood.	20+	B1	7.6
T20	Quercus robur (Common Oak)	12.5	4	6	5	6	86	200 250	2	3	-	EM	Fair	Not plotted on original survey, growing as part of linear group, twin stems from ground level, recently pruned smaller stem at ground level.	20+	B2	3.8
T21	Quercus robur (Common Oak)	20	8	10	7	8	212	800	1	2	4 (NW)	M	Fair	Not plotted on original survey, growing on bank of drainage ditch, moderate deadwood in crown, ivy on main stem to mid crown, minor wind damage throughout crown.	40+	A1	9.6
#T22	Quercus robur (Common Oak)	10	6	6	6	6	113	450	1	4	-	EM	Poor	Estimated values due to access, extremely limited live growth, major deadwood, ivy throughout crown.	<10	U	5.4
T23	Betula pendula (Silver Birch)	4	1.5	1.5	1.5	1.5	7	75 75 75	3	0.5	-	Y	Poor	Unremarkable tree.	10+	C2	1.6
T24	Betula pendula (Silver Birch)	7.5	2	2	2	2	13	170	1	0.5	-	SM	Good	Unremarkable tree.	10+	C2	2.0
T25	Unknown (Unknown)	5	3	1	1	1	6	100	1	0.5	-	SM	Poor	Tree has failed to north before establishing and correcting habit, side branches form secondary stems.	10+	C2	1.2
T26	Picea rubens (Red Spruce)	5	2	2	2	2	13	100	1	0	-	Y	Good	Young planted nursery stock.	10+	C2	1.2

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TREE SURVEY SCHEDULE

Site:	Honiton Phase 2	Surveyor:	R. Carthew
Project Schedule Ref:	5375-RPS-XX-XX-SH-AR-91750	Status:	For Information
Drawing Reference:	5375-RPS-XX-XX-SH-AR-91700-703	Revision:	P01
Survey date:	26/02/2025 & 27/02/2025	Notes:	-

Ref. no	Species	Height (m)	Canopy Spread (m) N	E	S	W	Crown Area (m^2)	Stem dia. (mm)	Stem no. at 1.5m	Height of crown clearance (m)	FSB Height (Direction)	Age class	Condition	General Observations Management Recommendations	Estimated remaining contribution (yrs)	Tree Quality Category (BS5837)	RPA Radius (m)
T27	Abies nordmanniana (Caucasian Fir)	7.5	4	4	4	4	50	300	1	0	-	SM	Good	Planted nursery stock.	10+	C2	3.6
T28	Acer campestre 'Fastigiatum' (Upright Field Maple)	7.5	2.5	2.5	2.5	2.5	20	180 100	2	0.5	0.2	SM	Good	Good example of species, good potential.	10+	C1	2.5
T29	Prunus (Prunus species)	3	3	3.5	4	3.5	38	150	1	0.5	-	SM	Fair	Small tree with spreading habit.	10+	C1	1.8
T30	Quercus robur (Common Oak)	12.5	7	7	6	6	132	500	1	3	-	EM	Fair	Not plotted on original survey, part of linear field boundary group, growing atop bund adjacent to drainage ditch.	20+	B2	6.0
T31	Quercus robur (Common Oak)	7.5	4.5	4.5	4.5	4.5	64	300	1	2	-	EM	Fair	Not plotted on original survey, part of linear field boundary group, growing atop bund adjacent to drainage ditch.	10+	C2	3.6
T32	Quercus robur (Common Oak)	10	4.5	4.5	4.5	4.5	64	200	1	2	-	EM	Fair	Not plotted on original survey, part of linear field boundary group, growing atop bund adjacent to drainage ditch.	10+	C2	2.4
T33	Fagus sylvatica (Beech)	12.5	7	7	6	7	143	650	1	1	1 (E)	M	Fair	Multiple co-dominant leaders from 2m; included unions, ivy into upper crown.	20+	B1	7.8
T34	Fraxinus ornus (Manna Ash)	10	6	6	6	6	113	150	6	2	-	EM	Fair	Lapsed coppice, part of linear boundary group.	10+	C2	4.4
#T35	Quercus robur (Common Oak)	17.5	8	8	8	8	201	750	1	5	-	M	Fair	Estimated values due to access, some minor deadwood, otherwise good example of tree.	40+	A2	9.0
T36	Fraxinus excelsior (Ash)	10	5	5	7	5	94	550	1	1	2 (S)	M	Poor	Ivy on main stem and to inner crown, minor deadwood throughout crown, sparce crown; possible sign of ash die back.	10+	C2	6.6
T37	Salix x rubra (Green-leaved Willow)	15	6	6	6	6	113	75	1	2	4 (N)	M	Good	Growing atop roadside embankment, co-dominant leaders from 4m with good union.	40+	A1	0.9
T38	Alnus glutinosa (Common Alder)	7.5	2.5	2.5	2.5	2.5	20	200	1	2	-	SM	Dead	Dead.	<10	U	2.4
T39	Acer platanoides (Norway Maple)	7.5	3	3	3	3	28	180	1	1	-	SM	Fair/Poor	Co-dominant leaders from1.5m with poor included union, no long term potential.	10+	C2	2.2

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Site:	Honiton Phase 2	Surveyor:	R. Carthew
Project Schedule Ref:	5375-RPS-XX-XX-SH-AR-91750	Status:	For Information
Drawing Reference:	5375-RPS-XX-XX-SH-AR-91700-703	Revision:	P01
Survey date:	26/02/2025 & 27/02/2025	Notes:	-

Ref. no	Species	Height (m)	Canopy Spread (m) N	E	S	W	Crown Area (m^2)	Stem dia. (mm)	Stem no. at 1.5m	Height of crown clearance (m)	FSB Height (Direction)	Age class	Condition	General Observations Management Recommendations	Estimated remaining contribution (yrs)	Tree Quality Category (BS5837)	RPA Radius (m)
T40	Alnus glutinosa (Common Alder)	7.5	3	3	3	3	28	150 200	2	2	-	EM	Poor	Twin stems from 0.5m with poor included union, basal growth and minor deadwood in crown.	10+	C2	3.0
T41	Alnus glutinosa (Common Alder)	7.5	1	1	3.5	2	9	250	1	2	-	EM	Dead	Dead.	<10	U	3.0
T42	Nothofagus procera (Raoul)	10	4	5	4	4	57	500	1	2	3 (SE)	M	Good	Good example of species, good future potential.	40+	A2	6.0
T43	Nothofagus procera (Raoul)	12.5	4	4	4	5	57	500	1	2	3 (SE)	M	Good	Good example of species, good future potential.	40+	A2	6.0
#T44	Fraxinus excelsior (Ash)	12.5	7	7	6	8	154	1000	1	3	-	M	Poor	Estimated values due to access, epicormic growth and deadwood throughout crown.	10+	C1	12.0
T45	Quercus robur (Common Oak)	10	6	8	5	1	66	500	1	2.5	-	EM	Fair/Poor	Not plotted on original survey, heavy crown and stem bias to East, poor form, ivy on main stem.	10+	C2	6.0
T46	Fagus sylvatica (Beech)	7.5	5	6	3	2	43	250 100 100	3	2	-	EM	Fair/Poor	Poor shape and form, heavily suppressed by adjacent trees.	10+	C2	3.4
T47	Sorbus torminalis (Wild Service Tree)	5	2	2	2	2	13	100 100	2	0.5	-	Y	Fair/Poor	Co-dominant leaders from ground level; intertwined, poor form.	10+	C2	1.7
T48	Salix caprea (Goat Willow)	5	2	2	2	2	13	100 100	2	1	-	Y	Fair	Unremarkable tree.	10+	C2	1.7
T49	Alnus incana (Grey Alder)	10	3	4	4	3	38	250	1	2	2 (E)	M	Fair/Poor	Moderate deadwood mostly in western crown leaving unbalanced crown to East.	10+	C2	3.0
#T50	Nothofagus procera (Raoul)	12.5	4.5	4.5	4.5	4.5	64	500	1	2	3 (SE)	M	Good	Estimated values due to access, good example of species, good future potential.	40+	A2	6.0
T51	Pinus nigra 'maritima' (Corsican Pine)	4	1.5	1.5	1.5	1.5	7	100	1	0.5	-	Y	Good	Good potential.	10+	C2	1.2
#T52	Nothofagus procera (Raoul)	12.5	4.5	4.5	4.5	4.5	64	500	1	2	3 (SE)	M	Good	Estimated values due to access, good example of species, good future potential.	40+	A2	6.0

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Survey date:	26/02/2025 & 27/02/2025	Notes:	-

Ref. no	Species	Height (m)	Canopy Spread (m) N	E	S	W	Crown Area (m^2)	Stem dia. (mm)	Stem no. at 1.5m	Height of crown clearance (m)	FSB Height (Direction)	Age class	Condition	General Observations Management Recommendations	Estimated remaining contribution (yrs)	Tree Quality Category (BS5837)	RPA Radius (m)
T53	Alnus incana (Grey Alder)	10	3	5	5	5	63	350	1	2	-	M	Fair		20+	B2	4.2
T54	Pinus nigra 'maritima' (Corsican Pine)	4	1.5	1.5	1.5	1.5	7	100	1	0.5	-	Y	Good	Good potential.	10+	C2	1.2
T55	Fraxinus excelsior (Ash)	12.5	3	3	3	3	28	200	1	2	-	SM	Fair	Minor deadwood, otherwise unremarkable.	10+	C2	2.4
T56	Fraxinus excelsior (Ash)	17.5	9	9	9	9	254	750	1	2	3 (W)	M	Fair	Prominent tree, minor-moderate deadwood, ivy on main stem, growing atop bund.	20+	B1	9.0
#T57	Aesculus hippocastanum (Horse Chestnut)	15	3	6	3	4	49	300	1	3	0.5 (S)	EM	Fair	Estimated values due to access, not plotted on original survey, co-dominant leaders from 5m, slightly suppressed by adjacent trees, good potential.	20+	B1	3.6
T58	Quercus robur (Common Oak)	15	7	7	7	7	154	850	1	3	4 (NE)	M	Fair	Ivy on main stem, epicormic growth in crown, one small hanging branch in West crown.	40+	A1	10.2
#T59	Nothofagus procera (Raoul)	12.5	4	4	4	4	50	500	1	2	3 (SE)	M	Good	Estimated values due to access, good example of species, good future potential.	40+	A2	6.0
#T60	Salix caprea (Goat Willow)	7.5	5	10	7	9	188	150	10	1	0 (S)	M	Fair	Estimated values due to access, not plotted on original survey, lower southern crown has some flail damage, Multi-Stemmed habit.	10+	C2	5.7
#T61	Quercus petraea (Sessile Oak)	12.5	5	9	8	3	121	350 250 200	3	1	2 (S)	EM	Fair	Estimated values due to access, not plotted on original survey, Multi-Stemmed habit, crown bias to Southeast.	20+	B2	5.7
T62	Acer campestre (Field Maple)	10	4	5	5	5	71	200 250 150 150	4	2	3 (S)	M	Fair	Not plotted on original survey, unremarkable Multi-Stemmed tree growing within hedgeline atop bund.	10+	C2	4.6
T63	Salix caprea (Goat Willow)	7.5	5	7	6	7	123	500	1	1	2 (NW)	M	Fair/Poor	Not plotted on original survey, flail damage in lower crown, congested crown with large amounts of epicormic growth, some minor deadwood.	10+	C2	6.0
T64	Ilex aquifolium (Holly)	7.5	3.5	3.5	3.5	3.5	38	150 150	2	0	-	EM	Fair	Unremarkable Multi-Stemmed tree growing through crown of adjacent tree.	10+	C2	2.5
#T65	Quercus petraea (Sessile Oak)	12.5	7	5	10	8	170	550 500	2	1.5	1 (W)	M	Fair	Estimated values due to access, prominent tree, Multi-Stemmed from 0.5m; tight included unions, minor deadwood throughout crown.	20+	B1	8.9

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Project Schedule Ref:	5375-RPS-XX-XX-SH-AR-91750	Status:	For Information
Drawing Reference:	5375-RPS-XX-XX-SH-AR-91700-703	Revision:	P01
Survey date:	26/02/2025 & 27/02/2025	Notes:	-

Ref. no	Species	Height (m)	Canopy Spread (m) N	E	S	W	Crown Area (m^2)	Stem dia. (mm)	Stem no. at 1.5m	Height of crown clearance (m)	FSB Height (Direction)	Age class	Condition	General Observations Management Recommendations	Estimated remaining contribution (yrs)	Tree Quality Category (BS5837)	RPA Radius (m)
#T66	Quercus petraea (Sessile Oak)	12.5	7	8	9	3	141	700	1	1	2 (SE)	M	Good	Estimated values due to access, crown bias to Southeast, otherwise in good condition.	40+	A2	8.4
#T67	Fraxinus excelsior (Ash)	17.5	9	9	9	9	254	300	4	1	0 (SW)	M	Poor	Estimated values due to access, Multi-Stemmed from ground level, ivy on main stems, sparse upper crown, epicormic growth throughout lower crown; possible signs of ash die back.	10+	C2	7.2
#T68	Salix caprea (Goat Willow)	7.5	1	7	9	4	82	200 200 200 150 350	5	0.5	0 (S)	M	Fair/Poor	Estimated values due to access, heavily suppressed by adjacent tree, poor form, heavy bias to South, Multi-Stemmed habit.	10+	C2	6.2
T69	Quercus petraea (Sessile Oak)	15	11	5	9	12	264	900	1	2	6 (W)	M	Fair	Prominent tree set back from main site behind stream, ivy throughout canopy, minor deadwood and some squirrel damage.	40+	A1	10.8
T70	Quercus robur (Common Oak)	10	5	5	5	5	79	550	1	5	-	M	Poor	Very little live growth, mostly dead.	<10	U	6.6
T71	Quercus robur (Common Oak)	10	5	6	8	5	112	550	1	5	-	M	Poor	Very little live growth, mostly dead.	<10	U	6.6
T72	Quercus robur (Common Oak)	17.5	7	7	7	9	176	900	1	1	-	M	Fair/Poor	Minor deadwood throughout crown, epicormic growth on main stem, large wound at 6m; storm damage.	20+	B1	10.8
T73	Quercus robur (Common Oak)	17.5	9	10	12	12.5	366	950	1	1.5	4 (W)	M	Fair/Poor	Minor deadwood, slight crown bias to Southwest, prominent tree.	40+	A1	11.4
T74	Salix alba (White Willow)	7.5	4	4	4	4	50	150 100 100 100	4	0.5	-	EM	Fair	Small tree growing within area of bramble.	10+	C2	2.8
T75	Fraxinus excelsior (Ash)	10	5	3	5	5	63	250 200 150 150 150	5	2	0 (S)	M	Poor	Not plotted on original survey, dieback and epicormic growth throughout crown, likely succumbing to ash die back, no future potential.	<10	U	4.9
T76	Fraxinus excelsior (Ash)	10	4	6	6	2	63	250 250	2	2	2.5 (E)	M	Fair/Poor	Not plotted on original survey, twin stems from ground level with tight included union, minor deadwood.	10+	C2	4.3
#T77	Quercus robur (Common Oak)	12.5	12	12	12	12	452	1200	1	3	5 (SE)	M	Fair/Poor	Estimated values due to access, not plotted on original survey, stag headed tree; retrenching, major deadwood, over hangs site be approx, 5m.	40+	A1	14.4

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Ref. no	Species	Height (m)	Canopy Spread (m) N	E	S	W	Crown Area (m^2)	Stem dia. (mm)	Stem no. at 1.5m	Height of crown clearance (m)	FSB Height (Direction)	Age class	Condition	General Observations Management Recommendations	Estimated remaining contribution (yrs)	Tree Quality Category (BS5837)	RPA Radius (m)
T78	Fagus sylvatica (Beech)	7.5	3	3	3	3	28	200	1	1.5	-	SM	Good	Good potential.	10+	C2	2.4
#T79	Betula pendula (Silver Birch)	17.5	4	4	4	4	50	300	1	1	-	M	Good	Estimated values due to access, not plotted on original survey, good example of species.	20+	B1	3.6
T80	Quercus robur (Common Oak)	12.5	8	5	5	6.5	117	1300	1	2	3 (N)	M	Fair	Bacterial canker on main stem; associated epicormic growth, some moderate deadwood in upper crown.	40+	A1	15.0
T81	Quercus robur (Common Oak)	17.5	12	12	12	12	452	1200	1	3	4 (N)	M	Fair	Roadside tree, good example of species, some minor deadwood, ivy on main stem to mid crown.	40+	A1	14.4
*T82	Quercus robur (Common Oak)	15	7	7	7	7	154	800	1	4	5 (N)	M	Fair	Minor deadwood, ivy on main stem to inner crown.	40+	A2	9.6
T83	Salix alba (White Willow)	7.5	3	3	3	3	28	100	15	1	-	SM	Fair	Small clump of taller stems within hedgerow.	10+	C2	4.6
T84	Quercus robur (Common Oak)	7.5	5	5	5	3	63	200 200	2	2	1.5 (N)	SM	Fair/Poor	Poor shape and form, no long term potential.	10+	C2	3.4
T85	Fraxinus excelsior (Ash)	10	3	3	3	3	28	250	1	3	3 (E)	EM	Poor	Growing atop bund, recent earthworks to bund have exposed and damaged roots, mechanical damage to main stem, sparse crown; possible sign of ash die back.	10+	C2	3.0
T86	Fraxinus excelsior (Ash)	10	3	3	3	3	28	250	1	3	3 (E)	EM	Poor	Not plotted on original survey, unremarkable tree.	10+	C2	3.0
G1	Acer campestre (Field Maple),Prunus spinosa (Blackthorn),Prunus cerasifera (Cherry Plum),Ilex aquifolium (Holly),Crataegus monogyna (Hawthorn)	12.5	See	plans	for	extents	-	200 (avg.)	-	0	-	EM	Fair	Roadside group growing atop bund, some squirrel damage throughout.	10+	C2	2.4
G2	Acer pseudoplatanus (Sycamore),Acer campestre (Field Maple),Populus serotina (Hybrid Black Poplar)	17.5	See	plans	for	extents	-	400 (avg.)	-	0.5	-	EM	Fair	Roadside group, growing on roadside embankment, embankment drops steeply to road approximately 3m below, some minor deadwood in group, central most tree has large wound on main stem at 4m.	20+	B2	4.8

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G3	Acer campestre (Field Maple)	10	See	plans	for	extents	-	150 (avg.)	-	2	-	SM	Fair	Small group of trees forming part of roadside linear group.	10+	C2	1.8
G4	Quercus robur (Common Oak)	12.5	See	plans	for	extents	-	500 (avg.)	-	1	-	M	Fair	Pair of trees growing with shared crown, moderate deadwood, sothern tree has dead central spire.	20+	B1	6.0
G5	Acer pseudoplatanus (Sycamore)	10	See	plans	for	extents	-	150 (avg.)	-	2	-	SM	Fair	Group of lapsed coppice growing along drainage ditch, suppressed by adjacent ash.	10+	C2	1.8
G6	Fagus sylvatica (Beech),Acer campestre (Field Maple)	7.5	See	plans	for	extents	-	200 (avg.)	-	1	-	SM	Fair	Linear group growing on bund adjacent to drainage ditch, some squirrel damage throughout group.	10+	C2	2.4
G7	Corylus avellana (Hazel),Salix caprea (Goat Willow),Ilex aquifolium (Holly)	7.5	See	plans	for	extents	-	200 (avg.)	-	0.5	-	M	Fair	Field boundary understory, mostly hazel coppice, growing on bund besides drainage ditch.	10+	C2	2.4
G8	Fraxinus excelsior (Ash)	20	See	plans	for	extents	-	650 (avg.)	-	4	-	M	Fair	Estimated values due to access, not plotted on original survey, off site tree, pair of off site trees, growing on bund besides drainage ditch, ivy on main stems, minor deadwood and epicormic growth throughout crowns.	20+	B1	7.8
G9	Corylus avellana (Hazel),Salix caprea (Goat Willow),Ilex aquifolium (Holly)	7.5	See	plans	for	extents	-	200 (avg.)	-	0.5	-	M	Fair	Field boundary understory, mostly hazel coppice, growing on bund besides drainage ditch.	10+	C2	2.4
G10	Quercus robur (Common Oak)	12.5	See	plans	for	extents	-	700 (avg.)	-	3	-	M	Fair	Estimated values due to access, off site tree, trees forming rough linear group along field boundary, growing too bund by drainage ditch, most have ivy to inner crown, 2 eastern most trees have more squat form.	40+	A2	8.4
G11	Abies nordmanniana (Caucasian Fir)	5	See	plans	for	extents	-	100 (avg.)	-	0	-	Y	Good	Young planted nursery stock.	10+	C2	1.2
G12	Picea rubens (Red Spruce)	7.5	See	plans	for	extents	-	200 (avg.)	-	0	-	SM	Good	Planted nursery stock.	10+	C2	2.4
G13	Acer campestre (Field Maple)	5	See	plans	for	extents	-	100 (avg.)	-	0.5	-	Y	Poor	Unremarkable group of Multi-Stemmed trees.	10+	C2	2.4

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TREE SURVEY SCHEDULE

Site:	Honiton Phase 2	Surveyor:	R. Carthew
Project Schedule Ref:	5375-RPS-XX-XX-SH-AR-91750	Status:	For Information
Drawing Reference:	5375-RPS-XX-XX-SH-AR-91700-703	Revision:	P01
Survey date:	26/02/2025 & 27/02/2025	Notes:	-

Ref. no	Species	Height (m)	Canopy Spread (m) N	E	S	W	Crown Area (m^2)	Stem dia. (mm)	Stem no. at 1.5m	Height of crown clearance (m)	FSB Height (Direction)	Age class	Condition	General Observations Management Recommendations	Estimated remaining contribution (yrs)	Tree Quality Category (BS5837)	RPA Radius (m)
G14	Fagus sylvatica (Beech),Tilia X europaea (Common Lime),Prunus avium (Wild Cherry),Carpinus betulus (Hornbeam)	7.5	See	plans	for	extents	-	100 (avg.)	-	0.5	-	Y	Poor	Unremarkable group of trees, some have multiple stems.	10+	C2	2.4
G15	Metasequoia glyptostroboides (Dawn Redwood)	17.5	See	plans	for	extents	-	550 (avg.)	-	3	-	M	Good	Compaction in RPA, planted linear avenue, some minor deadwood but otherwise in very good condition, high visual amenity, trees gifted to nursery by armed forces and planted in the 1960s.	40+	A3	6.6
G16	Tilia X europaea (Common Lime)	12.5	See	plans	for	extents	-	300 (avg.)	-	1.5	-	SM	Fair	Compaction in RPA, linear group along side access track, many have included unions at main nexus; common in species.	20+	B2	3.6
G17	Quercus robur (Common Oak)	12.5	See	plans	for	extents	-	500 (avg.)	-	2	-	EM	Fair	Field boundary group, growing atop bund adjacent to drainage ditch, minor-moderate deadwood throughout group, understory of hazel, beech, and holly.	20+	B2	6.0
G18	Picea rubens (Red Spruce),Abies nordmanniana (Caucasian Fir)	7.5	See	plans	for	extents	-	200 (avg.)	-	0	-	SM	Good	Planted nursery stock.	10+	C2	2.4
G19	Alnus glutinosa (Common Alder)	7.5	See	plans	for	extents	-	150 (avg.)	-	1	-	SM	Fair	Small group of unremarkable trees.	10+	C2	1.8
G20	Quercus rubra (Red Oak)	7.5	See	plans	for	extents	-	150 (avg.)	-	1.5	-	SM	Good	Pair of smaller trees with good potential.	10+	C2	1.8
G21	Quercus robur (Common Oak),Fagus sylvatica (Beech)	15	See	plans	for	extents	-	500 (avg.)	-	4	-	M	Fair	Group of 3 oak and 1 beech, trees form part of linear boundary group, minor deadwood in some trees.	20+	B2	6.0
G22	Picea rubens (Red Spruce)	10	See	plans	for	extents	-	200 (avg.)	-	0.5	-	SM	Good	Linear group of planted nursery stock, one tree at centre of group has fallen and is laying in situ.	10+	C2	2.4
G23	Alnus glutinosa (Common Alder),Fraxinus excelsior (Ash),Quercus robur (Common Oak)	17.5	See	plans	for	extents	-	250 (avg.)	-	3	-	M	Fair/Poor	Group formed of two linear groups on either side of drainage ditch, ivy on some stems, some standing dead alder stems.	10+	C2	3.0
G24	Quercus robur (Common Oak),Fraxinus excelsior (Ash)	12.5	See	plans	for	extents	-	250 (avg.)	-	3	-	EM	Fair	Off site tree, larger trees situated within boundary hedge, mostly multi-stemmed.	10+	C2	3.0

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Drawing Reference:	5375-RPS-XX-XX-SH-AR-91700-703	Revision:	P01
Survey date:	26/02/2025 & 27/02/2025	Notes:	-

Ref. no	Species	Height (m)	Canopy Spread (m) N	E	S	W	Crown Area (m^2)	Stem dia. (mm)	Stem no. at 1.5m	Height of crown clearance (m)	FSB Height (Direction)	Age class	Condition	General Observations Management Recommendations	Estimated remaining contribution (yrs)	Tree Quality Category (BS5837)	RPA Radius (m)
G25	Fraxinus excelsior (Ash),Quercus robur (Common Oak)	10	See	plans	for	extents	-	300 (avg.)	-	2	-	EM	Fair/Poor	Linear group growing atop bund adjacent to drainage ditch, most have poor form due to close grouping, minor deadwood throughout group.	10+	C2	3.6
G26	Picea rubens (Red Spruce),Alnus glutinosa (Common Alder)	7.5	See	plans	for	extents	-	200 (avg.)	-	0	-	SM	Good	Linear group dividing nursery fields.	10+	C2	2.4
G27	Prunus cerasifera (Cherry Plum)	5	See	plans	for	extents	-	100 (avg.)	-	1	-	SM	Fair	Small group of unremarkable trees.	10+	C2	1.2
G28	Alnus glutinosa (Common Alder)	7.5	See	plans	for	extents	-	150 (avg.)	-	1.5	-	SM	Fair	Small group of unremarkable trees.	10+	C2	1.8
G29	Fagus sylvatica (Beech)	7.5	See	plans	for	extents	-	100 (avg.)	-	0.5	-	Y	Fair	Pair of small unremarkable trees.	10+	C2	1.2
G30	Alnus glutinosa (Common Alder)	7.5	See	plans	for	extents	-	250 (avg.)	-	2	-	EM	Fair	Small linear group, ivy on main stems, minor deadwood.	10+	C2	3.0
G31	Alnus glutinosa (Common Alder)	7.5	See	plans	for	extents	-	150 (avg.)	-	2	-	EM	Fair	Pair of unremarkable trees suppressed by adjacent larger tree.	10+	C2	1.8
G32	Fagus sylvatica (Beech)	5	See	plans	for	extents	-	100 100 100 (avg.)	-	0.5	-	Y	Fair	Pair of unremarkable Multi-Stemmed trees.	10+	C2	2.1
G33	Quercus rubra (Red Oak)	7	See	plans	for	extents	-	100 (avg.)	-	1	-	Y	Fair	Small group of planted nursery trees.	10+	C2	1.2
G34	Betula pendula (Silver Birch),Pinus sylvestris (Scots Pine),Acer platanoides (Norway Maple)	7.5	See	plans	for	extents	-	150 (avg.)	-	1.5	-	SM	Fair	Small trees planted along side boundary hedge.	10+	C2	1.8
G35	Salix alba (White Willow)	5	See	plans	for	extents	-	150 (avg.)	-	0.5	-	EM	Fair/Poor	Small row of unremarkable trees, southern most tree is growing through fence and has multiple wounds including one splitting included union.	10+	C2	3.1
G36	Quercus petraea (Sessile Oak)	10	See	plans	for	extents	-	400 (avg.)	-	1.5	-	EM	Fair	Estimated values due to access, off site tree, small linear group with shared crown, all Multi-Stemmed.	20+	B2	6.8
G37	Quercus petraea (Sessile Oak)	12.5	See	plans	for	extents	-	500 (avg.)	-	1	2 (S)	EM	Fair	Estimated values due to access, not plotted on original survey, off site tree, close group growing as one shared crown.	20+	B2	6.0

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Survey date:	26/02/2025 & 27/02/2025	Notes:	-

Ref. no	Species	Height (m)	Canopy Spread (m) N	E	S	W	Crown Area (m^2)	Stem dia. (mm)	Stem no. at 1.5m	Height of crown clearance (m)	FSB Height (Direction)	Age class	Condition	General Observations Management Recommendations	Estimated remaining contribution (yrs)	Tree Quality Category (BS5837)	RPA Radius (m)
G38	Acer campestre (Field Maple),Ilex aquifolium (Holly)	7.5	See	plans	for	extents	-	150 (avg.)	-	1.5	-	SM	Fair	Not plotted on original survey, small group of larger trees that have lapsed from within hedgerow.	10+	C2	1.8
G39	Acer campestre (Field Maple),Ilex aquifolium (Holly)	7.5	See	plans	for	extents	-	150 (avg.)	-	1.5	-	SM	Fair	Not plotted on original survey, small group of larger trees that have lapsed from within hedgerow.	10+	C2	1.8
G40	Sambucus nigra (Elder),Crataegus monogyna (Hawthorn)	7.5	See	plans	for	extents	-	200 (avg.)	-	1	-	M	Fair	Estimated values due to access, not plotted on original survey, off site tree, unremarkable group of small trees, elder in group is in decline.	10+	C2	2.4
G41	Fraxinus excelsior (Ash)	17.5	See	plans	for	extents	-	350 (avg.)	-	1.5	-	M	Fair/Poor	Group of trees growing on bank of stream, some Multi-Stemmed, all have thin crowns and epicormic growth in lower crown; possible sign of ash die back.	10+	C2	4.2
G42	Salix alba (White Willow),Salix caprea (Goat Willow),Fraxinus excelsior (Ash),Quercus robur (Common Oak),Alnus glutinosa (Common Alder),Ilex aquifolium (Holly)	7.5	See	plans	for	extents	-	150 (avg.)	-	0	-	SM	Fair/Poor	Dense overgrown group of mostly lapsed willow coppice.	10+	C2	1.8
G43	Quercus robur (Common Oak),Fraxinus excelsior (Ash),Acer campestre (Field Maple),Alnus glutinosa (Common Alder)	15	See	plans	for	extents	-	500 (avg.)	-	1	-	EM	Fair	Group of midsized trees growing alongside stream, some are Multi-Stemmed, most have ivy on main stem, minor deadwood throughout group, hazel coppice understory.	20+	B1	6.0
G44	Alnus glutinosa (Common Alder),Betula pendula (Silver Birch),Salix caprea (Goat Willow),Salix alba (White Willow)	12.5	See	plans	for	extents	-	150 (avg.)	-	1	-	SM	Fair	Unremarkable group of closely spaced trees with leggy habit.	10+	C2	1.8
G45	Salix alba (White Willow)	7.5	See	plans	for	extents	-	150 (avg.)	-	0.5	-	SM	Fair	Small group of unremarkable trees.	10+	C2	2.5
G46	Quercus robur (Common Oak),Crataegus monogyna (Hawthorn),Acer campestre (Field Maple),Corylus avellana (Hazel)	10	See	plans	for	extents	-	250 (avg.)	-	0	-	EM	Fair/Poor	Scrappy trackside group, ivy throughout group, minor deadwood.	10+	C2	3.0

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Site: Honiton Phase 2

Project Schedule Ref: 5375-RPS-XX-XX-SH-AR-91750

Drawing Reference: 5375-RPS-XX-XX-SH-AR-91700-703

Survey date: 26/02/2025 & 27/02/2025

Surveyor: R. Carthew

Status: For Information

Revision: P01

Notes: -

Ref. no	Species	Height (m)	Canopy Spread (m) N	E	S	W	Crown Area (m^2)	Stem dia. (mm)	Stem no. at 1.5m	Height of crown clearance (m)	FSB Height (Direction)	Age class	Condition	General Observations Management Recommendations	Estimated remaining contribution (yrs)	Tree Quality Category (BS5837)	RPA Radius (m)
G47	X Cupressocyparis leylandii (Leyland Cypress)	20	See	plans	for	extents	-	550 (avg.)	-	1	-	M	Fair	Estimated values due to access, not plotted on original survey, off site tree, linear group, boundary screening, the forth prominent tree in the group has recently failed at 4m leaving gap in shared crown.	20+	B2	6.6
G48	Fagus sylvatica (Beech)	17.5	See	plans	for	extents	-	500 (avg.)	-	3	4 (NW)	M	Fair	Linear group of trees along boundary, closely spaced, some minor deadwood.	40+	A2	6.0
G49	Prunus (Prunus species)	7.5	See	plans	for	extents	-	250 (avg.)	-	2	-	M	Fair/Poor	Estimated values due to access, not plotted on original survey, off site tree, group of three Multi-Stemmed trees in private garden.	10+	C2	5.2
G50	Fraxinus excelsior (Ash),Corylus avellana (Hazel),Crataegus monogyna (Hawthorn),Sambucus nigra (Elder)	7.5	See	plans	for	extents	-	150 (avg.)	-	1	-	EM	Fair	Linear group of mostly hazel coppice along field boundary.	10+	C2	1.8
G51	Fagus sylvatica (Beech)	15	See	plans	for	extents	-	300 (avg.)	-	0	4 (N)	EM	Fair	Off site tree, roadside linear group, epicormic growth on lower stems maintained as hedge, closely spaced trees.	20+	B1	3.6
G52	Fagus sylvatica (Beech)	5	See	plans	for	extents	-	100 (avg.)	-	1	-	SM	Fair/Poor	Unremarkable trees formed from lapsed hedge.	10+	C2	1.7
G53	Fraxinus excelsior (Ash),Corylus avellana (Hazel),Crataegus monogyna (Hawthorn),Prunus spinosa (Blackthorn)	7.5	See	plans	for	extents	-	150 (avg.)	-	0	-	SM	Fair	Dense group of planted trees, most still have rabbit guards they have outgrown.	10+	C2	1.8
G54	Acer campestre (Field Maple),Corylus avellana (Hazel)	5	See	plans	for	extents	-	100 (avg.)	-	1	-	EM	Fair	Unremarkable roadside trees.	10+	C2	1.2
G55	Prunus lusitanica (Portugal Laurel)	5	See	plans	for	extents	-	200 (avg.)	-	0	-	EM	Fair	Unremarkable boundary hedge, abuts fence.	10+	C2	2.4

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Survey date:	26/02/2025 & 27/02/2025	Notes:	-

Ref. no	Species	Height (m)	Canopy Spread (m) N	E	S	W	Crown Area (m^2)	Stem dia. (mm)	Stem no. at 1.5m	Height of crown clearance (m)	FSB Height (Direction)	Age class	Condition	General Observations Management Recommendations	Estimated remaining contribution (yrs)	Tree Quality Category (BS5837)	RPA Radius (m)
W1	Alnus glutinosa (Common Alder),Acer campestre (Field Maple),Fraxinus excelsior (Ash),Crataegus monogyna (Hawthorn),Larix decidua (European Larch),Picea sitchensis (Sitka Spruce),Salix caprea (Goat Willow)	20	See	plans	for	extents	-	650 (avg.)	-	0	-	M	Good	Woodland block growing on area of steep topography, isolated from the rest of site by a stream to the Southwest, and a concrete track to the Southeast.	40+	A1	7.8
H1	Crataegus monogyna (Hawthorn)	3	See	plans	for	extents	-	100 (avg.)	-	0	-	SM	Fair	Planted hedgerow growing atop bund, most have been topped at 1-2m.	10+	C2	1.2
H2	Crataegus monogyna (Hawthorn)	3	See	plans	for	extents	-	100 (avg.)	-	0	-	SM	Fair	Planted hedgerow growing atop bund, most have been topped at 1-2m.	10+	C2	1.2
H3	Crataegus monogyna (Hawthorn),Acer campestre (Field Maple)	3	See	plans	for	extents	-	100 (avg.)	-	0	-	SM	Fair	Planted hedgerow growing atop bund, most have been topped at 2-3m.	10+	C2	1.2
H4	Crataegus monogyna (Hawthorn),Acer campestre (Field Maple)	3	See	plans	for	extents	-	100 (avg.)	-	0	-	SM	Fair	Planted hedgerow growing atop bund, most have been topped at 2-3m.	10+	C2	1.2
H5	Prunus spinosa (Blackthorn)	3	See	plans	for	extents	-	100 (avg.)	-	0	-	SM	Good	Small hedge formed from old nursery stock.	10+	C2	1.2
H6	Fagus sylvatica (Beech)	3	See	plans	for	extents	-	100 (avg.)	-	0	-	SM	Good	Small hedge formed from old nursery stock.	10+	C2	1.2
H7	Fagus sylvatica (Beech)	3	See	plans	for	extents	-	100 (avg.)	-	0	-	SM	Good	Small hedge formed from old nursery stock.	10+	C2	1.2
H8	Salix caprea (Goat Willow)	5	See	plans	for	extents	-	100 (avg.)	-	0	-	SM	Fair	Linear group of coppiced trees forming hedge.	10+	C2	1.2
H9	Corylus avellana (Hazel),Salix caprea (Goat Willow),Acer campestre (Field Maple),Fagus sylvatica (Beech),Fraxinus excelsior (Ash)	5	See	plans	for	extents	-	100 (avg.)	-	0	-	SM	Fair	Mixed boundary hedgerow, mostly formed of lapsed coppice.	10+	C2	1.2
H10	Corylus avellana (Hazel)	5	See	plans	for	extents	-	100 (avg.)	-	0	-	M	Fair	Unmaintained boundary hedge formed mostly of lapsed coppice.	10+	C2	1.2

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H11	Fagus sylvatica (Beech)	1	See	plans	for	extents	-	100 (avg.)	-	0	-	SM	Fair	Boundary hedge, recently topped.	10+	C2	1.2
H12	Fagus sylvatica (Beech)	1	See	plans	for	extents	-	100 (avg.)	-	0	-	SM	Fair	Boundary hedge, recently topped.	10+	C2	1.2
H13	Acer campestre (Field Maple),Fraxinus excelsior (Ash),Quercus petraea (Sessile Oak),Corylus avellana (Hazel),Crataegus monogyna (Hawthorn),Ilex aquifolium (Holly),Ulmus procera (English Elm),Salix caprea (Goat Willow)	5	See	plans	for	extents	-	100 (avg.)	-	0	-	M	Good	Well established field boundary hedge fired around earth bund.	20+	B2	1.2
H14	Acer campestre (Field Maple),Fraxinus excelsior (Ash),Quercus petraea (Sessile Oak),Corylus avellana (Hazel),Crataegus monogyna (Hawthorn),Ilex aquifolium (Holly),Ulmus procera (English Elm),Salix caprea (Goat Willow)	5	See	plans	for	extents	-	100 (avg.)	-	0	-	M	Good	Well established field boundary hedge fired around earth bund.	20+	B2	1.2
H15	Acer campestre (Field Maple),Fraxinus excelsior (Ash),Quercus petraea (Sessile Oak),Corylus avellana (Hazel),Crataegus monogyna (Hawthorn),Ilex aquifolium (Holly),Ulmus procera (English Elm),Salix caprea (Goat Willow)	1.5	See	plans	for	extents	-	100 (avg.)	-	0	-	M	Good	Well established field boundary hedge fired around earth bund.	20+	B2	1.2
H16	Acer campestre (Field Maple),Fraxinus excelsior (Ash),Quercus petraea (Sessile Oak),Corylus avellana (Hazel),Crataegus monogyna (Hawthorn),Ilex aquifolium (Holly),Ulmus procera (English Elm),Salix caprea (Goat Willow)	1.5	See	plans	for	extents	-	100 (avg.)	-	0	-	M	Good	Well established field boundary hedge fired around earth bund.	20+	B2	1.2

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H17	Acer campestre (Field Maple),Fraxinus excelsior (Ash),Quercus petraea (Sessile Oak),Corylus avellana (Hazel),Crataegus monogyna (Hawthorn),Ilex aquifolium (Holly),Ulmus procera (English Elm),Salix caprea (Goat Willow)	1.5	See	plans	for	extents	-	100 (avg.)	-	0	-	M	Good	Well established field boundary hedge fired around earth bund.	20+	B2	1.2
H18	Acer campestre (Field Maple),Fraxinus excelsior (Ash),Quercus petraea (Sessile Oak),Corylus avellana (Hazel),Crataegus monogyna (Hawthorn),Ilex aquifolium (Holly),Ulmus procera (English Elm),Salix caprea (Goat Willow)	1.5	See	plans	for	extents	-	100 (avg.)	-	0	-	M	Good	Well established field boundary hedge fired around earth bund.	20+	B2	1.2
H19	Acer campestre (Field Maple),Fraxinus excelsior (Ash),Quercus petraea (Sessile Oak),Corylus avellana (Hazel),Crataegus monogyna (Hawthorn),Ilex aquifolium (Holly),Ulmus procera (English Elm),Salix caprea (Goat Willow)	1.5	See	plans	for	extents	-	100 (avg.)	-	0	-	M	Good	Well established field boundary hedge fired around earth bund.	20+	B2	1.2
H20	Acer campestre (Field Maple),Fraxinus excelsior (Ash),Quercus petraea (Sessile Oak),Corylus avellana (Hazel),Crataegus monogyna (Hawthorn),Ilex aquifolium (Holly),Ulmus procera (English Elm),Salix caprea (Goat Willow)	1.5	See	plans	for	extents	-	100 (avg.)	-	0	-	M	Good	Well established field boundary hedge fired around earth bund.	20+	B2	1.2

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H21	Acer campestre (Field Maple),Crataegus monogyna (Hawthorn),Prunus spinosa (Blackthorn),Corylus avellana (Hazel)	1	See	plans	for	extents	-	100 (avg.)	-	0	-	M	Fair	Maintained field boundary hedge.	10+	C2	1.2
H22	Fagus sylvatica (Beech)	3	See	plans	for	extents	-	200 (avg.)	-	0.5	-	M	Good	Well maintained boundary hedge.	20+	B2	2.4
H23	Fagus sylvatica (Beech)	2	See	plans	for	extents	-	200 (avg.)	-	0.5	-	M	Good	Well maintained boundary hedge.	10+	C2	2.4
H24	Acer campestre (Field Maple),Crataegus monogyna (Hawthorn),Prunus spinosa (Blackthorn),Corylus avellana (Hazel),Ilex aquifolium (Holly)	1	See	plans	for	extents	-	100 (avg.)	-	0	-	M	Fair	Maintained field boundary hedge, sparse and patchy in places.	10+	C2	1.2
H25	Acer campestre (Field Maple),Fraxinus excelsior (Ash),Quercus petraea (Sessile Oak),Corylus avellana (Hazel),Crataegus monogyna (Hawthorn),Ilex aquifolium (Holly),Ulmus procera (English Elm),Salix caprea (Goat Willow)	1	See	plans	for	extents	-	100 (avg.)	-	0	-	M	Good	Well established field boundary hedge.	10+	C2	1.2
H26	Acer campestre (Field Maple),Fraxinus excelsior (Ash),Quercus petraea (Sessile Oak),Corylus avellana (Hazel),Crataegus monogyna (Hawthorn),Ilex aquifolium (Holly),Ulmus procera (English Elm),Salix caprea (Goat Willow)	1	See	plans	for	extents	-	100 (avg.)	-	0	-	M	Good	Well established field boundary hedge.	10+	C2	1.2

Note: This survey is based on a brief visual inspection from the ground.
It is not intended as a full arboricultural inspection.
- indicates estimated values. * - indicates off site tree.

TREE SURVEY SCHEDULE

Site:	Honiton Phase 2	Surveyor:	R. Carthew
Project Schedule Ref:	5375-RPS-XX-XX-SH-AR-91750	Status:	For Information
Drawing Reference:	5375-RPS-XX-XX-SH-AR-91700-703	Revision:	P01
Survey date:	26/02/2025 & 27/02/2025	Notes:	-

Ref. no	Species	Height (m)	Canopy Spread (m) N	E	S	W	Crown Area (m^2)	Stem dia. (mm)	Stem no. at 1.5m	Height of crown clearance (m)	FSB Height (Direction)	Age class	Condition	General Observations Management Recommendations	Estimated remaining contribution (yrs)	Tree Quality Category (BS5837)	RPA Radius (m)
H27	Acer campestre (Field Maple),Crataegus monogyna (Hawthorn),Prunus spinosa (Blackthorn),Corylus avellana (Hazel),Ilex aquifolium (Holly)	1	See	plans	for	extents	-	100 (avg.)	-	0	-	M	Fair	Maintained field boundary hedge, sparse and patchy in places.	10+	C2	1.2
H28	Acer campestre (Field Maple),Crataegus monogyna (Hawthorn),Prunus spinosa (Blackthorn),Corylus avellana (Hazel),Ilex aquifolium (Holly)	1	See	plans	for	extents	-	100 (avg.)	-	0	-	M	Fair	Maintained field boundary hedge, sparse and patchy in places.	10+	C2	1.2
H29	Acer campestre (Field Maple),Crataegus monogyna (Hawthorn),Prunus spinosa (Blackthorn),Corylus avellana (Hazel),Ilex aquifolium (Holly)	1	See	plans	for	extents	-	100 (avg.)	-	0	-	M	Fair	Maintained field boundary hedge, sparse and patchy in places.	10+	C2	1.2
H30	Fagus sylvatica (Beech),Acer campestre (Field Maple),Ilex aquifolium (Holly),Corylus avellana (Hazel),Crataegus monogyna (Hawthorn),Prunus spinosa (Blackthorn),Taxus baccata (Yew)	2	See	plans	for	extents	-	100 (avg.)	-	0	-	M	Good	Well maintained roadside hedge, 3m tall roadside/ 1m tall field side.	10+	C2	1.2
S1	Abies nordmanniana (Caucasian Fir),Corylus avellana (Hazel)	5	See	plans	for	extents	-	75 (avg.)	-	0	-	Y	Good	Area of young nursery stock and coppice.	-	-	-
S2	Crataegus monogyna (Hawthorn),Prunus spinosa (Blackthorn),Salix caprea (Goat Willow)	4	See	plans	for	extents	-	100 (avg.)	-	0	-	M	Fair/Poor	Unremarkable field boundary scrub, follows stream, maintained as hedge in places, growing out in others but nothing large enough to be noteworthy.	-	-	-

Note: This survey is based on a brief visual inspection from the ground.
It is not intended as a full arboricultural inspection.
- indicates estimated values. * - indicates off site tree.

Appendix C

Tree Constraints Plan

Notes

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
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Key

Survey boundary.

T1 — Tree with numbered reference. Canopy spread and coloured BS5837:2012 tree quality category as shown below.
= Tree details estimate (inaccessible tree)
* = Tree in off site location

G1 — Tree group plotted with individual stem locations and numbered reference. Canopy extents coloured to match BS5837:2012 tree quality category as shown below.

G1 — Tree or Vegetation group with numbered reference.Canopy extents coloured to match BS5837:2012 tree quality category as shown below and dashed line to show indicative stem line.

H1 — Hedge with numbered reference. Canopy extents and coloured BS5837:2012 tree quality category as shown below and dashed line to show hedge centerline.

W1 — Woodland with numbered reference. Canopy extents coloured to match BS5837:2012 tree quality category as shown below and dashed line to show indicative tree line.

S1 — Area of Scrub with numbered reference. Dashed line to show indicative stem line.

BS 5837:2012 Tree Quality Categories - Table 1

- Category A - High quality
- Category B - Moderate quality
- Category C - Low quality
- Category U - Unsuitable for retention

Direction of first significant branch

Root protection area (RPA) Calculated in accordance with Section 4.6 - BS5837:2012

NOTES:

- Refer to RPS Tree Survey Report & Schedule for further details.
- Survey based on a visual inspection from the ground and is not intended as a full arboricultural inspection.
- Plan produced in accordance with recommendations set out in BS 5837:2012 - 'Trees in Relation to design, demolition and construction'.
- Due to the legal protection afforded to breeding birds vegetation removal should not take place during the bird nesting period; generally, although not restricted to, March - August inclusive.
- Survey based upon topographic survey produced by SUMO Services Ltd in January 2024

N

Rev	Revision description.	XX	XX	DD.MM.YY
Rev	Description	By	Ckd	Date

MAKING COMPLEX EASY
A TETRA TECH COMPANY

[redacted]

Client: Taylor Wimpey

Project: Honiton Phase 2

Title: Tree Constraints Plan Overview

Status	Scale	Date Created
For Information	NTS @A1	March 2025

Task Team Manager	Information Author	Task Information Manager
RC	RC	DC

Document Number: 5375-RPS-XX-XX-DR-L-91700
Project Code - Originator - Zone - Level - Type - Role - Drawing Number

RPS Project Number	Suitability	Revision
794-PLN-LAN-5375	S3	P1

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Key Plan

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Drawing Scale Bar (ensure drawing is printed to the correct sheet size)

1:750-0 10m 20m 30m 40m 50m 60m 70m

Key

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Rev	Revision description.	XX	XX	DD.MM.YY
Rev	Description	By	Ckd	Date

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[redacted]

Client: Taylor Wimpey

Project: Honiton Phase 2

Title: Tree Constraints Plan
Sheet 1 of 3

Status	Scale	Date Created
For Information	1:750 @A1	March 2025

Task Team Manager	Information Author	Task Information Manager
RC	RC	DC

Document Number: 5375-RPS-XX-XX-DR-L-91701
Project Code - Originator - Zone - Level - Type - Role - Drawing Number

RPS Project Number	Suitability	Revision
794-PLN-LAN-5375	S3	P1

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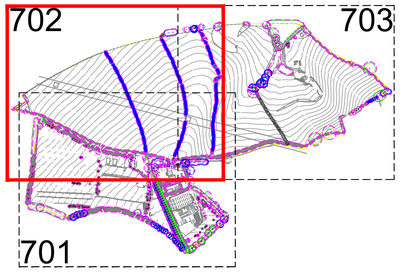
Key Plan



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Drawing Scale Bar (ensure drawing is printed to the correct sheet size)

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BS 5837:2012 Tree Quality Categories - Table 1

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- Category U - Unsuitable for retention

- Direction of first significant branch
- Root protection area (RPA) Calculated in accordance with Section 4.6 - BS5837:2012

NOTES:

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Rev	Revision description.	XX	XX	DD.MM.YY
Rev	Description	By	Ckd	Date

MAKING COMPLEX EASY
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Client: Taylor Wimpey

Project: Honiton Phase 2

Title: Tree Constraints Plan Sheet 2 of 3

Status	Scale	Date Created
For Information	1:750 @A1	March 2025

Task Team Manager	Information Author	Task Information Manager
RC	RC	DC

Document Number: 5375-RPS-XX-XX-DR-L-91702

Project Code - Originator - Zone - Level - Type - Role - Drawing Number

RPS Project Number	Suitability	Revision
794-PLN-LAN-5375	S3	P1

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Key Plan

Notes

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1:750 0 10m 20m 30m 40m 50m 60m 70m

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- Direction of first significant branch
- Root protection area (RPA) Calculated in accordance with Section 4.6 - BS5837:2012

NOTES:

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Rev	Revision description.	XX	XX	DD.MM.YY
Rev	Description	By	Ckd	Date

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Client: Taylor Wimpey

Project: Honiton Phase 2

Title: Tree Constraints Plan Sheet 3 of 3

Status	Scale	Date Created
For Information	1:750 @A1	March 2025

Task Team Manager	Information Author	Task Information Manager
RC	RC	DC

Document Number: 5375-RPS-XX-XX-DR-L-91703
Project Code - Originator - Zone - Level - Type - Role - Drawing Number

RPS Project Number	Suitability	Revision
794-PLN-LAN-5375	S3	P1

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Appendix D

Arboricultural Glossary

Age-class - A general classification of the tree into either - young, semi-mature, early mature, mature, over-mature, or veteran.

Apical Bud/Shoot – The apical bud, also known as the leading shoot, is responsible for shoot extension and is dominant.

Apical Dominance – A singular, leading shoot remains dominant.

Arboreal - In connection with, or in relation to, trees.

Arboriculturist – Person who has, through relevant education, training and experience, gained recognised qualifications and expertise in the field of trees in relation to construction.

Arboricultural Implications Assessment (AIA) – Study, undertaken by an arboriculturist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.

Arboricultural Method Statement (AMS) – Methodology for the implementation of any aspect of development that has the potential to result in the loss of or damage to a tree. Note The AMS is likely to include details of an on-site tree protection monitoring regime.

Asymmetric crown- Crowns that have a morphological bias in a particular direction. This can give the tree an aesthetically unfavourable appearance but can also subject the tree to uneven wind- loading forces and potentially result in failure.

Basal – Referring to the bottom part of a tree's stem.

Basifugal mortality – A natural process seen in trees in an advanced life stage whereby the trees extremities die back, and the inner crown expresses new growth, in order to conserve energy reserves.

Bifurcated - A growth characteristic, where two stems of similar size grow from the same point. Can create an inherent weakness.

Branch union/junction - The point at which a branch joins a larger stem. Can be a point of weakness, especially in certain species.

Brown Rot- Decay caused by certain species of fungus which results in the affected wood becoming brittle and liable to suddenly 'break out', especially if in key structural areas.

Buttress flares – Extensions of the basal stem of a tree that provide additional structural support. See reaction wood.

Bifurcated- A growth characteristic, where two or more stems of similar size grow from the same point. Can create an inherent weakness.

Cable braces – Cable braces used to support the crown of a tree, reduce impacts caused by wind- throw oscillation.

Canker – A clearly defined area of dead and sunken or malformed bark, caused by bacteria or fungi. Can have a bearing on structural integrity of infected limb(s) depending on size and location.

Central leader- See apical dominance.

Chalara ash dieback- A disease affecting ash trees caused by the fungus *Hymenoscyphus fraxineus*. Usually fatal, the disease causes leaf loss and crown dieback in infected trees. It was first confirmed in Britain in 2012.

Chlorosis- yellowing of leaves which can be caused by a range of factors, often an indicator of nutrient deficiency.

Compaction - The compressing & hardening of soil around tree root systems, due to vehicular/pedestrian use etc. Loss of pore space between soil granules limits water movement and gaseous exchange and inhibits root growth.

Companion shelter- Shelter provided by neighbouring trees in groups to one another, factors such as wind throw are reduced due to supporting branches and interlocking root systems. Removing individual trees on the peripheries of such groups can expose neighbouring trees to environmental factors they have not previously been subjected to and can lead to individual failure.

Competent person – Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached.

Note 1 A competent person understands the hazards and the methods to be implemented to eliminate or reduce the risks that can arise. For example, when on site, a competent person is able to recognise at all times whether it is safe to proceed.

Note 2 A competent person is able to advise on the best means by which the recommendations of this British Standard may be implemented.

Condition – Assessment based on a visual and professional view giving consideration to many factors such as tree health, structural integrity and suitability of its position.

Conservation dead- wooding- Removal of deadwood using ‘coronet cuts’ that mimic the way a branch would naturally break off, maximising deadwood habitat availability for invertebrates.

Coppice - The method of managing trees by cutting the stems at between 1.0 inch and 1.0 foot from the ground level on a regular cycle, the cut stumps of the trees or shrubs are allowed to re-grow many new stems.

Crown spread - Gives distances between extreme limits of the crown and the stem, usually along the four compass points. Helps to show crown symmetry.

Crown Reduction – The removal of branch ends to reduce the extreme limits of a tree's branch spread and height.

Crown Thin – The removal of selected branches within the crown to thin the internal branch structure.

D.B.H. - 'Diameter at Breast Height', an industry standard to gauge tree stem size and development. Within arboriculture, breast height is taken to be 1.5m above ground level.

Dieback - The reduction in crown vigour and extension growth progressing to death of distal parts; often associated with decline.

Epicormic growth - New growth from dormant buds that can often form tenuous attachments. Although some species readily form such shoots, it can be an indication of stress.

Form - A general assessment of the shape and position of the tree within its environment.

Hanger – Term used to describe a branch that has become detached and is being supported by other branches. Can be a hazard to persons and property below.

Hazard Beam – After the loss of a distal part, a limb concentrates growth upwards creating adverse end weights that can render the limb susceptible to failure.

Included bark – Growth characteristic usually caused when two or more stems/branches growing in close proximity 'fuse' together entrapping the bark from when the parts were separate in the middle, creating a structural weakness.

Invertebrate tower – Pollarding of a (usually dead) tree to a safe height that leaves part of the main stem as a deadwood habitat for invertebrate species.

Occlusion/Occluded – Normally used to describe the overgrowth of a wound. Also, immoveable foreign objects in contact with a tree part can become encased or 'occluded' by the tree as it grows incrementally.

Pathogen - An agent that causes disease, especially a living microorganism such as a bacterium or fungus.

Phototropic growth – Growth responding to a light stimulus i.e. the sun. This can influence the form of a tree, particularly where other factors e.g. buildings or other trees, affect the amount/ direction light is received.

Pollard – The removal and subsequent regular re-removal of the crown of a tree above animal browsing height. Can be an effective method of controlling the size of trees in urban areas. This is ideally begun in the trees early stages and maintained throughout its life.

Reaction wood - Essentially additional wood laid down by the tree to compensate for structural defects such as cavities.

Rhizosphere - The rhizosphere is the narrow region of soil that is directly influenced by root secretions and associated soil microorganisms. In particular, mycorrhizal fungi form a symbiotic relationship with trees and assist in the assimilation of phosphates essential to the tree's health.

Ring barking/Girdling – the removal of bark around the entire circumference of a stem or branch, causing the death of all distal parts.

Root Protection Area (RPA) – Layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree, shown in plan form in m².

Scaffold limbs - The main structural branches within the crown.

Tree Removal & Protection Plan – scale drawing prepared by an arboriculturist showing the finalised layout proposals, tree retention and tree and landscape protection measures detailed within the AMS, which can be shown graphically.

U.L.E – 'Useful Life Expectancy' is an estimate based on currently known factors of the possible remaining life of the tree as an asset. AKA 'Estimated remaining contribution'.

Veteran tree – Tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Vigour - A general classification, as to the present and future potential growth and development of a tree. A comment regarding the health status of the tree specific to its species.

White Rot - A type of decay caused by certain species of fungi which results in the affected wood becoming flexible with little compressive strength.