

Arboricultural Constraints Report

Eastern Strategic City Extension – Newport Pagnell

Date: November 2025

ADAS Reference: 1052734

Submitted to:

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MANAGEMENT SYSTEM CERTIFICATION
DNV·GL
ISO 9001 = ISO 14001
ISO 45001

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of ADAS.

Version History

Version	Date	Amendment
-	September 2025	Initial Report
Revision A	November 2025	Updated Framework Plan

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1 Executive Summary

ADAS was instructed by RSK Geosciences, on behalf of Ashflame Properties Limited, to conduct a tree survey and produce an Arboricultural Constraints Report for the proposed development on land east of Newport Pagnell, Milton Keynes, MK16 9HU.

A full arboricultural survey of the site in September 2025 was carried out in line with the requirements of 'BS5837:2012 Trees in relation to design, demolition and construction: Recommendations' (BS5837:2012).

The tree survey identified a total of 287 features which have the potential to be impacted by the proposals, comprising 182 individual specimens, 73 groups of trees, 25 hedgerows and seven woodlands. Of the 287 features identified, 36 were awarded a high quality A grade status, 131 were awarded a moderate quality B grade status, 112 were awarded a low quality C grade status and eight were assessed to be unsuitable for retention, U grade status.

ADAS undertook a search on Milton Keynes City Council's website in September 2025 to determine whether the site is located within a Conservation Area (CA) or contains any trees protected by a Tree Preservation Order (TPO). The website provides information only regarding CA's and confirms the site falls outside the Newport Pagnell CA, which is the nearest to the site.

As there was no information available on Milton Keynes City Council's website regarding TPOs, so ADAS contacted the council via email to request this data. However, at the time of writing this report, no response had been received. Should it later become apparent that there are trees on site protected by a TPO, ADAS will promptly inform RSK Geosciences. It is important to note that no works should be undertaken to trees protected by a TPO without prior consent from Milton Keynes City Council and/or the relevant landowner.

A search undertaken using the Multi-Agency Geographic Information for the Countryside (MAGIC) website and with reference to the Ancient Woodland (England) GIS Dataset published by Natural England established that there are three Ancient and Semi-Natural Woodlands within the site boundary.

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2 Introduction

2.1 The Author

This document has been prepared by Tiara Wijaya. Tiara is an ADAS Arboricultural Consultant. Tiara holds a BSc (Hons) Degree in Environmental Science and has over 18 months experience working in the arboricultural industry.

2.2 Client Instruction

ADAS was instructed by RSK Geosciences, on behalf of Ashflame Properties Limited, to conduct a tree survey and produce an Arboricultural Constraints Report to assist Ashflame Properties Limited in their design and planning for the residential development that forms part of Milon Keynes 'Eastern Strategic City Extension (ESCE)' draft allocation on land to the east of Newport Pagnell, Milton Keynes, MK16 9HU.

For the purposes of this report, reference to 'the site' will be referring to the areas of land highlighted by the red line boundary on the 'Site Layout Plan' contained within **Appendix 1** of this report. The forms part of the wider development shown in the 'Site Framework Plan' contained in **Appendix 2**.

2.3 Purpose of Report

This Arboricultural Constraints Report, along with the Tree Constraints Plan (TCP) (Drawing Ref: ADAS_1052734_RSK Geosciences_Newport Pagnell_Tree Constraints Plan_2025) contained in **Appendix 3**, identifies the location, condition and relative importance of trees on site, as well as indicating the likely protection and/or mitigation measures that may be required and potential implications for any future development.

In line with the sequence of events set out in Figure 1 of BS5837:2012, which is contained in **Appendix 4**, this report is intended as a reference to be used to inform and contribute to the design process, and does not, in itself, provide sufficient information to be submitted as part of a planning application.

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3 Assumptions and Limitations

The Tree Constraints Plan (TCP) contained in **Appendix 3** has been developed from the tree survey information contained in **Appendix 5** and the Topographical Survey data provided by the client titled 'T0873-Newport Pagnell'. The tree locations have been plotted in line with the topographical survey with additional features that are indicative only, which were not included in the topographical survey.

This report is only intended for use by the person(s), or company named on the front cover.

This report is not a full hazard or risk assessment of trees and should not be used as such.

Trees are living organisms and are constantly adapting to their ever-changing environment. No tree is completely safe and there is no guarantee that problems or deficiencies may not arise in the future, which have not been identified in this report. Therefore, this report is only valid for a period of 1 year from the date of the initial site inspection.

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4 Legal Constraints

4.1 Tree Preservation Orders and Conservation Areas

Local Planning Authorities (LPAs) have the power to preserve selected trees and woodlands through the making of Tree Preservation Orders (TPOs). Similarly, special provision is provided to trees located within Conservation Areas (CAs) which are not the subject of a TPO. The LPAs powers to do this are provided by the following Act of Parliament and its associated regulations:

- Town and Country Planning Act 1990
- Town and Country Planning (Determination of Appeals by Appointed Persons) (Prescribed Classes) (Amendment) (England) Regulations 2008
- Town and Country Planning (Trees) (Amendment) (England) Regulations 2012

The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without first obtaining the consent of the relevant Local Authority.

Where works to trees within a CA are proposed, six weeks notification must first be given to the relevant Local Authority.

Unauthorised works to trees either protected by a TPO or those that are located within a CA, could result in an unlimited fine.

ADAS undertook a search on Milton Keynes City Council's website in September 2025 to determine whether the site is located within a CA or contains any trees protected by a TPO. The website provides information only regarding CA's and confirms the site falls outside the Newport Pagnell CA, which is the nearest to the site. The results from this search are included within **Appendix 6**.

As there was no information available on Milton Keynes City Council's website regarding TPOs, so ADAS contacted the council via email to request this data. However, at the time of writing this report, no response had been received. Should it later become apparent that there are trees on site protected by a TPO, ADAS will promptly inform RSK Geosciences. It is important to note that no works should be undertaken to trees protected by a TPO without prior consent from Milton Keynes City Council and/or the relevant landowner. The email enquiry has been included in **Appendix 7.**

4.2 Ancient Woodlands and Ancient and Veteran Trees

4.2.1 Ancient Woodlands

Ancient woodlands are areas of land which have been wooded continuously since at least 1600 AD. They include:

- ancient semi-natural woodland (ASNW) mainly made up of trees and shrubs native to the site, usually arising from natural regeneration.

- plantations on ancient woodland sites (PAWS) - replanted with conifer or broadleaved trees that retain ancient woodland features, such as undisturbed soil, ground flora and fungi.

A search undertaken using the Multi-Agency Geographic Information for the Countryside (MAGIC) website and with reference to the Ancient Woodland (England) GIS Dataset published by Natural England established that there are three Ancient and Semi-Natural Woodlands within the site boundary. The results of this search are provided in **Appendix 8**.

4.2.2 Ancient and Veteran Trees

Ancient and veteran trees can be individual trees or groups of trees within wood pastures, historic parkland, hedgerows, orchards, parks or other areas. They are often found outside ancient woodlands.

Ancient trees

An ancient tree is exceptionally valuable. Attributes can include its: great age, size, condition, biodiversity value as a result of significant wood decay and the habitat created from the ageing process, cultural and heritage value. Very few trees of any species become ancient.

Veteran trees

A veteran tree may not be very old, but it has significant decay features, such as branch death and hollowing. These features contribute to its exceptional biodiversity, cultural and heritage value.

All ancient trees are veteran trees, but not all veteran trees are ancient. The age at which a tree becomes ancient or veteran will vary by species because each species ages at a different rate.

A search undertaken using the Ancient Tree Inventory (ATI) Map published by the Woodland Trust established that there are no recorded Veteran or Ancient trees located on or adjacent to the site.

A copy of the search plan is contained as **Appendix 9.**

5 Wildlife Constraints

The following Acts and Regulations are the main pieces of legislation that protect wildlife and habitats in England and Wales:

- Wildlife and Countryside Act 1981 (as amended)
- Conservation of Habitats and Species Regulations 2017 (as amended)
- Protection of Badgers Act 1992
- The Hedgerows Regulations 1997
- Countryside and Rights of Way Act 2000
- Natural Environment and Rural Communities Act 2006 & Environment (Wales) Act 2016

The Wildlife and Countryside Act 1981 provides statutory protection to wild birds, their nests (whether in use or being built), as well as other wild animals such as bats and their roosts. Under the Act it is a criminal offence to intentionally destroy any wild bird, its nest or eggs, or to harm any bat, damage or block access to its roost (even if it is not occupied at the time), or to disturb a bat whilst it is occupying a roost. For some birds listed in Schedule 1 of the Act, such as barn owl, it is also an offence to disturb them while they are nesting, building a nest, in or near a nest that contains their young, or to disturb their dependent young. Other wild animals afforded full legal protection under the Act, and which may be affected by tree works include: otters and their places of shelter (often in exposed tree roots along river banks), hazel dormice, their breeding sites and resting places (well-structured woodland and scrub), and red squirrels and their nests (dreys). The Conservation of Habitats and Species Regulations 2017 provide additional legal protection to some species, including bats (all species), otters and hazel dormice. Badgers and their setts are specifically protected under the Protection of Badgers Act 1992, which makes it an offence to damage or block a sett, or to disturb badgers whilst they are using a sett. Where works might result in an offence being committed, advice will be required from a suitably experienced ecologist before they can be undertaken. For example, it may be necessary to programme tree work outside of the bird nesting period, typically March to August inclusive, or for an ecologist to undertake prior visual inspections of trees for nests and / or bat roosts.

Under the Wildlife and Countryside Act 1981 it is also illegal to plant or otherwise cause to grow in the wild certain invasive non-native plant species, including Japanese Knotweed, Himalayan Balsam, Giant Hogweed and Rhododendron. Any works that might cause the spread of these species could therefore result in an offence being committed. This might occur as a result of the incidental transportation of soil containing seeds or live root and stem fragments on the wheels of vehicles, or on the boots of personnel.

Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are strictly protected sites designated respectively under the EC Habitats Directive and the EC Birds Directive. In England and Wales,

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SACs and SPAs are given legal protection by The Conservation of Habitats and Species Regulations 2017, which transpose the EC Habitats Directive and EC Birds Directive into national law. The Regulations ensure that any plan or project that may damage an SAC or SPA can only proceed if certain strict conditions are met.

Sites of Special Scientific Interest (SSSIs) are areas notified under the Wildlife and Countryside Act 1981 as being of special interest for nature conservation or their geology with additional protection afforded to them by the Countryside and Rights of Way Act 2000. Under the legislation Natural England (NE) or Natural Resources Wales (NRW) must be notified of any planned works or operations that could potentially damage an SSSI or its features of interest before they are able to proceed.

The Natural Environment and Rural Communities Act 2006 and Environment (Wales) Act 2016 place a statutory duty on public authorities (public bodies and utility companies) to 'seek to maintain and enhance biodiversity' so far as it is consistent with the proper exercise of their functions.

The above provides only a brief summary of the legislation. It is advised that the original text of the relevant legislation is consulted for the exact wording. If necessary, advice should be sought from a suitably qualified ecologist prior to any tree works being undertaken.

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6 Site Description

The site is located on land to the east of Newport Pagnell across multiple agricultural fields. Running through the centre of the site is a public Bridleway that is accessed via Chicheley Road to the north of the site and N Crawley Road, to the south of the site.

Surrounding the site in all aspects are more agricultural fields. Chicheley Road borders the northern aspect of the site, Chicheley Brook borders the western aspect of the site, N Crawley Road borders the southern aspect of the site and the A509 borders the western aspect of the site and. In the centre of the site is Hill Farm.

Bordering each individual field throughout the site are field boundary hedgerows and trees. Also located within the site are multiple areas of woodlands and various tree plantations.

The site is generally flat with small gradual gradients throughout.

The trees on the northern, southern and western aspect provide a visual screen between the roads bordering the site. The site contained tree of varying quality but their collective presence enhances the visual amenity of the area.

The design proposals for the site should attempt to provide for the retention of as many of the trees as possible, and, if trees are required to be removed, that the loss of this vegetation is managed appropriately. Where possible the retention and integration of those trees of sufficient quality on the site is also likely to provide ecological benefits and greater unseen benefits in the urban environment, over potential younger replacement planting, such as screening between the site and adjacent roads, absorption of pollutants, urban cooling and improving air quality.

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7 Tree Survey Methodology

A tree survey, to establish the arboricultural constraints on the site, was carried out by Tiara Wijaya an ADAS Arboricultural Consultant on the 2nd to the 5th September 2025.

The tree survey was carried out in accordance with the recommendations contained within BS5837:2012.

All trees were visually inspected from ground level unless otherwise stated, with no climbing or boring tests being undertaken. The comments made on their condition are based on observable factors present at the time of inspection.

The information, shown in **Table 1** below, was recorded as part of the tree survey.

Table 1: Tree Survey Schedule heading descriptions

Column Heading	Description
Tree Ref No.	All individual trees and groups of trees have been given a unique reference number. Each number is prefixed by a letter. ▪ T = Individual tree ▪ G = Group of trees ▪ H = Hedgerows ▪ W = Woodlands
Species	The English common name has been used.
Single or Multiple stem (S or M)	▪ 'S' represents a tree which has a single clear stem to at least 1.5m above ground level. ▪ 'M(a)' represents a tree where the main stem divides into two to five stems below 1.5m above ground level, and ▪ 'M(b)' represents a tree where the main stem divides into 6 or more stems below a height of 1.5m.
Height (m)	Where possible tree heights are measured using a laser. In some instances such as in close groups of trees, one height may be measured and other nearby trees estimated from this height. Measurements are provided in metres.
Stem Diameter (mm)	S_n represents the stem number. Measurements are provided in millimetres at 1.5m above ground level for single stemmed trees.
Branch Spread (m)	Measured in metres to the four cardinal compass points (N, E, S, W).
Crown Clearance	(1) Height in metres of the first significant branch, and the direction of growth. (2) Height in metres of lowest part of crown.
Life Stage	The stage at which the tree is within its lifecycle (Y = young, SM = semi-mature, EM = early-mature, M = mature, OM = over mature)
General Observations	Any relevant observations are recorded, with particular reference to structural and/or physiological condition.
Preliminary Management Recommendations	Recommendations are made where management work is required for reasons of health and safety or sound arboricultural management.
Estimated Remaining Contribution (years)	An estimation of how long the feature will contribute to its surroundings. This is recorded in bands of either <10 years, 10+ years, 20+ years and 40+ years.

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Column Heading	Description
Tree Quality Grading	The trees are graded to the categories prescribed within BS5837:2012 (U, A, B & C). Details of this grading system can be found in **Appendix 10.**
Root Protection Area	Calculated as prescribed in section 4.6 of BS5837:2012, provided as an area (m^2) and a radius from the tree's stem (m).
Note: Those measurements shown in *italics* have been estimated, usually where access has restricted it being taken.	

7.1 Ancient and Veteran Tree Identification

As part of the tree survey an assessment was undertaken to establish if any of the trees surveyed are likely to be ancient, veteran or locally notable. This assessment was completed using the second edition, known as RAVEN 2, of the Recognition of Ancient, Veteran and Notable Trees (RAVEN) methodology published by Julian Forbes-Laird.

The author has developed RAVEN 2 to be consistent with the definition of veteran trees in the National Planning Policy Framework (NPPF) and it is only intended to be used within this planning context.

The initial stage of assessment is to determine if the surveyed tree is old relative to others of the same species, this is assessed using the Forestry Commission Information Note 'Estimating the Age of Large and Veteran Trees in Britain' authored by John White. For the tree to be considered further within the process as a potential veteran it must have an age equivalent to a minimum of 25% of the species maximum.

The second step, assuming the tree qualifies on the basis of age, is determining if the tree has a very large girth for the species, with this being assessed with reference to a chart of girth in relation to age and developmental classification of trees contained as Figure 1.3 in the Ancient Tree Forum publication "Ancient and other veteran trees: further guidance on management" edited by David Lonsdale.

If a tree has been identified as being old relative to others of the same species and as having a very large girth for the species two further assessment steps are undertaken to classify the tree as either Ancient, Veteran or Notable.

These steps are the assessment of additional primary features that would indicate veteran or ancient status, and the assessment of secondary features that would indicate the same. A veteran tree should normally exhibit at least two additional primary feature or, if no primary features are evident, at least six secondary features. Where one primary feature is recorded a veteran tree should exhibit three secondary features to qualify.

The final determination of if a tree is ancient, veteran or notable is then made on the basis of this assessment; with ancient trees being those exhibiting the necessary primary or secondary features and being at least >50% of estimated species age maximum, and veteran trees being those exhibiting the necessary primary or secondary features and being at least 25% of estimated species age maximum.

Notable trees are those which are approaching veteran status under steps one or two but do not qualify based upon the assessment of primary or secondary features.

8 Tree Survey Results

8.1 Tree Stock Summary

The tree survey identified a total of 287 features which have the potential to be impacted by the proposals, comprising 182 individual specimens, 73 groups of trees, 25 hedgerows and seven woodlands.

The tree stock throughout varied in life stage, with the most common life stage being mature specimens, followed by early-mature, semi-mature and young.

The tree survey identified various species throughout the site with the most common species being Oak (*Quercus robur*), Ash (*Fraxinus excelsior*), Hawthorn (*Crataegus monogyna*), Elm (Genus *Ulmus*) and Willow (Genus *Salix*).

8.2 Tree Categorisation and Quality Assessment

In accordance with section 4.5 and Table 1 of BS5837:2012 the existing trees on the site were categorised as either U, A, B, or C grade. All A, B and C grade trees should be a material consideration in any development proposals, and it is recommended that all A and B grade trees are retained and that all development activities remain outside their Root Protection Areas (RPAs).

Whilst 'C' grade trees should be a material consideration in the design process, ADAS believes that their loss would be acceptable should they be a significant constraint on any proposed development. Where 'C' grade trees are retained, the proposed development should also stay outside their RPAs. All U grade trees should be removed as part of ongoing arboricultural management.

Of the 287 features identified, 36 were awarded a high quality A grade status, 131 were awarded a moderate quality B grade status, 112 were awarded a low quality C grade status and eight were assessed to be unsuitable for retention, U grade status. The tree survey results are summarised in **Table 2** below.

The full Tree Survey Schedule is contained in **Appendix 5.**

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Table 2: Tree survey results summarising the Tree Quality Assessment Grading

	Tree Quality Assessment Category Grading				Totals
Category Description	A Those of high quality with an estimated remaining life expectancy of at least 40 years.	B Those of moderate quality with an estimated remaining life expectancy of at least 20 years.	C Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	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.	
Individual Trees	T18, T21, T47, T56, T89, T98, T104, T105, T106, T119, T120, T157, T174, T175, T177, T178, T183, T220, T221, T243, T273	T3, T10, T23, T28, T29, T35, T37, T40, T41, T42, T43, T44, T45, T46, T49, T51, T52, T66, T73, T74, T78, T79, T80, T81, T85, T86, T87, T94, T95, T103, T116, T121, T122, T130, T132, T133, T134, T135, T137, T138, T141, T142, T144, T148, T149, T150, T151, T153, T156, T160, T161, T165, T167, T172, T179, T180, T182, T186, T208, T211, T212, T213, T215, T222, T223, T224, T229, T231, T232, T233, T235, T236, T238, T258, T261, T263, T264, T265, T267, T268, T269, T270, T275, T278, T280, T286	T2, T4, T5, T6, T8, T9, T31, T33, T34, T67, T68, T70, T72, T75, T82, T90, T99, T110, T123, T125, T126, T136, T139, T140, T147, T152, T155, T162, T187, T188, T189, T190, T191, T192, T193, T194, T195, T196, T197, T198, T199, T200, T201, T202, T203, T204, T205, T214, T225, T226, T227, T228, T230, T234, T237, T255, T257, T259, T260, T262, T266, T272, T274, T279, T281, T282, T285	T7, T71, T115, T117, T124, T128, T154, T158	**182**
Groups of trees	G13, G58, G77, G96, G107, G113, G176, G184, G242, G247, G250	G11, G15, G16, G17, G25, G27, G38, G59, G62, G63, G76, G83, G88, G91, G93, G97, G101, G102, G109, G112, G114, G129, G163, G166, G168, G173, G185, G207, G210, G216, G217, G218, G239, G240, G241, G244, G246, G249, G252, G276, G277, G287	G14, G24, G32, G48, G69, G92, G100, G111, G145, G146, G159, G164, G169, G209, G219, G245, G251, G253, G254, G256	None	**73**

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	Tree Quality Assessment Category Grading				Totals
Category Description	A	B	C	U	
	Those of high quality with an estimated remaining life expectancy of at least 40 years.	Those of moderate quality with an estimated remaining life expectancy of at least 20 years.	Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	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.	
Hedgerows	None	None	H1, H12, H26, H30, H36, H39, H50, H54, H57, H60, H61, H64, H65, H84, H118, H127, H131, H143, H170, H181, H206, H248, H271, H283, H284	None	**25**
Woodlands	W19, W20, W22, W55	W53, W108, W171	None	None	**7**
Total of each category	**36**	**131**	**112**	**8**	**287**

8.3 Ancient, Veteran and Notable Trees

As part of the survey an assessment was undertaken to identify if any of the trees recorded are Ancient, Veteran or Notable trees. This assessment was undertaken following the RAVEN 2 methodology, as described in Section 7.1.

The assessment concluded that none of the trees recorded were considered to be Ancient, Veteran or Notable.

8.4 Ancient and Semi-Natural Woodlands

As detailed in Section 4.2, a search undertaken using the Multi-Agency Geographic Information for the Countryside (MAGIC) website and with reference to the Ancient Woodland (England) GIS Dataset published by Natural England established that there are three Ancient and Semi-Natural Woodlands within the site boundary. The three Ancient and Semi-Natural Woodlands correspond to the ADAS reference W19, W20 and the south-western section of W22.

9 Below Ground Constraints

The roots of a tree and the surrounding soil are vital for its survival and safety. They absorb nutrients and water, essential for growth, and they also provide the anchorage which keeps the tree standing. Damage to the soil and the roots of trees on development sites are often pivotal to the many problems which are encountered where trees are incorporated within the built environment. It is therefore vital that where trees are to be retained, or where new planting is proposed, the rooting environment is adequately protected.

In order to avoid damage to the roots or rooting environment of retained trees, section 4.6 of BS5837:2012 recommends the protection of this rooting area. The RPA is defined as the **minimum** area around a tree deemed to support sufficient roots and rooting volume to maintain the trees' viability, and where the protection of the roots and soil structure is treated as a priority. The RPA has been plotted on the TCP in **Appendix 2** as a pink circle centred on the base of the tree and is calculated from its stem diameter[1]. Further guidance on RPAs is provided in **Appendix 11**.

[1] The RPA should be an area equivalent to a circle with a radius 12 times the stem diameter of the tree. For single stemmed trees this is a simple measurement taken at 1.5m above ground level. For multi-stemmed trees, the stem diameter is calculated using one of two methods dependent on the number of stems which originate below 1.5m above ground level (refer to section 4.6 of BS5837:2012 for further details)

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10 Above Ground Constraints

The aerial sections of a tree are equally important to its below ground parts. Any damage caused to the above ground parts of a tree can reduce the tree's ability to survive. This is particularly relevant on development sites where the trees often have to deal with a range of other stresses.

It is therefore vital that the above ground parts of the trees are also protected throughout any proposed development of the site.

Accurate representations of the crown spread (to the four cardinal compass points) of all existing individual trees on or adjacent to the site are shown on the TCP contained in **Appendix 3**.

These crown spreads are plotted with solid lines and colour coded in accordance with their BS5837:2012 category as follows:

Category U	**Dark Red**
Category A	**Light Green**
Category B	**Mid Blue**
Category C	**Grey**

11 Construction Exclusion Zone

BS5837:2012 states that, in order to ensure adequate protection to trees, all development activities should be excluded from within both the RPAs and the crown spread of trees. This area is known as the Construction Exclusion Zone (CEZ). The CEZ should be protected throughout any construction activities by barriers fit for the purpose of excluding construction activity, but also appropriate to the level and type of development taking place, as specified in BS5837:2012.

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12 Additional Considerations

12.1 Level changes within the RPAs

In general, there should be no alterations to existing ground levels within the RPA of retained trees. If it is unavoidable, changes to soil levels should be engineer designed to avoid the compaction of exiting soil. However, it is recommended that the lowering of ground levels is to be avoided.

12.2 Soil type

A brief desk top study using the British Geological Survey's website 'Geology of Britain Viewer' has revealed that the bedrock geology of the area is Mudstone, a sedimentary bedrock. The search also revealed that the superficial deposits of the area comprises clay and silt. It is advised that a more detailed assessment is carried out to fully assess the soil type and if the soil is found to exhibit shrinkable characteristics, then careful consideration should be given to the design of any buildings and foundations within close proximity to trees.

It is also recommended that particular attention is given to the guidance provided in the National House Building Councils (NHBC) Standard Chapter 4.2. Further arboricultural advice can be provided on this subject if required.

12.3 Infrastructure requirements

The exact location of current services within the site is not known, however it is anticipated that the site already has existing connections including water and foul and surface water drains. It is not known whether there are existing services across the site. Any removal, upgrading or installation of services should seek to avoid the RPAs. Any new services should be designed to ensure there is no encroachment within an RPA.

In the event a new cable connection is required from outside the site the location should be carefully considered to avoid the RPAs of trees. If this is not possible then consideration will need to be given to the method of installing cables within the RPAs of retained trees including hand digging.

For those existing services that are already within the RPA, if they either need to be removed or upgraded, then working methods should be adopted that prevent and minimise any impact to the tree, such as capping the service off outside the RPA and decommissioning the section within the RPA, or the use of trenchless techniques (such as moling) through the RPA, and as a last resort, where all other options have been considered and adequately ruled out, then hand digging may be used.

The following is a list, albeit not exhaustive, of services that should avoid the RPAs and any requirement to excavate within them:

- Electricity
- Foul and surface water drains

- Land drains
- Soakaways
- Gas
- Oil
- Telephone / Broadband / TV
- Lighting
- Signage

The location of these items in relation to the trees should be considered at the design stage in order to ensure that they have no impact on retained trees either now or in the future.

12.4 Construction, Working and Access Space

Consideration should be given at the design stage to the practicalities of construction when working in close proximity to any trees to be retained. Storage of spoil and materials, positioning of site vehicles and site compounds should avoid the RPA and the above ground structure (branches and main stem) of retained trees at all times.

The construction stage should ensure adequate tree protection measures exclude the RPA and above ground structure of retained trees through the provision of working space, tree protection fencing and signage to avoid damage. Consideration should also be given to the space required for vehicles with booms or cranes and the appropriate measures to avoid tree damage, e.g. an on-site banksman, height and slew restrictors etc.

12.5 Tree Shading and proximity

The design process, particularly for a residential development, should also take into account the impact shading cast by any retained tree now or in the future may have on any proposed dwelling. Specifically, consideration should be given to the age and height of the trees and the afternoon / evening shade that these may cast and the implications of situating gardens in these areas.

Apart from shading, consideration should be given to the overall impact of siting residential properties within the ‘zone of influence’ of large mature trees. Such trees can be perceived as overbearing if they are too close to houses and gardens, absorbing large amounts of light when in leaf, even where they don’t cast a shadow. Homeowners are often concerned by the idea of possible failure of parts of the trees, the effects of animals and insects the trees are host to, and the burden of large numbers of fallen leaves in the autumn. Therefore it is recommended that, where large mature trees are to be retained within the development, designs should include them within communal spaces at a sufficient distance from properties so as to avoid pressure for their removal by residents.

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12.6 Future Planting

Replacement planting to compensate for any tree losses should be considered at the design stage, and ideally landscape proposals should be submitted in support of any planning application. Any new planting should be in-keeping with the local landscape character, and consideration should be given to factors such as the ultimate height, spread, form, habit and density of foliage of the proposed new tree planting.

It is unknown at this stage if tree removal will be required to facilitate the proposals. It is recommended that trees should be retained where possible, particularly category A, category B specimens, trees identified as Notable and trees that form part of the ancient woodlands.

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13 Conclusions

The tree survey identified a total of 287 features which have the potential to be impacted by the proposals, comprising 182 individual specimens, 73 groups of trees, 25 hedgerows and seven woodlands. Of the 287 features identified, 36 were awarded a high quality A grade status, 131 were awarded a moderate quality B grade status, 112 were awarded a low quality C grade status and eight were assessed to be unsuitable for retention, U grade status.

ADAS undertook a search on Milton Keynes City Council's website in September 2025 to determine whether the site is located within a CA or contains any trees protected by a TPO. The website provides information only regarding CA's and confirms the site falls outside the Newport Pagnell CA, which is the nearest to the site.

As there was no information available on Milton Keynes City Council's website regarding TPOs, so ADAS contacted the council via email to request this data. However, at the time of writing this report, no response had been received. Should it later become apparent that there are trees on site protected by a TPO, ADAS will promptly inform RSK Geosciences. It is important to note that no works should be undertaken to trees protected by a TPO without prior consent from Milton Keynes City Council and/or the relevant landowner.

It is unknown at this stage if tree removal will be required to facilitate the proposals. It is recommended that trees should be retained where possible, particularly category A and category B specimens, and trees that form part of the ancient woodlands.

Retention and integration of those trees of sufficient quality on the site is also likely to provide greater unseen benefits in the urban environment, over potential younger replacement planting, such as absorption of pollutants, urban cooling and improving air quality.

This report should be used to guide a proposed development layout and is not intended to be submitted as part of a planning application. Through the design process an Arboricultural Impact Assessment (AIA) will assess the emerging design impact on the tree stock on site. Once a layout is finalised which is acceptable from an arboricultural viewpoint, it is recommended that an Arboricultural Planning Statement (APS) (if applicable) is produced which will contain all the information required to support a full planning application. An Arboricultural Method Statement (AMS) head of terms will be included in the APS, but a more detailed AMS may be requested as part of the conditions of planning approval.

ADAS believes that if the advice contained within this report is followed, it will be possible to design a development layout which is not only sympathetic to the trees present on the site, but also has potential to maintain the landscape and amenity value of the tree stock, while meeting the requirements of any design proposals.

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Appendix 1: Site Location Plan

See following page.

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488800 488900 489000 489100 489200 489300 489400 489500 489600 489700 489800 489900 490000 490100 490200 490300 490400 490500 490600 490700 490800 490900 491000 491100 491200 491300 491400 491500 491600 491700

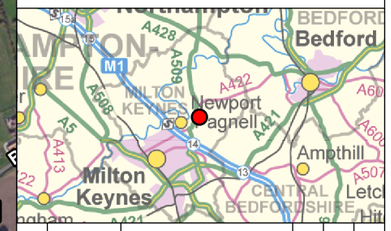
245800 245700 245600 245500 245400 245300 245200 245100 245000 244900 244800 244700 244600 244500 244400 244300 244200 244100 244000 243900 243800 243700 243600 243500



Legend:

Site Boundary

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936
Units: Meter



Rev	Date	Description	Drn	Chk	App
00	05/09/2024	First Draft	FF	EW	EW

253139 - MK Eastern Expansion

RSK GEOSCIENCES

TITLE:
Figure 2:
Site Layout Plan

0 100 200
Metres
SCALE: 1:9,000 @ A3

N W E S

REV 00

Document Path: C:\Users\FFOSTER\RSK Group\RSK Environment GIS Projects - 253139 - MK Eastern Expansion\01 - GIS\11 - ArcPro\Figure 2 - Site Layout Plan.aprx

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World Imagery (Clarity): Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community
Hybrid Reference Layer: Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS

Appendix 2: Site Framework Plan

See following page.

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Sherington

A422

A509

North Crawley

NEWPORT PAGNELL

A509

NC

NC

LC

LC

LC

LC

LC

LC

LC

Moulsoe

CRANFIELD UNIVERSITY

Cranfield

M1

H3 / A422

H5 / A509

CENTRAL MILTON KEYNES

H6

Inset Plan area

Salford

M1

H8 / A421

A421

Brogborough

Google Earth

ESCE Allocation Area

Gross Development Areas

Mixed Use Centres

NC Neighbourhood Centre

LC Local Centre

Open Space

Existing Trees / Hedgerows

Structural Open Space / Tree Planting / Habitat Connectivity

City / Country Park

Linear Park

Potential Primary MRT Route

Potential Local Public Transport Route

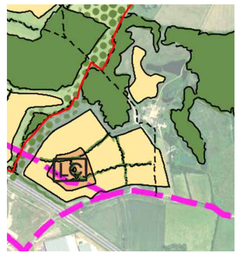
Rural Bus Route

Park & Ride

MK East Secondary School

ESCE Secondary Schools and Community Sports Facilities

Inset Plan
Showing illustrative proposals on Hallam Land area within Central Bedfordshire



Notes:
Development parcels and development quantum/capacities are based on initial high level analysis for Local Plan testing purposes. As such, they are a starting point for conversations about capacities and viability testing, rather than any definitive position going forward.

Rev	Description	Date
D	Updates to key	24/06/25
C	Plan updates	06/06/25
B	Plan updates	13/05/25
A	Inset plan added	28/03/25

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Notes:
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Client:

GALLAGHER | Hallam Land PART OF HENRY BOOT | Berkeley Group

ESCE Framework Plan

Emerging Framework Plan

Scale@A0:	Drawn:	Designed:	Approved:
1:12,500	IW	IW / SJP	SJP

0m 500m

Drawing Number:	Revision:	Date:
HLM093-013	D	03/03/2025

50 North Thirteenth Street, Central Milton Keynes, MK9 3BP
01908 666276 mail@davidlock.com davidlock.com

DAVID LOCK ASSOCIATES

Appendix 3: Tree Constraints Plan

See following pages.

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1

T10 T9 T8 T7 T6 T5 T4 T3 G11 G11 G13 H12 H1 H271 G13 G13 H12 G14 G14 H1 G15 T2 H1 H284 G15 G16 H1 G16 G16 G17 T285

LEGEND

TREE CATEGORIES - NOTE: Quality class description derived from BS5837:2012

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

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

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

Category U
Trees / Groups: in such a condition that they cannot realistically be retained as living trees in the context of current land use for longer than 10 years.

Root Protection Area (RPA)

T#* Trees not included in original site survey and therefore positions are indicative only.

Based on Tag Surveys drawing 'Topographical Survey' number 'T0873'. (T0873-Newport Pagnell.dwg). Please see original for details.

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SHEET LOCATION PLAN

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Rev.	Issue Details.	Date.
First Issue	-	September 2025

Client:
RSK Geosciences

Project:
Newport Pagnell

Drawing Title:
Tree Constraints Plan (Sheet 1)

Drawing No: ADAS_1052734_RSK Geo_Newport Pagnell_TCP

Scale: 1:500 @ A0

Drawn by: TW Date: 12/09/25

Checked by: IW Date: 15/09/25

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2

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1:500

LEGEND

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First Issue	-	September 2025

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Project:
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Drawing Title:
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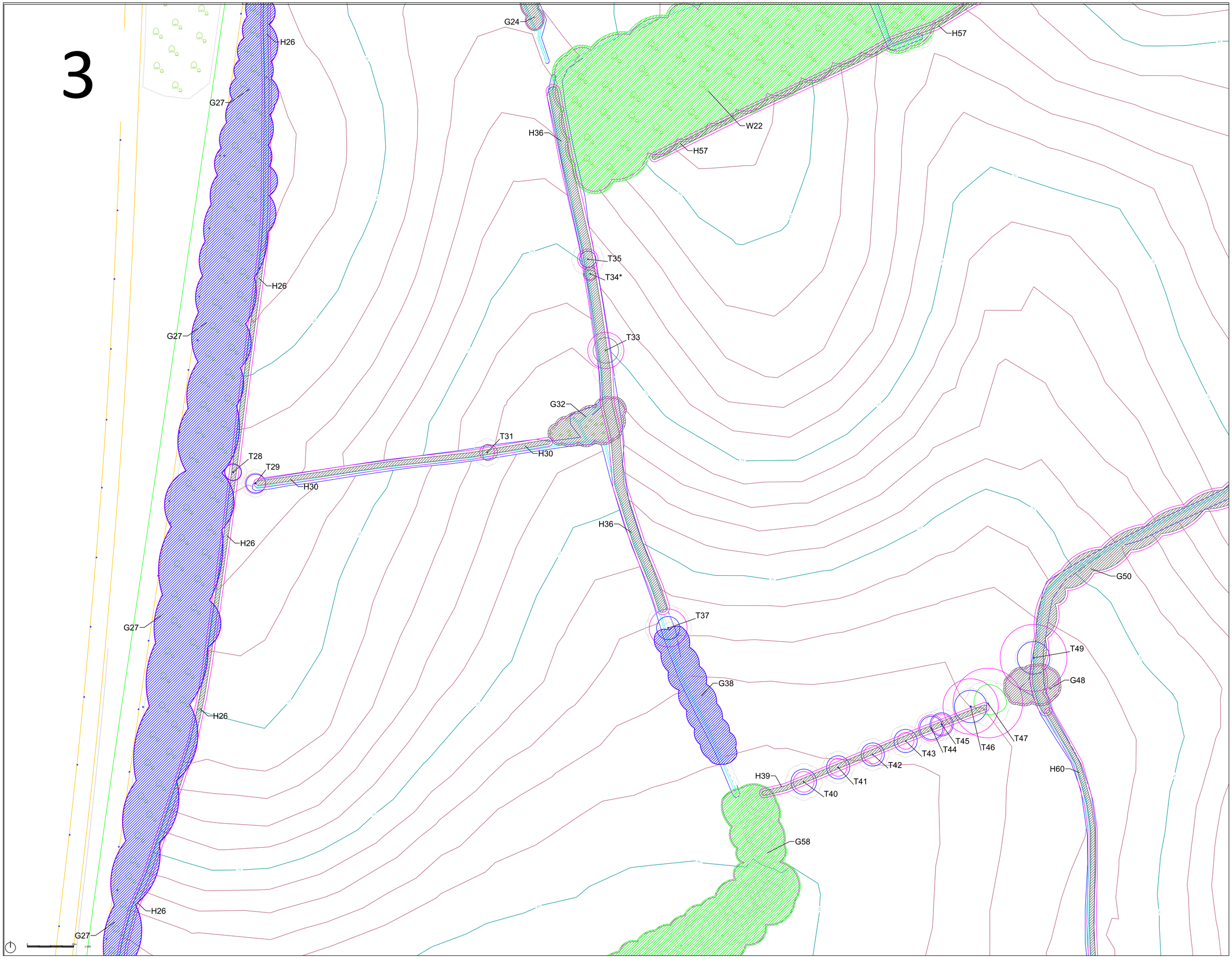
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4

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T67*
G184
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H170
T70*
T71*
T72*
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T73

LEGEND

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G252
Newfield Farm
G251
H64

LEGEND

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Tree Constraints Plan (Sheet 5)

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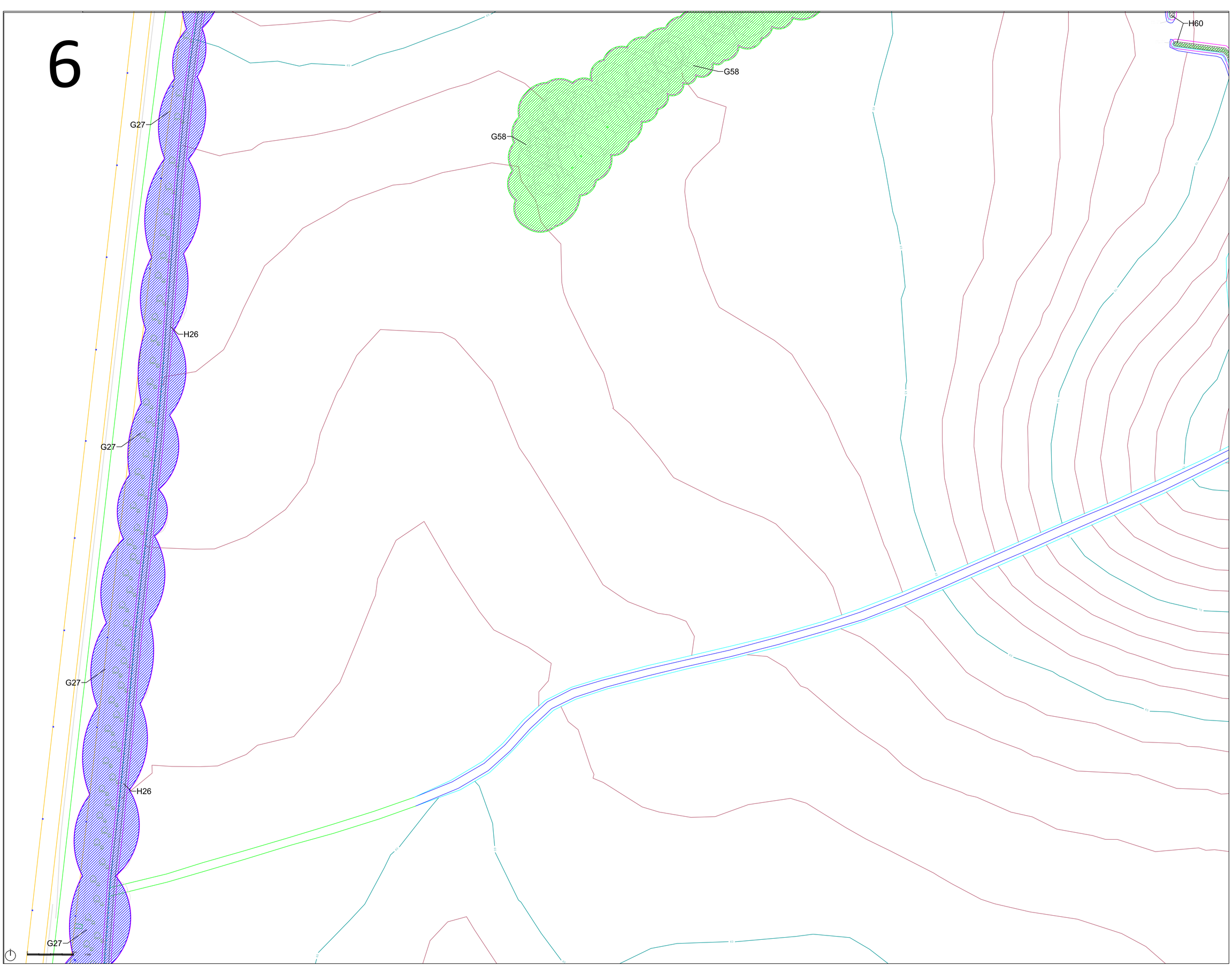
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First Issue		September 2025

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Project:
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Drawing Title:
Tree Constraints Plan (Sheet 6)

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LEGEND

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Project:
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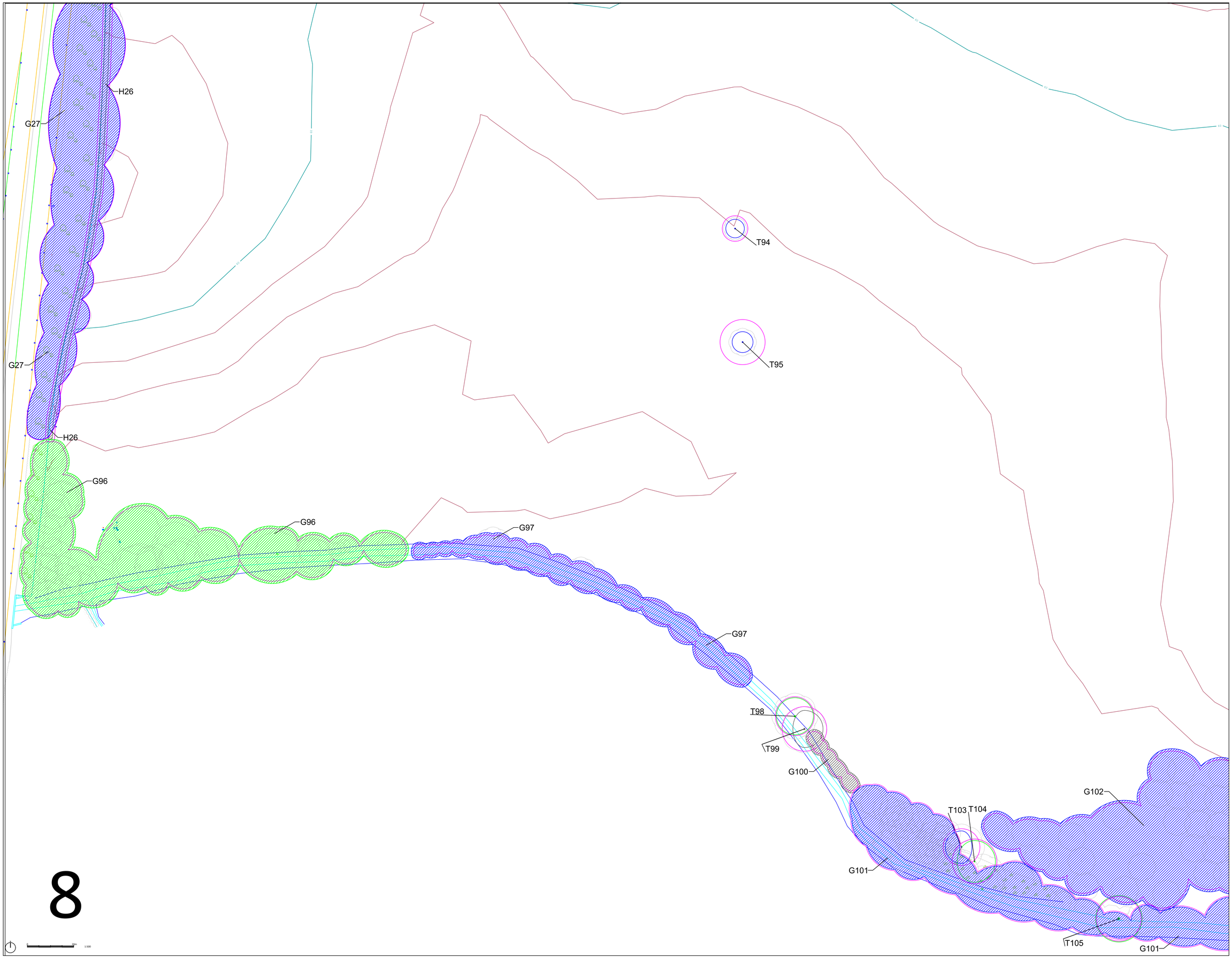
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Rev.	Issue Details.	Date.
First Issue	-	September 2025

Client:
RSK Geosciences

Project:
Newport Pagnell

Drawing Title:
Tree Constraints Plan (Sheet 8)

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LEGEND

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Rev.	Issue Details.	Date.
First Issue	-	September 2025

Client:
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Project:
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Drawing Title:
Tree Constraints Plan (Sheet 9)

Drawing No: ADAS_1052734_RSK Geo_Newport Pagnell_TCP

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Drawn by: TW Date: 12/09/25

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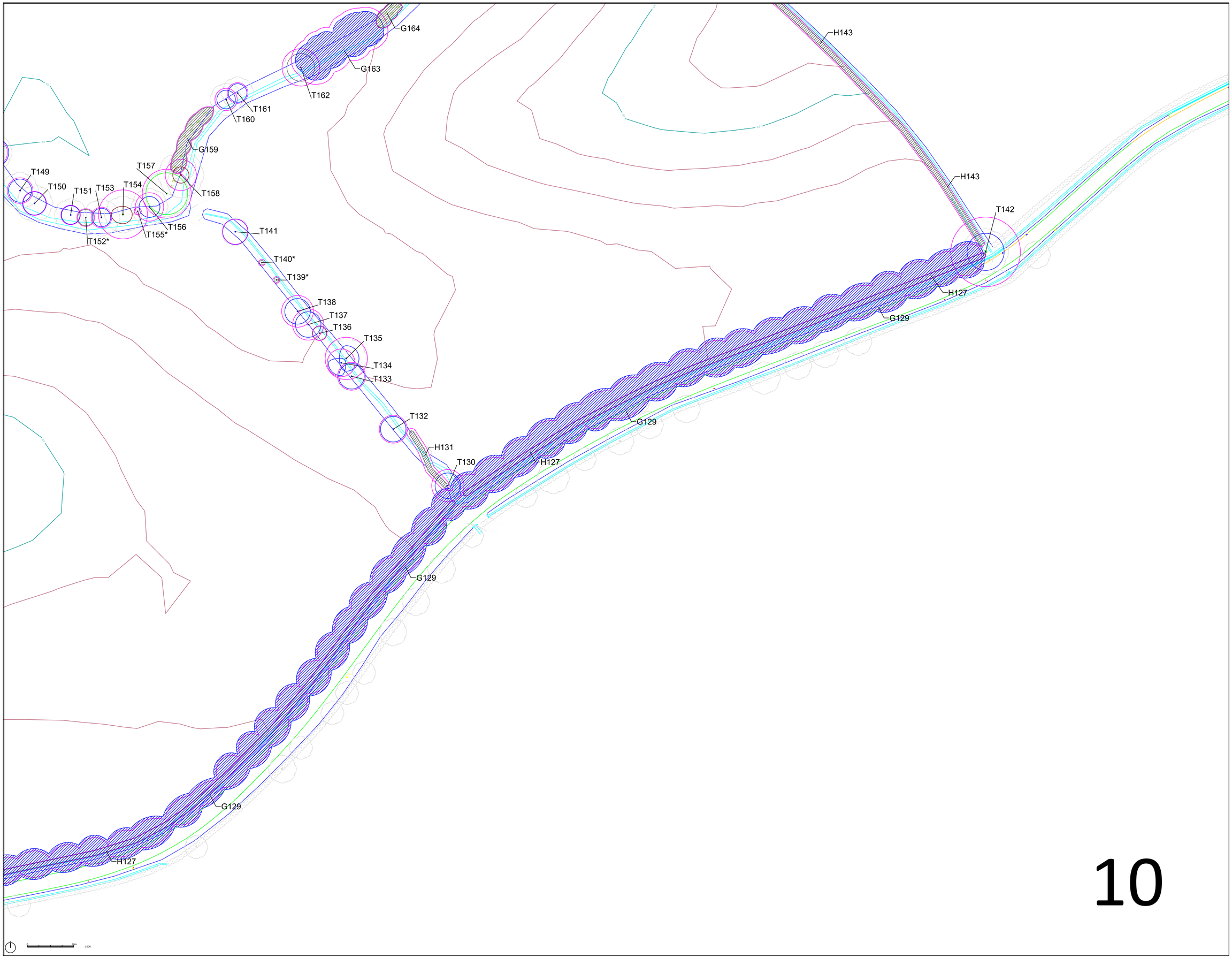
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10

LEGEND

TREE CATEGORIES - NOTE: Quality class description derived from BS5837:2012

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

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

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

Category U
Trees / Groups: in such a condition that they cannot realistically be retained as living trees in the context of current land use for longer than 10 years.

Root Protection Area (RPA)

T#* Trees not included in original site survey and therefore positions are indicative only.

Based on Tag Surveys drawing 'Topographical Survey' number 'T0873'. (T0873-Newport Pagnell.dwg). Please see original for details.

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First Issue	-	September 2025

Client:
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Project:
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Drawing Title:
Tree Constraints Plan (Sheet 10)

Drawing No: ADAS_1052734_RSK Geo_Newport Pagnell_TCP

Scale: 1:500 @ A0

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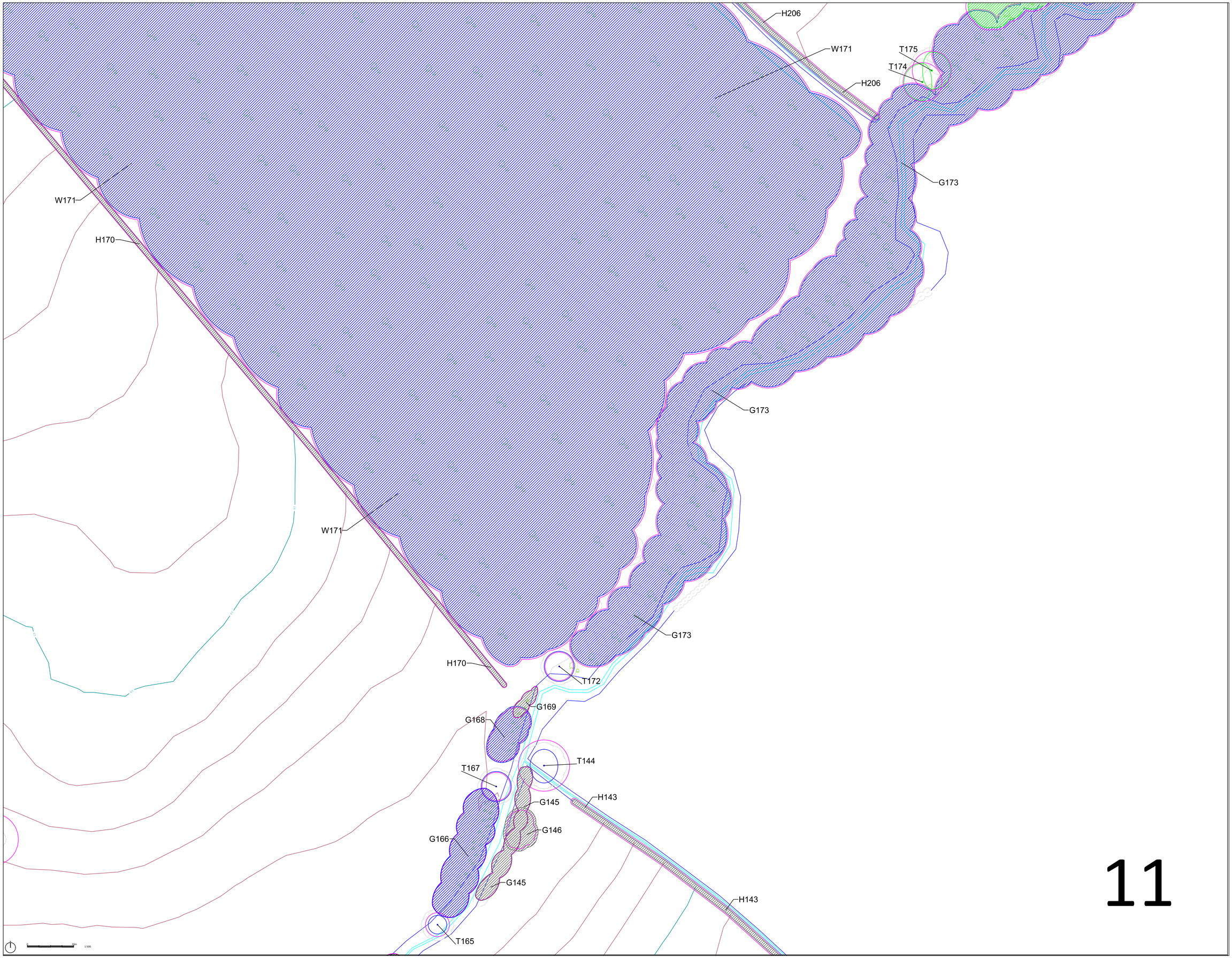
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Tree Constraints Plan (Sheet 11)

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H181
H206
T191
T192
T193*
T194
T195
T196
T197
T198
T199
T200
T201
T202*
T203
T204
T205
W171
T183
T182
T208
T180
T179
T178
T177
G173
G176

LEGEND

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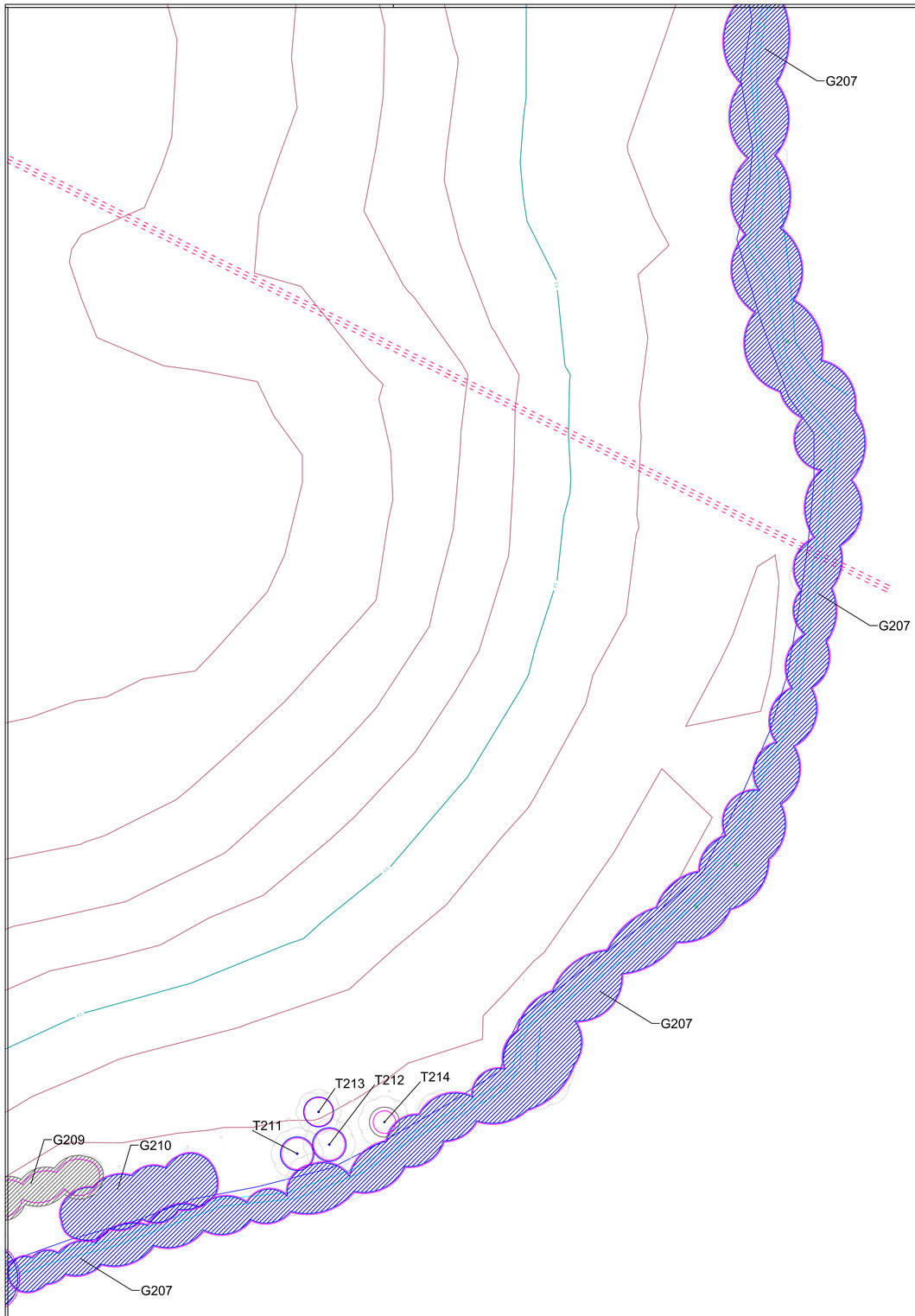
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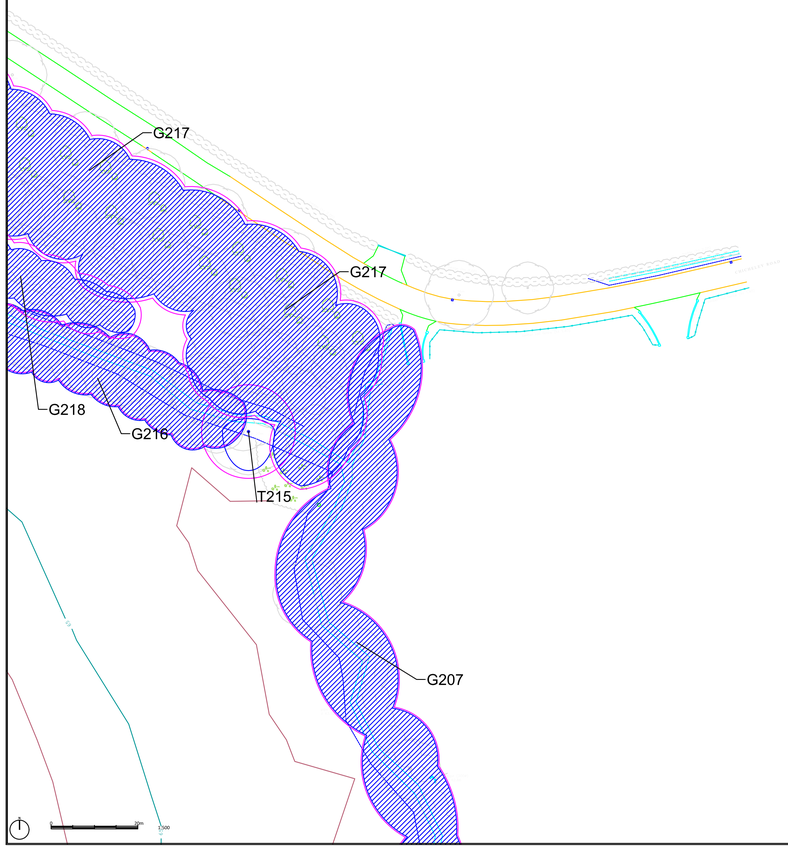
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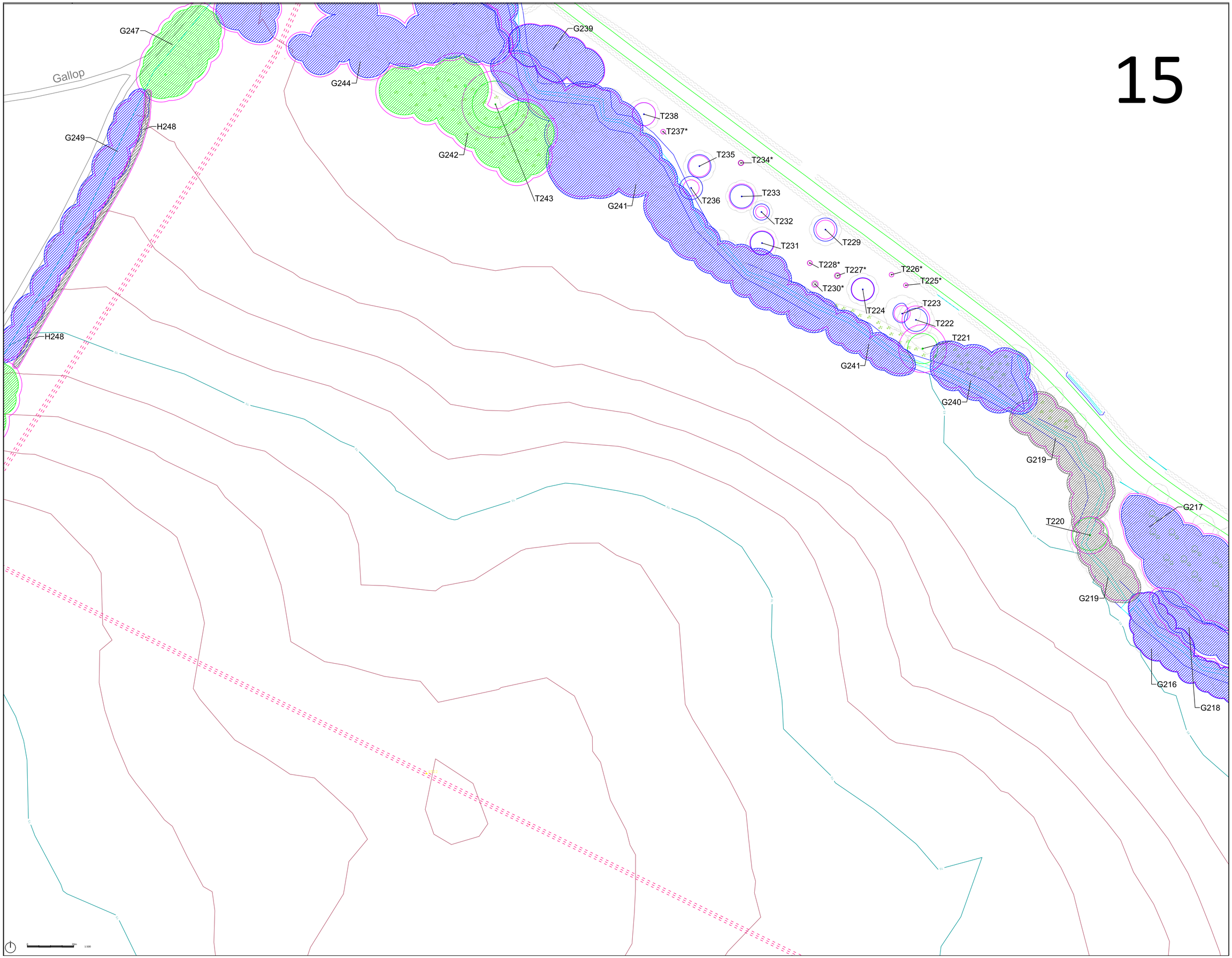
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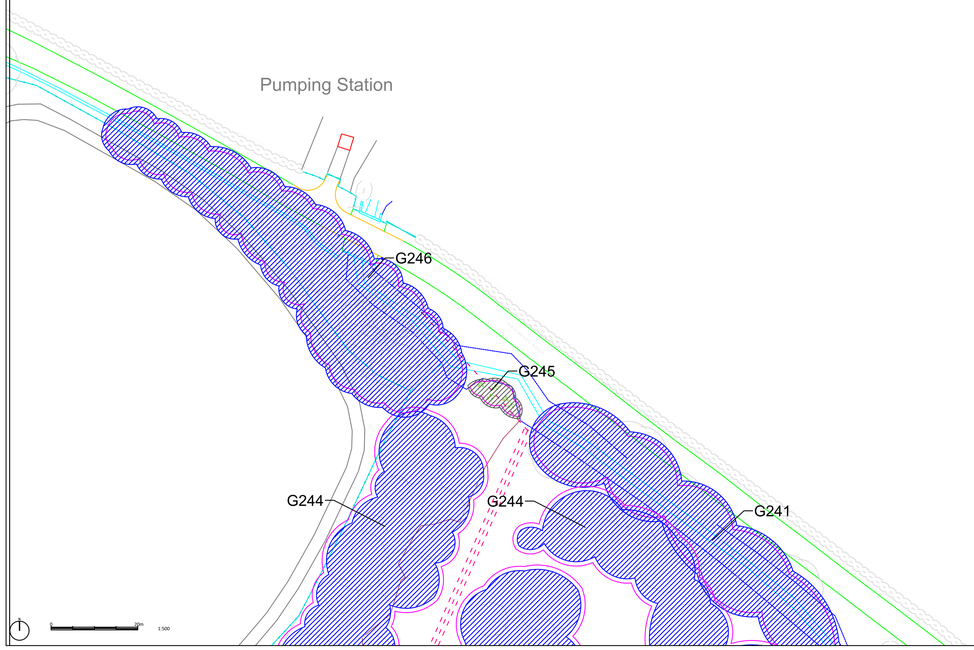
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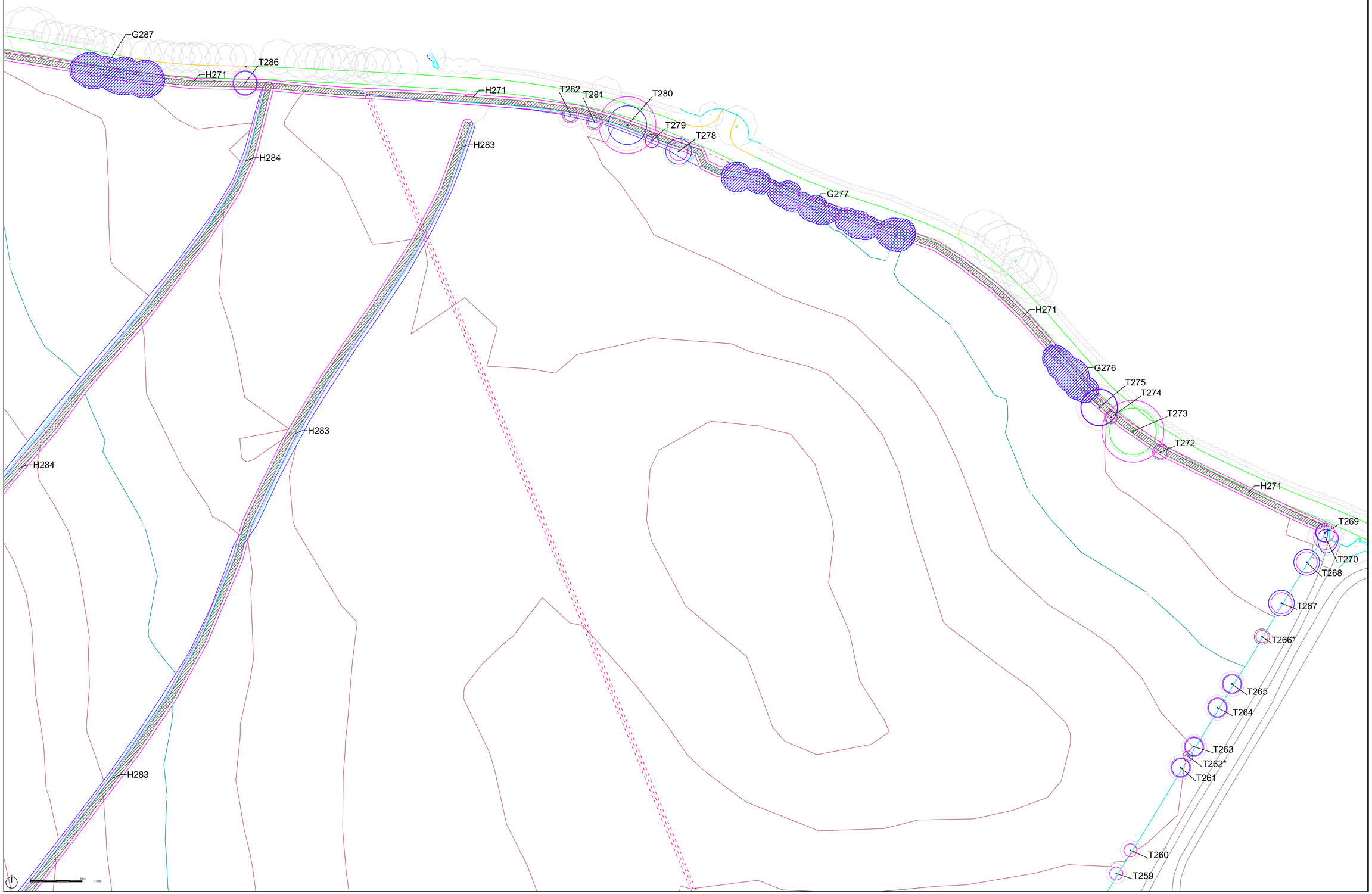
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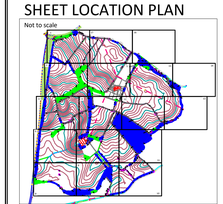
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Tree Constraints Plan (Sheet 17)

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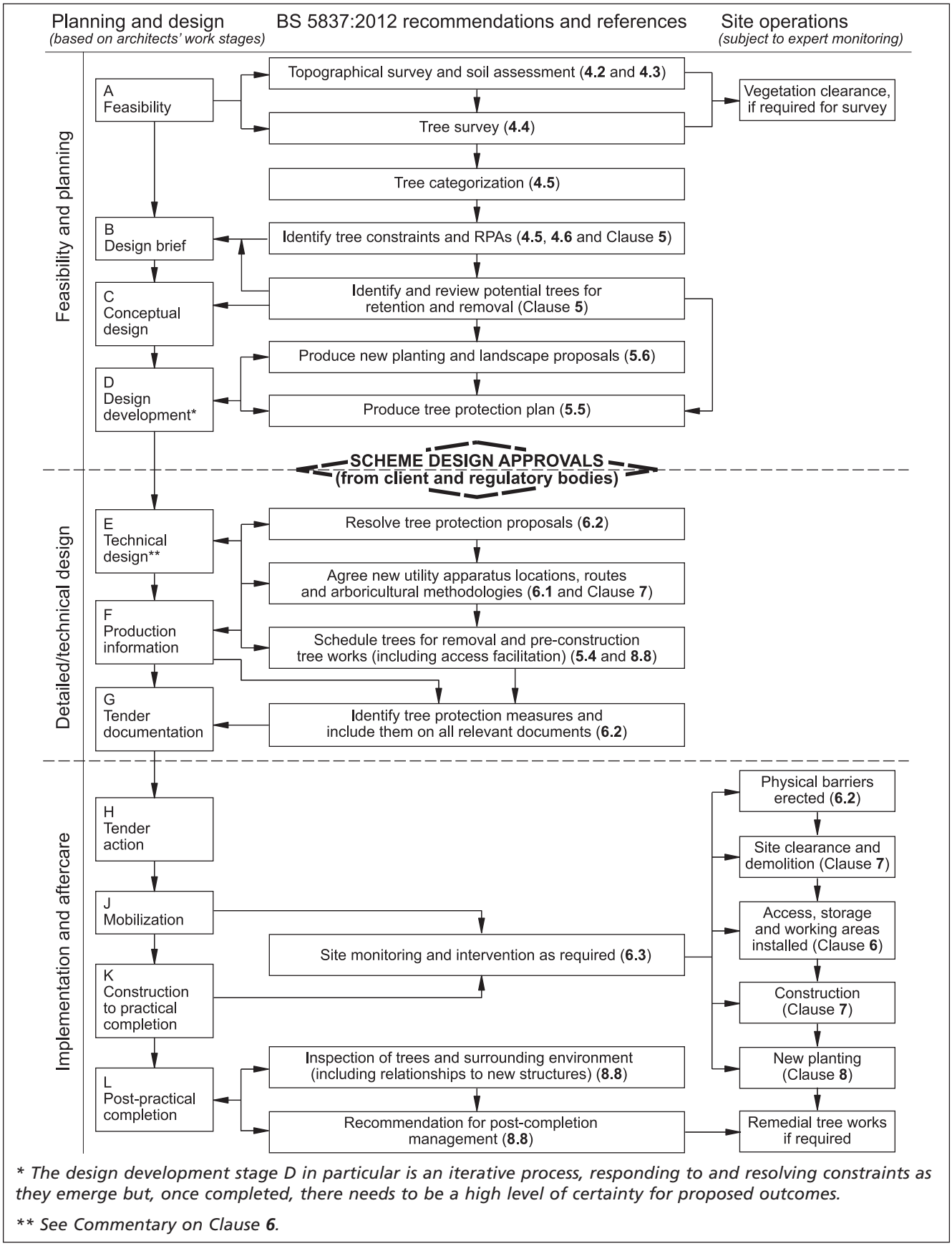
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Appendix 4: BS5837:2012 Sequence of Events for Development Planning

See following page.

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Figure 1 **The design and construction process and tree care**



** The design development stage D in particular is an iterative process, responding to and resolving constraints as they emerge but, once completed, there needs to be a high level of certainty for proposed outcomes.*

*** See Commentary on Clause **6**.*

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Appendix 5: Tree Survey Schedule

See following page.

Column Heading	Description
Tree Ref No.	All individual trees and groups of trees have been given a unique reference number. Each number is prefixed by a letter. T = Individual tree G = Group of trees H = Hedgerow W = Woodland
Species	The English common name has been used.
Single or Multiple stem (S or M) Height (m)	'S' represents a tree which has a single clear stem to at least 1.5m above ground level. 'M(a)' represents a tree where the main stem divides into two to five stems below 1.5m above ground level. 'M(b)' represents a tree where the main stem divides into 6 or more stems below a height of 1.5m. Where possible tree heights are measured using a laser. In some instances, such as in close groups of trees, one height may be measured, and other nearby trees estimated from this height. Measurements are provided in metres.
Stem Diameter (mm)	S_n represents the stem number. Measurements are provided in millimetres at 1.5m above ground level for single stemmed trees.
Very Large Girth (y/n)	Girth is very large for species in accordance with Fig 1.3 of publication 'Ancient and other veteran trees: further guidance on management' Ancient Tree Forum 2013. RAVEN - Step 1
Ancient (A), Veteran (V) or Notable (N)	Result of the RAVEN assessment © Julian Forbes-Laird 2018 www.flac.uk.com; provided on separate ADAS Sheet 2. (RAVEN = Recognition of Ancient, Veteran & Notable Trees)
Branch Spread (m)	Measured in metres to the four cardinal compass points (N, E, S, W).
Crown Clearance Life Stage	(1) Height in metres of the first significant branch, and the direction of growth. (2) Height in metres of lowest part of crown. The stage at which the tree is within its lifecycle (Y = young, SM = semi-mature, EM = early-mature, M = mature, OM = over mature)
General Observations	Any relevant observations are recorded, with particular reference to structural and/or physiological condition.
Preliminary Management Recommendations	Recommendations are made where management work is required for reasons of health and safety or sound arboricultural management.
Estimated Remaining Contribution (years)	An estimation of how long the feature will contribute to its surroundings. This is recorded in bands of either <10 years, 10+ years, 20+ years and 40+ years.
Tree Quality Grading	The trees are graded to the categories prescribed within BS5837:2012 (U, A, B & C).
Root Protection Area	Calculated as prescribed in section 4.6 of BS5837:2012, provided as an area (m^2) and a radius from the tree's stem (m).
Note: Those measurements shown in italics have been estimated, where access is restricted.	

Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm) S1	S2	S3	S4	S5	S6	S7	S8	Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m) N	E	S	W	Crown Clearance (m) (1)	(2)	Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area (m^2)	(radius in m)
H1	Hawthorn, Elm	S	2	75								N	_	0.5	0.5	0.5	0.5	0-N	0	SM	Well managed field boundary hedgerow.	None.	10+	C2	2.5	0.9
T2	Sycamore	S	6.5	280								N	_	3.5	3.5	3.5	3.5	0.5-W	0.5	EM	Estimated stem measurement due to dense undergrowth and growing within the hedgerow. Good leaf development.	None.	10+	C1	35.5	3.4
T3	Ash	S	10	400								N	_	5	5	5	5	3.0-E	1.5	M	Estimated stem measurement due to dense ivy. Tree grows outside boundary on northern side of the hedge. Some deadwood in lower to mid crown.	None.	20+	B1	72.4	4.8
T4	Ash	S	10	310								N	_	2.5	4	4	2.5	2.5-E	1.5	M	Estimated stem measurement due to dense ivy. Tree grows outside boundary on northern side of the hedge. Some deadwood in lower to mid crown.	None.	10+	C1	43.5	3.7
T5	Ash	S	10	260								N	_	1.5	2	1	3.5	3.0-W	2	EM	Estimated stem measurement due to dense ivy. Tree grows outside boundary on northern side of the hedge. Some deadwood in mid crown, suppressed by surrounding trees.	None.	10+	C1	30.6	3.1
T6	Ash	M(a)	10	210	210							N	_	2.5	0.5	0.5	3	4.0-W	3	EM	Estimated stem measurement due to dense ivy. Tree grows outside boundary on northern side of the hedge. Some deadwood in mid crown, suppressed by T5.	None.	10+	C1	39.9	3.6
T7	Ash	M(a)	10	220	170							N	_	2.5	2.5	3	2.5	3.0-W	3	EM	Estimated stem measurement due to dense undergrowth and tree growing in hedge. Tree is about 50% dead.	RSK Geosciences to inform the landowner of the trees condition.	<10	U	35.0	3.3
T8	Ash	S	10	300								N	_	3.5	4.5	4	3.5	3.0-E	2	M	Estimated stem measurement due to dense ivy. Tree grows outside boundary on northern side of the hedge. Some deadwood in upper crown but good leaf development elsewhere.	None.	10+	C1	40.7	3.6
T9	Ash	S	13	340								N	_	1.5	4.5	4	1.5	2.0-E	2.5	M	Estimated stem measurement due to dense ivy. Tree grows outside boundary on northern side of the hedge. Significant deadwood in mid and upper crown.	None.	10+	C1	52.3	4.1
T10	Ash	M(a)	14	300	260							N	_	3	3	3	5	2.5-S	2.5	M	Estimated stem measurement due to dense undergrowth. Tree grows in the hedge. Deadwood in lower crown but good leaf development in upper crown.	None.	20+	B1	71.3	4.8
G11	Ash, Elder, Sycamore, Hawthorn, Apple	S	17	270								N	_	5	5	5	5	2.0-S	2	EM	Group of semi mature to mature specimens, therefore measurements are representative of the group. Good leaf development throughout and gaps within the woodland.	None.	20+	B2	33.0	3.2
H12	Hawthorn, Blackthorn, Hazel	S	2.5	90								N	_	1	1	1	1	0-N	0	SM	Understorey hedgerow, unmanaged.	None.	10+	C2	3.7	1.1
G13	Ash, Silver poplar, Willow, Sycamore, Oak, Scots pine, Cherry	S	19	410								N	_	5	5	5	5	2.0-N	1	M	Mixed species unmanaged group, providing screening from the main road.	None.	40+	A2	76.1	4.9
G14	Black poplar, Hawthorn	S	3.5	75								N	_	1	1	1	1	0.5-N	0.5	Y	Group of young, newly planted trees, some trees are <75mm in stem diameter.	None.	10+	C2	2.5	0.9
G15	Ash, Sycamore, Oak, Hawthorn, Hazel, Field maple, Norway pine, Cherry	S	15	290								N	_	3.5	3.5	3.5	3.5	1.0-N	0.5	EM	Mixed species group, providing screening from main road. Understorey group with emerging trees.	None.	20+	B2	38.1	3.5
G16	Ash, Field maple, Sycamore, Horse chestnut, Hazel, Elm, Cherry	S	19	300								N	_	4	4	4	4	0-N	0	M	Group divides two fields, mix of early mature to mature specimens therefore measurements are representative of the group.	None.	20+	B2	40.7	3.6
G17	Ash, Field maple, Sycamore, Horse chestnut, Hazel, Elm, Hawthorn, Blackthorn	S	19	300								N	_	4	4	4	4	0-N	0	M	Group divides two fields, mix of early mature to mature specimens therefore measurements are representative of the group.	None.	20+	B2	40.7	3.6
T18	Oak	S	13	580								N	_	6	5	6.5	7	3.0-N	1.5	M	Tag number 0008. Tree grows 1m from bridal path, little to no past management, great tree.	None.	40+	A1	152.2	7.0
W19	Oak, Ash, Horse chestnut, Cypress, Elm, Sycamore	S	18	400								N	_	5.5	5.5	5.5	5.5	2.0-S	2	M	Woodland grows between fields, mixed species and mixed ages, therefore measurements are representative of the group.	None.	40+	A2	72.4	4.8
W20	Oak, Ash, Horse chestnut, Cypress, Elm, Sycamore	S	20	400								N	_	6	6	6	6	2.0-S	2	M	Woodland grows between fields, mixed species and mixed ages, therefore measurements are representative of the group.	None.	40+	A2	72.4	4.8

Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm) S1	S2	S3	S4	S5	S6	S7	S8	Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m) N	E	S	W	Crown Clearance (m) (1)	(2)	Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area (m^2)	(radius in m)
T21	Field maple	S	13	700								N	_	6	6	4.5	6	2.0-N	1	M	Stem measurement taken at 1m due to growth on stem. Occluding wound on stem at 1.5m north west. Two stems have fused together at 2m. Small diameter deadwood throughout but good leaf development.	None.	40+	A1	221.7	8.4
W22	Hazel, Hornbeam, Cherry, Horse chestnut, Norway maple, Oak, Ash, Hazel	S	15	300								N	_	5	5	5	5	2.0-W	1.5	EM	Woodland on the eastern aspect us a well managed and uniform plantation. The side bordering the field is more overgrown. A footpath runs through the woodland adjacent to the field.	None.	40+	A2	40.7	3.6
T23	Ash	S	15	*700*								N	_	6.5	6.5	6.5	6.5	3.0-W	2	M	Estimated stem measurement due to dense undergrowth. Tree grows on edge of woodland, between field and footpath. Main leader has failed at 4m. Minor deadwood in mid and upper canopy. Other failed and torn branches in lower crown.	None.	20+	B1	221.7	8.4
G24	Hazel, Elm, Hawthorn, Blackthorn	S	3	100								N	_	1.5	1.5	1.5	1.5	0-N	0	SM	Unmanaged field boundary group, some dead trees within the group.	RSK Geosciences to inform the landowner of the dead trees within the group.	10+	C2	4.5	1.2
G25	Elm, Crab apple, Hawthorn	S	18	320								N	_	4.5	4.5	4.5	4.5	2.0-N	1	M	Field boundary group, majority of trees are mature. Dead trees throughout the group.	RSK Geosciences to inform the landowner of the dead trees within the group.	20+	B2	46.3	3.8
H26	Hawthorn, Blackthorn	S	2.5	80								N	_	1	1	1	1	0-N	0	SM	Understorey well managed field boundary hedgerow, screening from the road.	None.	10+	C2	2.9	1.0
G27	Oak, Ash, Cherry, Field maple, White poplar	S	7	220								N	_	2.5	2.5	2.5	2.5	2.0-E	2	EM	Early mature trees growing within and behind hedgerow. Trees emerge from the hedgerow and are evenly spaced throughout the group.	None.	20+	B2	21.9	2.6
T28	Oak	S	8.5	310								N	_	3.5	3.5	3.5	3.5	2.0-S	2	EM	Tree grows on the edge of the group, no significant defects at the time of the survey.	None.	20+	B1	43.5	3.7
T29	Ash	M(a)	10	260	260							N	_	4	4.5	4	4	4.0-E	2.5	M	Tree grows on edge of two fields. Multi-stemmed tree but the central 4 stems have been felled and are hollowing. Remaining two stems are in good condition.	None.	20+	B1	61.2	4.4
H30	Hawthorn, Blackthorn, Elder	S	2	75								N	_	0.5	0.5	0.5	0.5	0-N	0	Y	Young field boundary hedgerow.	None.	10+	C2	2.5	0.9
T31	Ash	M(a)	8	*230*	*140*							N	_	3.5	4.5	3.5	2	2.0-W	1.5	EM	Estimated stem measurement due to dense undergrowth and tree growing within the hedge.	None.	10+	C1	32.8	3.2
G32	Hawthorn, Blackthorn, Field Maple, Ash	S	10	250								N	_	3.5	3.5	3.5	3.5	1.0-N	1	EM	Unmanaged group growing between two fields.	None.	10+	C2	28.3	3.0
T33	Ash	S	13	*650*								N	_	*5.5*	*5.5*	*5.5*	*5.5*	*3.0-W*	*2.5*	M	Estimated measurements due to tree growing within hedge and dense undergrowth. Extensive hollowing on the stem at 3m, small cavities throughout, but overall still good leaf development with small amounts of deadwood.	None.	10+	C1	191.2	7.8
T34	Ash	S	*9*	*250*								N	_	*1.5*	*2.5*	*2.5*	*2.5*	*1.0-S*	*2*	EM	Estimated measurements due to dense undergrowth and tree growing within group. Good leaf development but slightly suppressed by T35.	None.	10+	C1	28.3	3.0
T35	Ash	M(a)	*12*	*260*	*260*							N	_	*3.5*	*3.5*	*3.5*	*3.5*	*2.0-S*	*2.5*	M	Estimated measurements due to dense undergrowth and tree growing within group. Good leaf development.	None.	20+	B1	61.2	4.4
H36	Hawthorn, Blackthorn, Field maple	S	2.5	90								N	_	1	1	1	1	0-N	0	SM	Managed field boundary hedgerow.	None.	10+	C2	3.7	1.1
T37	Oak	S	17	*680*								N	_	5	5	5	5	3.0-W	2.5	M	Estimated stem measurement due to dense undergrowth. Large amounts of failed and torn large diameter limbs at 4m to 5m. Central canopy is dead but rest of the tree has good leaf development.	None.	20+	B1	209.2	8.2
G38	Wych elm	S	16	340								N	_	4	4	4	4	1.0-N	1	M	Field boundary group, good form and leaf development throughout.	None.	20+	B2	52.3	4.1
H39	Hawthorn, Elm, Hazel, Blackthorn, Field Maple	S	2.5	80								N	_	1	1	1	1	0-N	0	SM	Field boundary understorey hedgerow.	None.	10+	C2	2.9	1.0

Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm) S1	S2	S3	S4	S5	S6	S7	S8	Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m) N	E	S	W	Crown Clearance (m) (1)	(2)	Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area (m^2)	(radius in m)
T40	Oak	S	12	*370*								N	_	5.5	5.5	5.5	5.5	2.0-W	1	M	Estimated stem measurement due to dense undergrowth and growing within the hedgerow. Little to no previous management, no significant defects at the time of the survey.	None.	20+	B1	61.9	4.4
T41	Oak	S	12	*320*								N	_	5	5	5	5	2.0-N	2	M	Estimated stem measurement due to dense undergrowth and growing within the hedgerow. Little to no previous management, no significant defects at the time of the survey.	None.	20+	B1	46.3	3.8
T42	Oak	S	12	*330*								N	_	5	5	5	5	2.0-N	2	M	Estimated stem measurement due to dense undergrowth and growing within the hedgerow. Little to no previous management, no significant defects at the time of the survey.	None.	20+	B1	49.3	4.0
T43	Oak	S	11	*300*								N	_	5	5	5	5	2.0-N	0.5	M	Estimated stem measurement due to dense undergrowth and growing within the hedgerow. Little to no previous management, no significant defects at the time of the survey.	None.	20+	B1	40.7	3.6
T44	Oak	S	13	470								N	_	5	5	5	5	2.0-N	0.5	M	Grows within hedgerow. Little to no previous management, no significant defects at the time of the survey.	None.	20+	B1	99.9	5.6
T45	Oak	S	12	370								N	_	5	5	5	5	2.0-N	0.5	M	Grows within hedgerow. Little to no previous management, no significant defects at the time of the survey.	None.	20+	B1	61.9	4.4
T46	Ash	M(a)	17	960	260							N	_	7	7	7	7	2.0-E	2	M	Large stem measurement taken at 1m height due to epicormic growth on stem. Appears main leader has failed in the past at 4m. Good leaf development throughout.	None.	20+	B1	447.6	11.9
T47	Oak	S	20	*1280*								N	_	8	8	5	6	3.5-E	1	M	Estimated stem measurement due to dense undergrowth, tree grows on corner of fields. One large failed limb at 5m south, has completely torn. Really good tree overall.	None.	40+	A1	707.0	15.0
G48	Ash	S	15	300								N	_	4.5	4.5	4.5	4.5	1.0-W	2	M	Group grows between two fields, on the eastern most tree, main leader is dead but other stem is still alive. Bracket fungi (*Inontus hispidus*) on central tree at 2m.	None.	10+	C2	40.7	3.6
T49	Ash	S	13	*1200*								N	_	7	7	7	7	3.0-W	2	M	Estimated stem measurement due to dense undergrowth. Extensive hollowing and rotting main stem at 0.5m to 3,5m. Despite this, canopy is full with good leaf development.	None.	20+	B1	651.5	14.4
H50	Oak, Ash, Hawthorn, Elder	S	6	120								N	_	2.5	2.5	2.5	2.5	0-N	0	SM	Understorey Hawthorn and Elder hedgerow with emerging semi mature trees	None.	10+	C2	6.5	1.4
T51	Ash	S	16	*950*								N	_	7.5	3	5	7.5	3.5-W	1	M	Estimated stem measurement due to tree growing adjacent to ditch and no safe access. Central stem has failed and torn at 6m. Minor deadwood throughout but good leaf development elsewhere.	None.	20+	B1	408.3	11.4
T52	Ash	S	18	*850*								N	_	8	7.5	7.5	5	4.5-W	2	M	Estimated stem measurement due to tree growing adjacent to ditch and no safe access. Dead branch in the north eastern aspect at 7m. King Alfred's Cake fungi (*Daldinia concentrica*) on the same dead branch. One cavity at 6m south.	None.	20+	B1	326.9	10.2
W53	Oak, Norway pine, Ash, Cherry, Scots pine,	S	15	360								N	_	5	5	5	5	2.0-W	1.5	M	Trees growing densely together in woodland, mixed species and ages, measurements are representative of the group,.	None.	20+	B2	58.6	4.3
H54	Hawthorn, Elder, Blackthorn	S	2	80								N	_	1	1	1	1	0-N	0	SM	Field boundary understorey hedgerow growing adjacent to the woodland	None.	10+	C2	2.9	1.0
W55	Oak, Ash, Horse chestnut, Cypress, Elm, Sycamore	S	25	500								N	_	7	7	7	7	2.0-S	2	M	Group grows between fields, mixed species and mixed ages, therefore measurements are representative of the group.	None.	40+	A2	113.1	6.0
T56	Oak	S	14	*800*								N	_	9	9	9	9	2.5-E	4	M	Estimated stem measurement due to dense undergrowth, tree grows on edge of G55, 1m from bridal path. Minor ivy on stem and minor deadwood. Really good tree.	None.	40+	A1	289.6	9.6
H57	Hawthorn, Elder, Blackthorn	S	2	80								N	_	1	1	1	1	0-N	0	SM	Field boundary understorey hedgerow growing adjacent to W22.	None.	10+	C2	2.9	1.0
G58	Ash, Oak, Elm, Hornbeam	S	25	650								N	_	7	7	7	7	2.0-N	2	M	Group grows between fields, mix of large and mature specimens and some smaller early mature ones, measurements are therefore representative of the group.	None.	40+	A2	191.2	7.8

Tree Ref No.	Species	Single or Multiple Stem	Height	Stem Diameter (mm)								Very Large Girth	Ancient, Veteran or Notable	Branch Spread (m)				Crown Clearance (m)		Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution	Tree Quality Grading	Root Protection Area	
		(S or M)	(m)	S1	S2	S3	S4	S5	S6	S7	S8	(Y / N)	(A, V or N)	N	E	S	W	(1)	(2)				(years)		(m^2)	(radius in m)
G59	Holm oak, Sycamore, Elm, Oak	S	17	300								N	_	5	5	5	5	2.0-N	2	M	Mixed age class group, growing adjacent to a barn.	None.	20+	B2	40.7	3.6
H60	Hawthorn, Hazel, Blackthorn	S	2	80								N	_	1	1	1	1	0-N	0	SM	Field boundary hedgerow.	None.	10+	C2	2.9	1.0
H61	Hawthorn, Hazel, Blackthorn, Elder	S	2	80								N	_	1	1	1	1	0-N	0	SM	Field boundary understorey hedgerow growing adjacent to G59 and G62.	None.	10+	C2	2.9	1.0
G62	Ash, Oak, Elm, Whitebeam	S	25	370								N	_	5	5	5	5	2.0-N	2	M	Group grows between fields, mixed species, measurements are therefore representative of the group.	None.	20+	B2	61.9	4.4
G63	Sycamore, Oak	S	18	370								N	_	5	5	5	5	2.0-S	1	M	Group grows adjacent to bridal way and on edge of field. Some ivy clad stems.	None.	20+	B2	61.9	4.4
H64	Hawthorn, Hazel, Blackthorn, Elder	S	2	80								N	_	1	1	1	1	0-N	0	SM	Hedge grows adjacent to the bridal way.	None.	10+	C2	2.9	1.0
H65	Hawthorn	S	2	80								N	_	1	1	1	1	0-N	0	SM	Field boundary hedgerow, well maintained, bordering private property.	None.	10+	C2	2.9	1.0
T66	Ash	S	*16*	*900*								N	_	*8*	*8*	*7*	*7*	*0.5-E*	*1*	M	Estimated measurements due to tree growing in private property and no access. Two central leaders are dead at 8m but rest of the tree has good leaf development with minor deadwood throughout.	None.	20+	B1	366.5	10.8
T67	Ash	S	3.5	75								N	_	1	1	1	1	2.0-E	1.5	Y	Young tree growing on field boundary.	None.	10+	C1	2.5	0.9
T68	Ash	M(a)	6.5	*200*	*200*	*150*	*110*					N	_	3	3	3	3	2.0-S	2	EM	Estimated stem measurement due to dense undergrowth and tree growing within the hedge. Minor deadwood throughout, northern most stem is dead.	None.	10+	C1	51.9	4.1
G69	Hawthorn, Field Maple, Ash, Elm, Blackthorn	S	6.5	230								N	_	3	3	3	3	1.0-N	1	EM	Understorey field boundary hedgerow with semi to early mature emergent trees throughout.	None.	10+	C2	23.9	2.8
T70	Ash	M(a)	9	*280*	*220*							N	_	3.5	3.5	3.5	3.5	2.0-N	2	M	Estimated stem measurement due to dense undergrowth and tree growing within the hedgerow. Some deadwood in lower and south western canopy.	None.	10+	C1	57.4	4.3
T71	Ash	M(a)	9	*280*	*280*							N	_	3.5	3.5	3.5	3.5	2.0-N	2	M	Estimated stem measurement due to dense undergrowth and tree growing within the hedgerow. Tree is over 60% dead.	RSK Geosciences to inform the landowner of the trees condition.	<10	U	70.9	4.8
T72	Ash	M(a)	10	*260*	*180*							N	_	1.5	3	3	3	2.0-N	2	M	Estimated stem measurement due to dense undergrowth and tree growing within the hedgerow. Small diameter deadwood throughout.	None.	10+	C1	45.2	3.8
T73	Ash	S	11	*300*								N	_	4	4	4	2.5	2.0-N	2	M	Estimated stem measurement due to dense undergrowth and tree growing within the hedgerow. Small diameter deadwood throughout but overall good leaf development.	None.	20+	B1	40.7	3.6
T74	Ash	S	11	*300*								N	_	4	3	4	4	2.0-N	2	M	Estimated stem measurement due to dense undergrowth and tree growing within the hedgerow. Minor deadwood throughout but overall good leaf development.	None.	20+	B1	40.7	3.6
T75	Ash	S	11	*300*								N	_	4	4	4	4	2.0-N	2	M	Estimated stem measurement due to dense undergrowth and tree growing within the hedgerow. Small diameter deadwood throughout.	None.	10+	C1	40.7	3.6
G76	Norway maple, Ash, Oak, Holm oak, Walnut, Plum, Holly, Hawthorn	S	18	350								N	_	5.5	5.5	5.5	5.5	2.0-N	1.5	M	Group grows between two fields, good form and overall growth of the group.	None.	20+	B2	55.4	4.2
G77	Scots pine, Oak, Cypress, Elder	S	23	390								N	_	5.5	5.5	5.5	5.5	2.0-N	1	M	Uniform group growing between fields, understorey Elder, mixed of early mature to mature specimens, therefore measurements are representative of the group.	None.	40+	A2	68.8	4.7
T78	Ash	S	16	350								N	_	4	5.5	5.5	5.5	2.0-E	2.5	M	Tree grows on edge of field and edge of the two groups. Small diameter deadwood throughout.	None.	20+	B1	55.4	4.2

Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm) S1	S2	S3	S4	S5	S6	S7	S8	Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m) N	E	S	W	Crown Clearance (m) (1)	(2)	Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area (m^2)	(radius in m)
T79	Norway Spruce	S	16	340								N	_	5	5	5	5	2.0-S	1	M	Tree grows on the side of a house, adjacent to the driveway. Occluding pruning wounds on the stem at 2m. Not the heathiest canopy but good structural tree.	None.	20+	B1	52.3	4.1
T80	Norway Spruce	S	18	340								N	_	4.5	4.5	4.5	4.5	3.0-S	2	M	Tree grows in front of a house, adjacent to the driveway. Occluding pruning wounds on the stem. Not the heathiest canopy but good structural tree.	None.	20+	B1	52.3	4.1
T81	Horse chestnut	M(a)	17	370	360							N	_	5	5	5	5	2.0-N	1.5	M	Tree grows on corner of the field adjacent to front garden of the house. Horse chestnut leaf minor but goof form	None.	20+	B1	120.6	6.2
T82	Holly	S	10	200								N	_	2	2	2	2	0.5-E	0.5	EM	Tree grows on corner of the field adjacent to front garden of the house.	None.	10+	C1	18.1	2.4
G83	Norway spruce, Ash, Apple, Walnut, Beech	S	12	280								N	_	3.5	3.5	3.5	3.5	1.5-W	1	EM	Group grows adjacent to the bridleway, near Hill Farm house.	None.	20+	B2	35.5	3.4
H84	Beech	S	2	150								N	_	1	1	1	1	0-N	0	EM	Managed hedgerow bordering the bridal path and G83.	None.	10+	C2	10.2	1.8
T85	Cypress	S	14	*500*								N	_	2	2	2	2	0.5-N	0	M	Estimated stem measurement due to dense growth on stem. Tree grows on grass patch near the house. Really good colour and no previous management.	None.	20+	B1	113.1	6.0
T86	Sycamore	S	15	570								N	_	6.5	6.5	6.5	6.5	2.0-S	1	M	Tree grows on grass verge next to the barn, good leaf development and occluding pruning wounds throughout.	None.	20+	B1	147.0	6.8
T87	Sycamore	S	17	570								N	_	6.5	6.5	6.5	6.5	2.0-S	1	M	Tree grows on grass verge next to the barn, good leaf development and occluding pruning wounds throughout.	None.	20+	B1	147.0	6.8
G88	Cypress, Laurel	S	14	300								N	_	2.5	2.5	2.5	2.5	0-N	0	M	Group grows adjacent to Hill Farm house, group of 2 laurel and 3 cypress.	None.	20+	B2	40.7	3.6
T89	Ash	S	20	750								N	_	9	9	9	9	4.0-S	4	M	Tree grows adjacent to Hill Farm house, one large diameter occluding wound at 4m south and one large pruned branch at 4m east. Really good form and structure.	None.	40+	A1	254.5	9.0
T90	Cherry	S	6.5	250								N	_	3	3	3	3	2.0-S	1	EM	Tree grows on grass area 1.5m from bridal way.	None.	10+	C1	28.3	3.0
G91	Cypress, Oak, Sycamore	S	15	380								N	_	6.5	6.5	6.5	6.5	2.0-S	0.5	M	One of each tree growing in front of house.	None.	20+	B2	65.3	4.6
G92	Apple, Hawthorn, Pear, Norway maple, Cedar	S	7.5	260								N	_	3	3	3	3	2.0-S	1	EM	2 Apple trees, 1 Pear, 1 Hawthorn, 1 Norway maple and 1 Cedar, growing on grass outside house.	None.	10+	C2	30.6	3.1
G93	Field Maple, Oak, Lime, Hawthorn, Hazel, Hornbeam, Whitebeam, Norway spruce	S	7	260								N	_	3	3	3	3	1.0-N	0.5	EM	Group growing densely together in uniform formation, all of similar ages. Good leaf development throughout.	None.	20+	B2	30.6	3.1
T94	Oak	S	8.5	460								N	_	4	4	4	4	2.5-N	2	M	Tree grows in middle of the field, large amounts of deadwood throughout the crown. Wound on the stem at 1.5m east.	None.	20+	B1	95.7	5.5
T95	Oak	S	8.5	810								N	_	4.5	4.5	4.5	4.5	2.5-W	2	M	Tree grows in middle of the field, large amounts of deadwood throughout the crown.	None.	20+	B1	296.9	9.7
G96	Crack Willow, Oak, White willow, Hawthorn, Ash	S	22	600								N	_	8.5	8.5	8.5	8.5	3.0-N	1	M	Mature group of predominantly willow species growing on edge of the field.	None.	40+	A2	162.9	7.2
G97	Crack willow, Ash	S	16	300								N	_	5.5	5.5	5.5	5.5	2.0-N	1	M	Early mature group of predominantly crack willow, mature species are throughout.	None.	20+	B2	40.7	3.6
T98	Ash	S	21	*700*								N	_	8	8	8	8	3.5-N	1	M	Estimated stem measurement due to dense undergrowth. Field boundary tree, minor deadwood throughout and one torn limb at 8m north but over good leaf development and good form and structure.	None.	40+	A1	221.7	8.4

Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm) S1	S2	S3	S4	S5	S6	S7	S8	Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m) N	E	S	W	Crown Clearance (m) (1)	(2)	Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area (m^2)	(radius in m)
T99	Crack willow	S	18	*800*								N	_	8	8	8	5	1.0-N	0.5	M	Estimated stem measurement due to dense undergrowth. Main stem gas split and hollowing. Canopy is still full.	None.	10+	C1	289.6	9.6
G100	Hawthorn	S	7	200								N	_	1.5	1.5	1.5	1.5	0.5-N	0.5	EM	Hawthorn trees surrounded by bramble understorey.	None.	10+	C2	18.1	2.4
G101	Ash, Oak, Horse chestnut, Wych elm, Hornbeam, Hawthorn, Willow, Sycamore, Field Maple	S	16	330								N	_	3.5	3.5	3.5	3.5	1.0-N	1	EM	Mainly early mature group set back from the field.	None.	20+	B2	49.3	4.0
G102	White willow, Field maple, Sycamore	S	18	350								N	_	5	5	5	5	3.0-S	1	M	Group has been neatly planted on edge of the field. Some young newly planted trees throughout but majority are mature. predominantly willow trees with a few Field maples and Sycamores.	None.	20+	B2	55.4	4.2
T103	Ash	S	20	*660*								N	_	7	4.5	7	7	1.0-N	1	M	Estimated stem measurement due to dense undergrowth. Tree grows on edge of G101, 2 cavities on the northern aspect of the stem at 6m and 8m. Torn limb on main stem at 13m on northern aspect.	None.	20+	B1	197.1	7.9
T104	Oak	S	25	*800*								N	_	9	9	9	7.5	3.0-E	1.5	M	Estimated stem measurement due to dense undergrowth. Tree grows within G101. Minor deadwood throughout but overall very good tree.	None.	40+	A1	289.6	9.6
T105	Sycamore	S	25	*800*								N	_	10	10	10	10	3.0-N	1	M	Estimated stem measurement due to dense undergrowth and thick ivy shoots on stem. Tree grows within G101. Minor deadwood throughout but overall very good tree.	None.	40+	A1	289.6	9.6
T106	Sycamore	S	25	*1000*								N	_	10	10	10	10	3.0-N	1	M	Estimated stem measurement due to dense undergrowth. Minor ivy on stem to mid height. Tree grows within G101. Minor deadwood throughout but overall very good tree.	None.	40+	A1	452.4	12.0
G107	White poplar, Willow	S	30	900								N	_	7.5	7.5	7.5	7.5	7.0-E	7	M	Group of mature white poplars, great form and structure. Understorey willows. Measurements are representative of the group.	None.	40+	A2	366.5	10.8
W108	Oak, Ash, Hawthorn, Field Maple, Norway maple, Horse chestnut, Blackthorn, Hornbeam, Cherry, Ash, White poplar	S	21	380								N	_	5	5	5	5	2.0-E	1	M	Mixed species woodland growing on field boundary, healthy group of trees.	None.	20+	B2	65.3	4.6
G109	Oak	S	5.5	200								N	_	3	3	3	3	0.5-N	0.5	EM	Group of 5 trees grows on grass field adjacent to the bridleway. Uniform group of trees.	None.	20+	B2	18.1	2.4
T110	Cypress	S	3	80								N	_	0.5	0.5	0.5	0.5	0.5-N	0.5	Y	Tree grows on grass field adjacent to the bridleway.	None.	10+	C1	2.9	1.0
G111	Oak	S	3.5	110								N	_	2	2	2	2	0.5-N	0.5	SM	Group of 3 trees grows on grass field adjacent to the bridleway. Uniform group of trees.	None.	10+	C2	5.5	1.3
G112	Oak	S	6	200								N	_	3	3	3	3	0.5-N	0.5	EM	Group of 16 trees grows on grass field adjacent to the bridleway. Uniform group of trees.	None.	20+	B2	18.1	2.4
G113	Norway maple, Ash, Oak, Sycamore, Willow, Cypress	S	17	350								N	_	4.5	4.5	4.5	4.5	2.0-N	0.5	M	Group grows in field, all healthy trees.	None.	40+	A2	55.4	4.2
G114	Oak	S	5.5	220								N	_	3	3	3	3	0.5-N	0.5	EM	Group of 20 trees grows on grass field adjacent to the bridleway. Uniform group of trees.	None.	20+	B2	21.9	2.6
T115	Oak	S	11	940								N	_	4	4	4	4	1.0-S	1	M	Tree grows in the middle of a field. Main canopy of the tree is dead, bark completely stripped on stem and branches in the southern and eastern aspects. Some growth on small branches on the stem and western canopy. Unknown orange fungi in cavity at the base on the western aspect.	RSK Geosciences to inform the landowner of the trees condition.	<10	U	399.8	11.3
T116	Norway spruce	S	14	310								N	_	2.5	2.5	2.5	2.5	2.0-S	0	M	Tree grows on the bank of the stream, adjacent to the bridleway. No significant defects at the time of the survey.	None.	20+	B1	43.5	3.7
T117	Field maple	M(a)	4.5	260	250	170						N	_	2.5	2.5	2.5	2.5	0.5-E	0.5	EM	90% of the tree is dead, grows on river bank.	RSK Geosciences to inform the landowner of the trees condition.	<10	U	71.9	4.8

Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm) S1	S2	S3	S4	S5	S6	S7	S8	Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m) N	E	S	W	Crown Clearance (m) (1)	(2)	Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area (m^2)	(radius in m)
H118	Hawthorn, Elm, Hazel	S	2	75								N	_	1	1	1	1	0-N	0	SM	Field boundary hedgerow growing adjacent to bridleway.	None.	10+	C1	2.5	0.9
T119	Oak	S	19	600								N	_	6	6	7.5	4	2.0-N	1.5	M	Estimated stem measurement due to dense undergrowth and tree growing within the hedgerow. Minor deadwood, no significant defects at the time of the survey, really good tree.	None.	40+	A1	162.9	7.2
T120	Oak	S	19	600								N	_	6	3	6	6	2.0-N	1	M	Estimated stem measurement due to dense undergrowth and tree growing within the hedgerow. Minor deadwood, no significant defects at the time of the survey, really good tree.	None.	40+	A1	162.9	7.2
T121	Oak	S	15	500								N	_	6	6	4	4	2.5-E	1	M	Estimated stem measurement due to dense undergrowth and tree growing within the hedgerow. Dead ivy on the stem to full height. Minor deadwood.	None.	20+	B1	113.1	6.0
T122	Ash	S	15	600								N	_	6	4	4	4	2.0-E	1	M	Estimated stem measurement due to dense undergrowth and tree growing within the hedgerow. Ivy clad to full height. Dead limb 2m east, branch is hollowing. Moderate deadwood in canopy.	None.	20+	B1	162.9	7.2
T123	Oak	S	14	600								N	_	5	5	5	2.5	3.0-N	3	M	Estimated stem measurement due to dense undergrowth and tree growing within the hedgerow. Ivy clad to full height. Significant deadwood in canopy.	None.	10+	C1	162.9	7.2
T124	Ash	S	14	500								N	_	2	2	4	4	3.0-N	1.5	M	Estimated stem measurement due to dense undergrowth and tree growing within the hedgerow. Tree is in decline.	RSK Geosciences to inform the landowner of the trees condition.	<10	U	113.1	6.0
T125	Ash	S	6.5	500								N	_	0.5	0.5	0.5	0.5	5.5-S	3	M	Estimated stem measurement due to dense undergrowth and tree growing within the hedgerow. Tree has been felled at 6m with young epicormic growth on the stem.	None.	10+	C1	113.1	6.0
T126	Oak	S	6.5	150								N	_	3	3	3	3	2.0-N	1	SM	Tree grows on edge of the field, no significant defects at the time of the survey.	None.	10+	C1	10.2	1.8
H127	Hawthorn, Blackthorn, Elm	S	2	75								N	_	1	1	1	1	0-N	0	SM	Field boundary hedgerow growing adjacent to the road.	None.	10+	C1	2.5	0.9
T128	Oak	M(a)	7	150	150							N	_	1.5	1.5	1.5	1.5	1.5-W	2.5	SM	Estimated stem measurement due to dense undergrowth and tree growing within the hedgerow. Eastern stem is dead.	RSK Geosciences to inform the landowner of the trees condition.	<10	U	20.4	2.5
G129	Oak	S	11	320								N	_	5	5	5	5	2.5-N	1	M	Linear group of trees growing on the northern aspect of the hedgerow. Some ivy clad stems.	None.	20+	B2	46.3	3.8
T130	Crack willow	S	18	580								N	_	5.5	5.5	5.5	5.5	1.5-S	0.5	M	Estimated stem measurement due to dense undergrowth and tree growing within the hedgerow. Good form and leaf development.	None.	20+	B1	152.2	7.0
H131	Hawthorn, Blackthorn	S	2.5	75								N	_	1.5	1.5	1.5	1.5	0-N	0	SM	Field boundary hedgerow growing adjacent the stream.	None.	10+	C1	2.5	0.9
T132	Crack willow	S	20	500								N	_	5.5	5.5	5.5	5.5	3.0-W	0.5	M	Tree grows on the western side of the bank, on the field boundary. Good form and leaf development.	None.	20+	B1	113.1	6.0
T133	Crack willow	S	20	500								N	_	5.5	5.5	5.5	5.5	3.0-W	0.5	M	Tree grows on the western side of the bank, on the field boundary. Good form and leaf development.	None.	20+	B1	113.1	6.0
T134	Crack willow	S	20	500								N	_	2	2	5.5	5.5	3.0-W	0.5	M	Tree grows on the western side of the bank, on the field boundary. Good form and leaf development.	None.	20+	B1	113.1	6.0
T135	Crack Willow	M(a)	18	480	480	280	200					N	_	5.5	5.5	5.5	3	1.5-S	0.5	M	Estimated stem measurement due to tree growing on edge of the bank and no safe access. Slightly suppressed by T134.	None.	20+	B1	262.1	9.1
T136	Hawthorn	M(a)	4.5	200	170							N	_	3	3	3	3	1.0-S	0.5	EM	Estimated stem measurement due to tree growing on edge of the bank and no safe access. Good leaf development.	None.	10+	C1	31.2	3.1
T137	Crack willow	S	20	560								N	_	5.5	5.5	5.5	5.5	3.0-W	0.5	M	Tree grows on the western side of the bank, on the field boundary. Good form and leaf development.	None.	20+	B1	141.9	6.7

Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm) S1	S2	S3	S4	S5	S6	S7	S8	Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m) N	E	S	W	Crown Clearance (m) (1)	(2)	Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area (m^2)	(radius in m)
T138	Crack willow	S	20	570								N	_	5.5	5.5	5.5	5.5	3.0-W	0.5	M	Tree grows on the western side of the bank, on the field boundary. Good form and leaf development.	None.	20+	B1	147.0	6.8
T139	Crack willow	S	7	120								N	_	1	1	1	1	2.5-N	2	SM	Tree grows on the western side of the bank, on the field boundary. Good form and leaf development.	None.	10+	C1	6.5	1.4
T140	Crack willow	S	7	120								N	_	1	1	1	1	2.5-N	2	SM	Tree grows on the western side of the bank, on the field boundary. Good form and leaf development.	None.	10+	C1	6.5	1.4
T141	Crack willow	S	20	450								N	_	5.5	5.5	5.5	5.5	3.0-W	0.5	M	Tree grows on the western side of the bank, on the field boundary. Good form and leaf development.	None.	20+	B1	91.6	5.4
T142	Crack willow	S	22	*1500*								N	_	8	8	8	8	2.0-N	0.5	M	Tree grows on the corner of 2 fields adjacent to the road. Estimated stem measurement due to no access. The stem is hollowing and rotting at 1m in the southern aspect. Despite this, the tree has a full canopy.	None.	20+	B1	707.0	15.0
H143	Hawthorn, Blackthorn, Field maple, Elm,	M(a)	3	100	80	75						N	_	1.5	1.5	1.5	1.5	0-N	0	SM	Field boundary hedgerow.	None.	10+	C2	10.0	1.8
T144	Ash	S	22	*920*								N	_	7	6	7.5	6	0.5-S	0.5	M	Estimated stem measurement due to dense undergrowth. Stem is ivy clad to mid height. Central upper crown is dead, good leaf development in mid and lower crown.	None.	20+	B1	383.0	11.0
G145	Hawthorn, Blackthorn, Goat willow	S	6	110								N	_	1.5	1.5	1.5	1.5	0-N	0	EM	Group grows on the southern aspect of the stream. Very dense group of trees.	None.	10+	C2	5.5	1.3
G146	Ash, Horse chestnut	S	13	280								N	_	4	4	4	4	2.0-N	1.5	EM	Group grows on the southern aspect of the stream. Very dense group of trees. Good leaf development.	None.	10+	C2	35.5	3.4
T147	Hawthorn	M(a)	*5*	*100*	*80*	*80*						N	_	*1.5*	*1.5*	*1.5*	*1.5*	*0-N*	*0*	EM	Estimated measurements due to tree growing on steep bank and no safe access. Good leaf development.	None.	10+	C1	10.3	1.8
T148	White willow	S	21	500								N	_	6.5	6.5	6.5	6.5	3.0-N	0.5	M	Tree grows on the northern aspect of the stream. Good form and leaf development.	None.	20+	B1	113.1	6.0
T149	White willow	S	19	460								N	_	5	5	5	5	3.0-N	0.5	M	Tree grows on the northern aspect of the stream. Good form and leaf development.	None.	20+	B1	95.7	5.5
T150	White willow	S	19	430								N	_	5	5	5	5	3.0-N	0.5	M	Tree grows on the northern aspect of the stream. Good form and leaf development.	None.	20+	B1	83.7	5.2
T151	White willow	S	18	350								N	_	4	4	4	4	3.0-N	0.5	M	Tree grows on the northern aspect of the stream. Good form and leaf development.	None.	20+	B1	55.4	4.2
T152	White willow	M(b)	13	120	120	120	120	120	110	100	90	N	_	3.5	3.5	3.5	3.5	0.5-N	0.5	SM	Tree grows on the northern aspect of the stream. Good form and leaf development.	None.	10+	C1	45.8	3.8
T153	White willow	S	18	370								N	_	4	4	4	4	3.0-N	0.5	M	Tree grows on the northern aspect of the stream. Good form and leaf development.	None.	20+	B1	61.9	4.4
T154	Ash	S	16	880								N	_	3.5	4	4	5	3.0-N	0.5	M	Tree grows on the northern aspect of the stream. Large cavity at the base on the eastern aspect. Tree has a lean to the south. Tree showing signs of Ash dieback and is in decline.	RSK Geosciences to inform the landowner of the trees condition.	<10	U	350.4	10.6
T155	Cherry plum	S	4.5	130								N	_	1.5	1.5	1.5	1.5	0.5-N	0.5	SM	Tree grows on the northern aspect of the stream. Good leaf development.	None.	10+	C1	7.6	1.6
T156	White willow	S	18	510								N	_	4.5	4.5	4.5	4.5	3.0-N	0.5	M	Tree grows on the northern aspect of the stream. Good form and leaf development.	None.	20+	B1	117.7	6.1
T157	Oak	S	24	880								N	_	9	9	9	9	3.0-N	0.5	M	Tree grows on the northern aspect of the stream. Great form and leaf development. No significant defects at the time of the survey.	None.	40+	A1	350.4	10.6

Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm) S1	S2	S3	S4	S5	S6	S7	S8	Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m) N	E	S	W	Crown Clearance (m) (1)	(2)	Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area (m^2)	(radius in m)
T158	Ash	S	18	*560*								N	_	3.5	3.5	3.5	3.5	3.0-N	3	M	Estimated stem measurement due to dense undergrowth. Tree grows on the northern aspect of the stream. Large amounts of deadwood, main leader has failed at 15m, tree is in decline.	RSK Geosciences to inform the landowner of the trees condition.	<10	U	141.9	6.7
G159	Blackthorn, Field maple	S	6.5	180								N	_	2	2	2	2	0-N	0	EM	Group grows on the northern aspect of the stream, dense group.	None.	10+	C2	14.7	2.2
T160	White willow	S	18	400								N	_	4	4	4	4	3.0-N	0.5	M	Tree grows on the northern aspect of the stream. Good form and leaf development.	None.	20+	B1	72.4	4.8
T161	White willow	S	18	370								N	_	4	4	4	4	3.0-N	0.5	M	Tree grows on the northern aspect of the stream. Good form and leaf development.	None.	20+	B1	61.9	4.4
T162	Ash	M(a)	15	500	450							N	_	6	6	6	6	2.0-W	0.5	M	Tree grows on the northern aspect of the stream. Large amounts of deadwood throughout, central leader on western stem is dead.	None.	10+	C1	204.7	8.1
G163	White willow	S	18	520								N	_	4	4	4	4	3.0-N	0.5	M	Group grows on the northern aspect of the stream. Good form and leaf development.	None.	20+	B2	122.3	6.2
G164	Blackthorn	S	4	180								N	_	2	2	2	2	0-N	0	EM	Group grows on the northern aspect of the stream, dense group.	None.	10+	C2	14.7	2.2
T165	White willow	S	18	430								N	_	4	4	4	4	3.0-N	0.5	M	Tree grows on the northern aspect of the stream. Good form and leaf development.	None.	20+	B1	83.7	5.2
G166	Ash, Oak, Horse chestnut, Blackthorn	S	16	320								N	_	4	4	4	4	2.0-S	2	M	Group grows on the northern aspect of the stream. Good leaf development throughout.	None.	20+	B2	46.3	3.8
T167	Ash	S	17	510								N	_	6.5	6.5	6.5	6.5	3.0-N	1	M	Tree grows on field boundary, good leaf development and minor deadwood.	None.	20+	B1	117.7	6.1
G168	Ash, Oak, Whitebeam	S	16	300								N	_	4	4	4	4	2.0-S	2	M	Group grows on the northern aspect of the stream. Good leaf development throughout. Some ivy clad stems.	None.	20+	B2	40.7	3.6
G169	Blackthorn	S	4	180								N	_	2	2	2	2	0-N	0	EM	Group grows on the northern aspect of the stream, dense group.	None.	10+	C2	14.7	2.2
H170	Hawthorn, Blackthorn, Elm	S	2	80								N	_	1	1	1	1	0-N	0	SM	Field boundary hedgerow, bordering the woodland.	None.	10+	C2	2.9	1.0
W171	Field Maple, Cherry, Oak, Hazel, Hornbeam, Norway maple, Norway spruce, Ash	S	15	280								N	_	3	3	3	3	2.0-N	1	EM	Mixed species dense woodland, grows between fields.	None.	20+	B2	35.5	3.4
T172	Ash	S	*19*	*510*								N	_	*6.5*	*6.5*	*6.5*	*6.5*	*3.0-W*	*1*	M	Estimated stem measurement due to dense undergrowth and deer ladder fixed to the tree. Tree grows on field boundary, good leaf development and minor deadwood.	None.	20+	B1	117.7	6.1
G173	Ash, White willow, Crack willow, Horse chestnut, Blackthorn, Norway maple, Cypress	S	18	350								N	_	4	4	4	4	3.0-N	2	M	Group grows on the northern aspect of the stream. Good leaf development throughout. Some larger specimens but majority are of the same size (350mm).	None.	20+	B2	55.4	4.2
T174	White poplar	S	28	700								N	_	8	8	8	4	4.0-W	3	M	Tree grows on the edge of G173, minor deadwood and good leaf development.	None.	40+	A1	221.7	8.4
T175	White poplar	S	28	700								N	_	8	4	8	8	6.0-W	3	M	Tree grows on the edge of G173, minor deadwood and good leaf development.	None.	40+	A1	221.7	8.4
G176	White poplar	S	28	900								N	_	10	10	10	10	6.0-W	3	M	Group grows on the edge of G173, minor deadwood and good leaf development.	None.	40+	A2	366.5	10.8
T177	White poplar	S	28	700								N	_	8	8	8	8	6.0-W	3	M	Tree grows on the edge of G173, minor deadwood and good leaf development.	None.	40+	A1	221.7	8.4

Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm) S1	S2	S3	S4	S5	S6	S7	S8	Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m) N	E	S	W	Crown Clearance (m) (1)	(2)	Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area (m^2)	(radius in m)
T178	Ash	S	28	1010								N	_	12	12	12	12	4.0-W	2	M	Tree grows on the edge of G173, really good form and leaf development, minor ivy on stem and minor deadwood.	None.	40+	A1	461.5	12.1
T179	Oak	S	13	360								N	_	5	5	5	2	2.5-E	1	M	Tree grows on the edge of the hedgerow, on the corner of fields. Suppressed by T180.	None.	20+	B1	58.6	4.3
T180	Oak	S	13	340								N	_	5	2	5	5	2.0-E	1	M	Tree grows on the edge of the hedgerow, on the corner of fields. Suppressed by T179.	None.	20+	B1	52.3	4.1
H181	Hawthorn, Blackthorn, Elm	S	2.5	80								N	_	1	1	1	1	0-N	0	SM	Field boundary hedgerow.	None.	10+	C2	2.9	1.0
T182	Oak	S	15	*1000*								N	_	6	6	6	2.5	2.0-E	0.5	M	Estimated stem measurement due to dense undergrowth. Field boundary tree, Moderate deadwood and slightly suppressed by T183.	None.	20+	B1	452.4	12.0
T183	Oak	S	16	*1000*								N	_	7	5.5	7	7	2.0-S	1.5	M	Estimated stem measurement due to dense undergrowth. Field boundary tree, great form and structure.	None.	40+	A1	452.4	12.0
G184	White poplar	S	25	600								N	_	7	7	7	7	2.0-N	2	M	Field boundary group of 5 mature poplars and 3 semi mature poplars. Therefore measurements are representative of the group.	None.	40+	A2	162.9	7.2
G185	Wych elm	S	17	350								N	_	6.5	6.5	6.5	6.5	1.0-N	1	M	Field boundary group, some dead semi mature elms within group.	None.	20+	B2	55.4	4.2
T186	Ash	S	14	370								N	_	5.5	5.5	5.5	5.5	3.0-W	2.5	M	Tree grows on the corner of the hedge, good leaf development.	None.	20+	B1	61.9	4.4
T187	Norway maple	S	11	*230*								N	_	2.5	2.5	2.5	1	1.5-E	1	EM	Estimated stem measurement due to dense undergrowth, tree grows on the southern aspect of the hedge.	None.	10+	C1	23.9	2.8
T188	Norway maple	S	3.5	80								N	_	1	1	1	1	1.0-N	1	SM	Tree grows on the southern aspect of the hedge.	None.	10+	C1	2.9	1.0
T189	Norway maple	S	3.5	110								N	_	1	1	1	1	1.0-N	1	SM	Tree grows on the southern aspect of the hedge.	None.	10+	C1	5.5	1.3
T190	Norway maple	S	3.5	90								N	_	1	1	1	1	1.0-N	1	SM	Tree grows on the southern aspect of the hedge.	None.	10+	C1	3.7	1.1
T191	Norway maple	S	3.5	90								N	_	1	1	1	1	1.0-N	1	SM	Tree grows on the southern aspect of the hedge.	None.	10+	C1	3.7	1.1
T192	Norway maple	S	3.5	100								N	_	1	1	1	1	1.0-N	1	SM	Tree grows on the southern aspect of the hedge.	None.	10+	C1	4.5	1.2
T193	Norway maple	S	3.5	110								N	_	1	1	1	1	1.0-N	1	SM	Tree grows on the southern aspect of the hedge.	None.	10+	C1	5.5	1.3
T194	Norway maple	S	3.5	180								N	_	1	1	1	1	1.0-N	1	EM	Tree grows on the southern aspect of the hedge.	None.	10+	C1	14.7	2.2
T195	Norway maple	S	3.5	100								N	_	1	1	1	1	1.0-N	1	SM	Tree grows on the southern aspect of the hedge.	None.	10+	C1	4.5	1.2
T196	Norway maple	S	3.5	120								N	_	1	1	1	1	1.0-N	1	SM	Tree grows on the southern aspect of the hedge.	None.	10+	C1	6.5	1.4
T197	Norway maple	S	3.5	110								N	_	1	1	1	1	1.0-N	1	SM	Tree grows on the southern aspect of the hedge.	None.	10+	C1	5.5	1.3

Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm) S1	S2	S3	S4	S5	S6	S7	S8	Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m) N	E	S	W	Crown Clearance (m) (1)	(2)	Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area (m^2)	(radius in m)
T198	Norway maple	S	3.5	120								N	_	1	1	1	1	1.0-N	1	SM	Tree grows on the southern aspect of the hedge.	None.	10+	C1	6.5	1.4
T199	Norway maple	S	5.5	200								N	_	2.5	2.5	2.5	2.5	1.0-N	1	EM	Tree grows on the southern aspect of the hedge.	None.	10+	C1	18.1	2.4
T200	Norway maple	S	5.5	200								N	_	3	3	3	3	2.0-N	1.5	EM	Tree grows on the northern aspect of the hedge.	None.	10+	C1	18.1	2.4
T201	Norway maple	S	5.5	200								N	_	3	3	3	3	2.0-N	1.5	EM	Tree grows on the northern aspect of the hedge.	None.	10+	C1	18.1	2.4
T202	Norway maple	S	5.5	200								N	_	3	3	3	3	2.0-N	1.5	EM	Tree grows on the northern aspect of the hedge.	None.	10+	C1	18.1	2.4
T203	Norway maple	S	5.5	200								N	_	3	3	3	3	2.0-N	1.5	EM	Tree grows on the northern aspect of the hedge.	None.	10+	C1	18.1	2.4
T204	Norway maple	S	5.5	190								N	_	2.5	2.5	2.5	2.5	2.0-N	1.5	EM	Tree grows on the northern aspect of the hedge.	None.	10+	C1	16.3	2.3
T205	Norway maple	S	5.5	190								N	_	2.5	2.5	2.5	2.5	2.0-N	1.5	EM	Tree grows on the northern aspect of the hedge.	None.	10+	C1	16.3	2.3
H206	Hawthorn, Blackthorn, Elm	S	2	80								N	_	1	1	1	1	0-N	0	SM	Field boundary hedgerow, bordering the woodland.	None.	10+	C2	2.9	1.0
G207	Ash, White willow, Crack willow, Oak, Field Maple, Wych elm, Hawthorn, Blackthorn, Elder, White poplar	S	18	350								N	_	4	4	4	4	3.0-N	2	M	Group grows on the southern aspect of the stream, ivy clad stems but good leaf development. Measurements are representative of the group.	None.	20+	B2	55.4	4.2
T208	White willow	S	16	330								N	_	4	4	4	4	3.0-W	1	M	Tree forms part of a linear planation. Good leaf development.	None.	20+	B1	49.3	4.0
G209	White willow	S	15	270								N	_	4	4	4	4	3.0-W	1	EM	Group forms part of a linear planation. Good leaf development. 2 early-mature trees and one semi-mature tree.	None.	10+	C2	33.0	3.2
G210	White willow	S	16	440								N	_	5	5	5	5	3.0-W	1	M	Group forms part of a linear planation. Good leaf development.	None.	20+	B2	87.6	5.3
T211	White willow	S	16	350								N	_	4.5	4.5	4.5	4.5	3.0-W	1	M	Tree forms part of a linear planation. Good leaf development.	None.	20+	B1	55.4	4.2
T212	White willow	S	16	350								N	_	4.5	4.5	4.5	4.5	3.0-W	1	M	Tree forms part of a linear planation. Good leaf development.	None.	20+	B1	55.4	4.2
T213	White willow	S	16	320								N	_	4	4	4	4	3.0-W	1	M	Tree forms part of a linear planation. Good leaf development.	None.	20+	B1	46.3	3.8
T214	White willow	S	16	250								N	_	4	4	4	4	3.0-W	1	EM	Tree forms part of a linear planation. Good leaf development.	None.	10+	C1	28.3	3.0
T215	Weeping willow	S	*16*	*900*								N	_	*3*	*6*	*9*	*6*	*2.0-N*	*0*	M	Measurements are estimated due to no safe access as one large limb has failed and torn off. Tree grows on the field boundary with stream on northern aspect. The large limb has fallen on to the field on the southern aspect. Stem leans south.	None.	20+	B1	366.5	10.8
G216	Norway maple, Oak, Silver birch, Hawthorn, Hornbeam, Apple, Lime	S	16	320								N	_	4	4	4	4	2.0-N	1.5	M	Linear group of trees growing on the southern aspect of the stream. Field boundary trees.	None.	20+	B2	46.3	3.8
G217	Ash, Field Maple, Crack willow, White willow, Oak, Whitebeam, Norway maple, Sycamore, Hornbeam, Cherry	S	18	480								N	_	5	5	5	5	1.5-S	1	M	Group grows on the northern aspect of the field and south of the road. Good form and healthy group of trees. There are some newly planted trees within group of <75mm.	None.	20+	B2	104.2	5.8

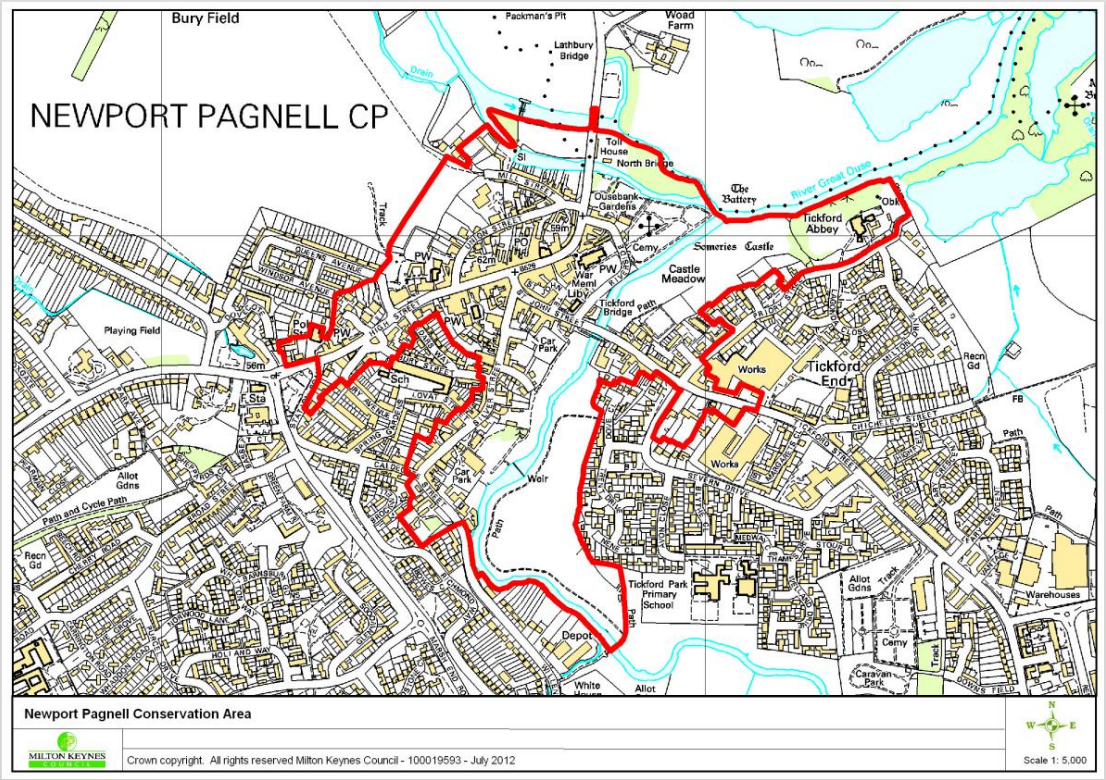
Tree Ref No.	Species	Single or Multiple Stem	Height	Stem Diameter (mm)								Very Large Girth	Ancient, Veteran or Notable	Branch Spread (m)				Crown Clearance (m)		Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution	Tree Quality Grading	Root Protection Area	
		(S or M)	(m)	S1	S2	S3	S4	S5	S6	S7	S8	(Y / N)	(A, V or N)	N	E	S	W	(1)	(2)				(years)		(m^2)	(radius in m)
G218	Cypress, Redwood, Sequoia	S	17	580								N	_	4.5	4.5	4.5	4.5	2.0-N	1	M	Conifer plantation growing on the northern aspect of the stream. Linear form, all in good condition and healthy.	None.	20+	B2	152.2	7.0
G219	Blackthorn, Field maple, Plum, Elder, Norway maple, Beech, Oak, Apple	S	13	280								N	_	4	4	4	4	2.0-S	1	EM	Field boundary group growing on both sides of the stream. Understorey Blackthorn and Elder.	None.	10+	C2	35.5	3.4
T220	Ash	S	22	*670*								N	_	*7.5*	*7.5*	*6.5*	*7.5*	*5.0-S*	*2.5*	M	Estimated measurements due to dense undergrowth and no access. Tree grows within the group. Minor deadwood and overall good form and leaf development.	None.	40+	A1	203.1	8.0
T221	Oak	S	19	860								N	_	6.5	6.5	6.5	6.5	4.0-E	2	M	Tree grows on the northern aspect of the stream, adjacent to grassed area. Occluding pruning wounds throughout, minor deadwood but overall really good tree.	None.	40+	A1	334.6	10.3
T222	White willow	S	20	500								N	_	5	5	5	5	3.0-N	1	M	Tree forms part of a linear planation. Good leaf development.	None.	20+	B1	113.1	6.0
T223	White willow	S	19	290								N	_	4.5	2.5	4	4	3.0-N	1	EM	Tree forms part of a linear planation. Good leaf development. Slightly suppressed by T221.	None.	20+	B1	38.1	3.5
T224	White willow	S	20	400								N	_	5	5	5	5	3.0-N	1	M	Tree forms part of a linear planation. Good leaf development.	None.	20+	B1	72.4	4.8
T225	White willow	S	6	80								N	_	1	1	1	1	3.0-N	3	Y	Tree forms part of a linear planation. Good leaf development.	None.	10+	C1	2.9	1.0
T226	White willow	S	6	80								N	_	1	1	1	1	3.0-N	3	Y	Tree forms part of a linear planation. Good leaf development.	None.	10+	C1	2.9	1.0
T227	White willow	S	7.5	110								N	_	1	1	1	1	3.0-N	3	SM	Tree forms part of a linear planation. Good leaf development.	None.	10+	C1	5.5	1.3
T228	White willow	S	6	90								N	_	1	1	1	1	3.0-N	3	Y	Tree forms part of a linear planation. Good leaf development.	None.	10+	C1	3.7	1.1
T229	White willow	S	17	340								N	_	5	5	5	5	3.0-S	1	M	Tree forms part of a linear planation. Good leaf development. Two broken branches at 3m and 4m on the southern aspect.	None.	20+	B1	52.3	4.1
T230	White willow	S	7.5	120								N	_	1	1	1	1	3.0-N	3	SM	Tree forms part of a linear planation. Good leaf development.	None.	10+	C1	6.5	1.4
T231	White willow	S	19	440								N	_	5	5	5	5	3.0-E	2	M	Tree forms part of a linear planation. Good leaf development. Dead branches in the eastern aspect at 3m.	None.	20+	B1	87.6	5.3
T232	White willow	S	15	210								N	_	3.5	3.5	3.5	3.5	3.0-E	2	EM	Tree forms part of a linear planation. Good leaf development.	None.	20+	B1	20.0	2.5
T233	White willow	S	19	450								N	_	5	5	5	5	3.0-E	2	M	Tree forms part of a linear planation. Good leaf development.	None.	20+	B1	91.6	5.4
T234	White willow	S	7	100								N	_	1	1	1	1	3.0-N	3	SM	Tree forms part of a linear planation. Good leaf development.	None.	10+	C1	4.5	1.2
T235	White willow	S	19	380								N	_	5	5	5	5	3.0-E	2	M	Tree forms part of a linear planation. Good leaf development.	None.	20+	B1	65.3	4.6
T236	White willow	S	19	290								N	_	5	5	5	5	3.0-E	2	EM	Tree forms part of a linear planation. Good leaf development.	None.	20+	B1	38.1	3.5
T237	White willow	S	7	80								N	_	1	1	1	1	3.0-N	3	Y	Tree forms part of a linear planation. Good leaf development.	None.	10+	C1	2.9	1.0

Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm) S1	S2	S3	S4	S5	S6	S7	S8	Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m) N	E	S	W	Crown Clearance (m) (1)	(2)	Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area (m^2)	(radius in m)
T238	White willow	S	19	420								N	_	5	5	5	5	3.0-E	2	M	Tree forms part of a linear planation. Good leaf development.	None.	20+	B1	79.8	5.0
G239	White willow	S	19	420								N	_	5	5	5	5	3.0-E	2	M	Tree forms part of a linear planation. Good leaf development.	None.	20+	B2	79.8	5.0
G240	White willow	S	22	350								N	_	5.5	5.5	5.5	5.5	1.0-N	0.5	M	Group grows on both sides of the stream. Good form and leaf development.	None.	20+	B2	55.4	4.2
G241	Oak, White willow, Ash, Silver birch, Weeping willow, Hawthorn, Sycamore	S	18	380								N	_	6	6	6	6	2.0-S	1	M	Mixed species group growing adjacent to the stream. Group contains various ages therefore measurements are representative of the group.	None.	20+	B2	65.3	4.6
G242	Oak, Hawthorn	S	28	1000								N	_	10	10	10	10	2.0-S	2	M	Group of 6 Oak trees, great form and structure and leaf development. Minor deadwood. Understorey group of younger self seeded trees.	None.	40+	A123	452.4	12.0
T243	Oak	S	28	1200								N	_	10	10	10	10	3.0-E	2	M	Tree grows as part of the group but has a significantly larger stem. Some deadwood throughout but overall a very good tree.	None.	40+	A123	651.5	14.4
G244	White willow	S	22	480								N	_	5	5	5	5	3.0-E	2	M	Tree forms part of a linear planation. Good leaf development. Group contains mixed ages therefore measurements are representative of the group. There are some young newly planted trees <75mm.	None.	20+	B2	104.2	5.8
G245	Field Maple, Hawthorn, Elder	S	8	230								N	_	3	3	3	3	0.5-N	0.5	EM	Group grows adjacent to the road.	None.	10+	C2	23.9	2.8
G246	Oak, Norway maple, Horse chestnut, Ash	S	17	370								N	_	5.5	5.5	5.5	5.5	2.0-S	0.5	M	Group grows adjacent to the road. Good leaf development throughout.	None.	20+	B2	61.9	4.4
G247	Oak, Ash	S	28	900								N	_	8.5	8.5	8.5	8.5	3.0-E	2	M	Group of 6 Oaks and 1 Ash, one Oak is in decline but all other trees are in excellent condition with good leaf development.	RSK Geosciences to inform the landowner of the condition of 1x Oak Tree within the group.	40+	A2	366.5	10.8
H248	Hawthorn, Blackthorn	S	2	80								N	_	1	1	1	1	0-N	0	SM	Field boundary hedgerow.	None.	10+	C2	2.9	1.0
G249	Cypress	S	23	400								N	_	6	6	6	6	2.0-N	2	M	Group grows behind the hedgerow.	None.	20+	B2	72.4	4.8
G250	Oak, Wych elm, Field Maple, Ash	S	28	900								N	_	8.5	8.5	8.5	8.5	3.0-E	2	M	Group of large mature Oak trees and early mature Wych elm, Field Maple and Ash. Excellent condition and form.	None.	40+	A2	366.5	10.8
G251	Hawthorn, Blackthorn, Field maple, Elder	S	4.5	100								N	_	1.5	1.5	1.5	1.5	0-N	0	SM	Field boundary group.	None.	10+	C2	4.5	1.2
G252	Ash, Walnut, Horse chestnut, Wych elm	M(a)	11	250	250	150	100					N	_	5.5	5.5	5.5	5.5	1.0-N	1	M	Group grows within the field boundary group. Good leaf development.	None.	20+	B2	71.3	4.8
G253	Ash	M(a)	11	250	220							N	_	5	5	5	5	1.0-N	1	EM	Group grows within the field boundary group. Good leaf development.	None.	10+	C2	50.2	4.0
G254	Hawthorn, Blackthorn, Field maple, Elder, Walnut, Ash, Sycamore	M(a)	8.5	150	120	100						N	_	2.5	2.5	2.5	2.5	0-N	0	EM	Field boundary group.	None.	10+	C2	21.2	2.6
T255	Hawthorn	S	5	140								N	_	2	2	2	2	0-N	0	EM	Grows within the brambles on field boundary.	None.	10+	C1	8.9	1.7
G256	Blackthorn	M(a)	3.5	100	100	100						N	_	1.5	1.5	1.5	1.5	0-N	0	SM	Grows within the brambles on field boundary.	None.	10+	C2	13.6	2.1
T257	Oak	S	5.5	*210*								N	_	2	2	2	2	2.0-N	1	EM	Estimated stem measurement due to dense undergrowth. Grows within the brambles on field boundary.	None.	10+	C1	20.0	2.5

Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm) S1	S2	S3	S4	S5	S6	S7	S8	Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m) N	E	S	W	Crown Clearance (m) (1)	(2)	Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area (m^2)	(radius in m)
T258	Oak	S	6.5	310								N	_	3	3	3	3	2.0-N	1	M	Grows within the brambles on field boundary. Occluding wound on the stem at 1.5m north.	None.	20+	B1	43.5	3.7
T259	Oak	S	6.5	210								N	_	2.5	2.5	2.5	2.5	2.0-N	1	EM	Grows within the brambles on field boundary.	None.	10+	C1	20.0	2.5
T260	Oak	S	6	210								N	_	2.5	2.5	2.5	2.5	2.0-N	1	EM	Grows within the brambles on field boundary.	None.	10+	C1	20.0	2.5
T261	Oak	S	8	320								N	_	3.5	3.5	3.5	3.5	2.0-N	1	M	Grows within the brambles on field boundary.	None.	20+	B1	46.3	3.8
T262	Oak	S	6	160								N	_	0.5	2	2	2	1.0-W	1	EM	Grows within the brambles on field boundary. Suppressed by T262	None.	10+	C1	11.6	1.9
T263	Oak	S	8	320								N	_	3.5	3.5	3.5	3.5	2.0-N	1	M	Grows within the brambles on field boundary.	None.	20+	B1	46.3	3.8
T264	Oak	S	10	*320*								N	_	3.5	3.5	3.5	3.5	2.0-N	1	M	Estimated stem measurement due to dense undergrowth. Grows within the brambles on field boundary.	None.	20+	B1	46.3	3.8
T265	Oak	S	10	*320*								N	_	3.5	3.5	3.5	3.5	2.0-N	1	M	Estimated stem measurement due to dense undergrowth and ivy clad stem. Grows within the brambles on field boundary.	None.	20+	B1	46.3	3.8
T266	Oak	M(a)	6	140	140							N	_	3	3	3	3	0.5-W	1	EM	Grows within the brambles on field boundary.	None.	10+	C1	17.7	2.4
T267	Oak	S	12	340								N	_	5	5	5	5	2.0-N	1	M	Grows within the brambles on field boundary.	None.	20+	B1	52.3	4.1
T268	Oak	S	12	340								N	_	5	5	5	5	2.0-N	1	M	Grows within the brambles on field boundary.	None.	20+	B1	52.3	4.1
T269	Horse chestnut	S	15	310								N	_	3.5	1	3.5	3.5	2.0-N	3	M	Tree grows on the corner of the field. Suppressed by T269.	None.	20+	B1	43.5	3.7
T270	Oak	S	16	*380*								N	_	3	5	6	3	2.0-N	3	M	Estimated measurements due to tree growing on private property. Tree grows adjacent to the driveway. Good leaf development.	None.	20+	B1	65.3	4.6
H271	Elm, Hawthorn	S	2	80								N	_	1	1	1	1	0-N	0	SM	Field boundary hedgerow, adjacent to the road on the northern aspect.	None.	10+	C2	2.9	1.0
T272	Oak	S	6.5	250								N	_	2.5	2.5	2.5	2.5	2.0-S	1	EM	Tree grows on the southern aspect of the hedgerow, on the field boundary. No significant defects at the time of the survey.	None.	10+	C1	28.3	3.0
T273	Oak	S	22	*1000*								N	_	9	9	9	9	2.0-W	1	M	Estimated stem measurement due to dense undergrowth. Field boundary tree in excellent condition. Minor ivy on the stem.	None.	40+	A1	452.4	12.0
T274	Oak	S	6.5	180								N	_	2.5	2.5	2.5	2.5	2.0-S	1	EM	Tree grows on the southern aspect of the hedgerow, on the field boundary. No significant defects at the time of the survey.	None.	10+	C1	14.7	2.2
T275	Ash	S	18	600								N	_	7	7	7	7	4.0-N	1	M	Field boundary tree growing on the southern aspect of the hedgerow. Good leaf development and minor deadwood.	None.	20+	B1	162.9	7.2
G276	Oak	S	11	340								N	_	5	5	5	5	2.0-N	1	M	Group of 3 trees, no significant defects at the time of the survey.	None.	20+	B2	52.3	4.1
G277	Oak	S	12	350								N	_	5	5	5	5	2.0-N	1	M	Group grows on southern aspect of the hedgerow, mix of early mature to mature trees therefore measurements are representative of the group. Some ivy on stems.	None.	20+	B2	55.4	4.2

Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm) S1	S2	S3	S4	S5	S6	S7	S8	Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m) N	E	S	W	Crown Clearance (m) (1)	(2)	Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area (m^2)	(radius in m)
T278	Oak	S	10	*300*								N	_	5	5	5	5	2.0-N	1	M	Estimated stem measurement due to dense undergrowth. Minor deadwood throughout.	None.	20+	B1	40.7	3.6
T279	Oak	S	6.5	*220*								N	_	2.5	2.5	2.5	2.5	2.0-S	1	EM	Estimated stem measurement due to dense undergrowth. No significant defects at the time of the survey.	None.	10+	C1	21.9	2.6
T280	Oak	S	16	*920*								N	_	7.5	7.5	7.5	7.5	2.0-W	2	M	Estimated stem measurement due to dense undergrowth and ivy on the stem to mid height. Moderate amounts of deadwood in the crown.	None.	20+	B1	383.0	11.0
T281	Oak	S	6.5	260								N	_	2.5	2.5	2.5	2.5	2.0-S	1	EM	Tree grows on the southern aspect of the hedgerow, on the field boundary. No significant defects at the time of the survey.	None.	10+	C1	30.6	3.1
T282	Oak	S	6.5	260								N	_	2.5	2.5	2.5	2.5	2.0-S	1	EM	Tree grows on the southern aspect of the hedgerow, on the field boundary. No significant defects at the time of the survey.	None.	10+	C1	30.6	3.1
H283	Elm, Hawthorn, Blackthorn	M(a)	3	100	80	75						N	_	1.5	1.5	1.5	1.5	0-N	0	SM	Field boundary hedgerow.	None.	10+	C2	10.0	1.8
H284	Elm, Hawthorn, Blackthorn	M(a)	3	100	80	75						N	_	1.5	1.5	1.5	1.5	0-N	0	SM	Field boundary hedgerow. Some dead elm trees within the hedgerow.	None.	10+	C2	10.0	1.8
T285	Ash	M(a)	15	500	500							N	_	6.5	6.5	6.5	6.5	2.0-W	1	M	Field boundary tree. Moderate deadwood in the canopy. Multiple Inontus hispidus fungi on both stems.	None.	10+	C1	226.2	8.5
T286	Ash	S	13	*400*								N	_	4.5	4.5	4.5	4.5	3.0-S	2	M	Estimated stem measurement due to dense ivy growing to mid height. Minor deadwood.	None.	20+	B1	72.4	4.8
G287	Ash	S	13	350								N	_	5	5	5	5	2.0-S	1	M	Group grows on the northern aspect of the hedgerow. Some ivy clad stems, good leaf development and minor deadwood.	None.	20+	B2	55.4	4.2

Appendix 6: Conservation Area Search



Appendix 7: Tree Preservation Oder Enquiry Email

TPO / CA search enquiry

TW

Tiara Wijaya
To 'customerservices@milton-keynes.gov.uk'

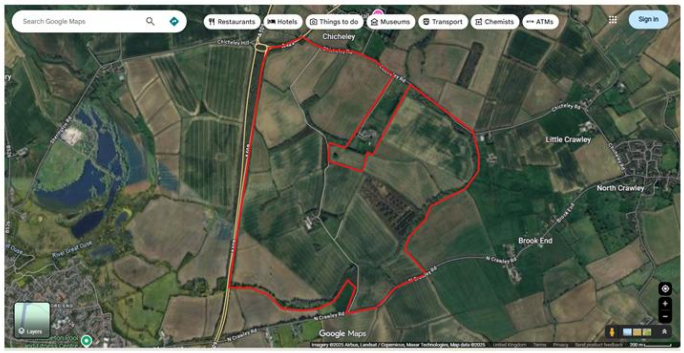
Reply | Reply All | Forward

Mon 15/09/2025 16:32

Good afternoon,

Please could you confirm if there are any trees protected by a tree preservation order on or within the redline boundary in the image below. Could you also confirm if any part of this site is located within a conservation area.

This area is located to the east of Newport Pagnell. Thank you in advance.

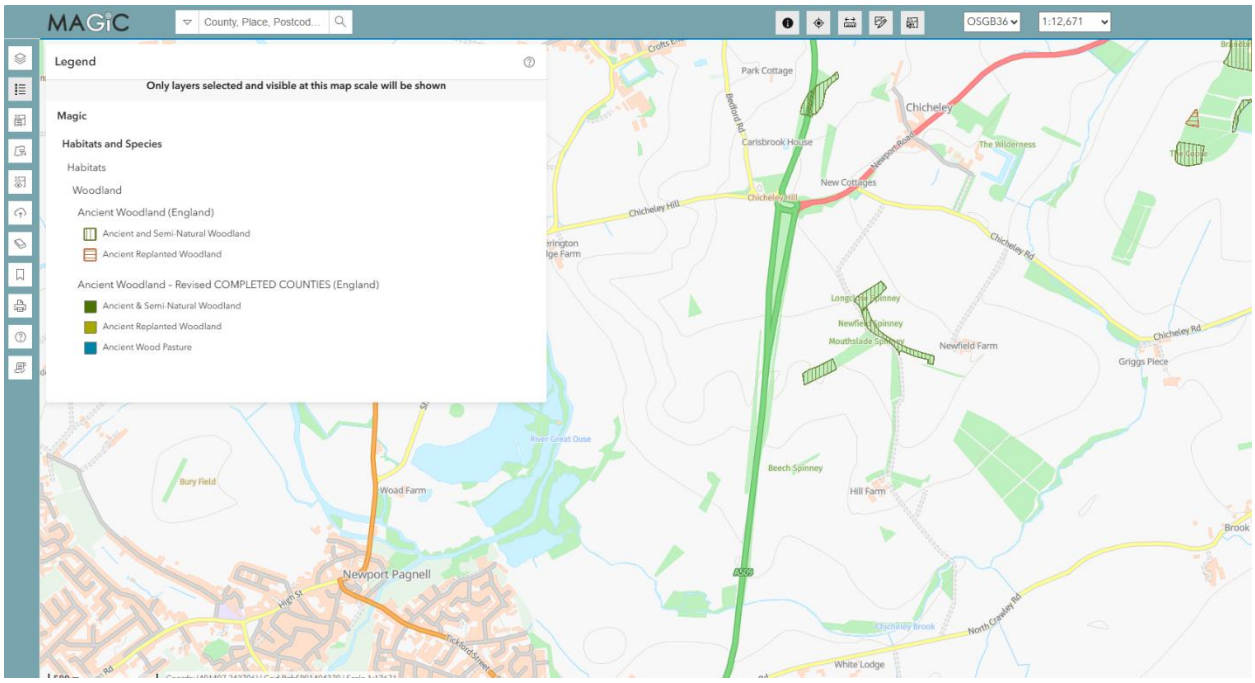


Kind regards,

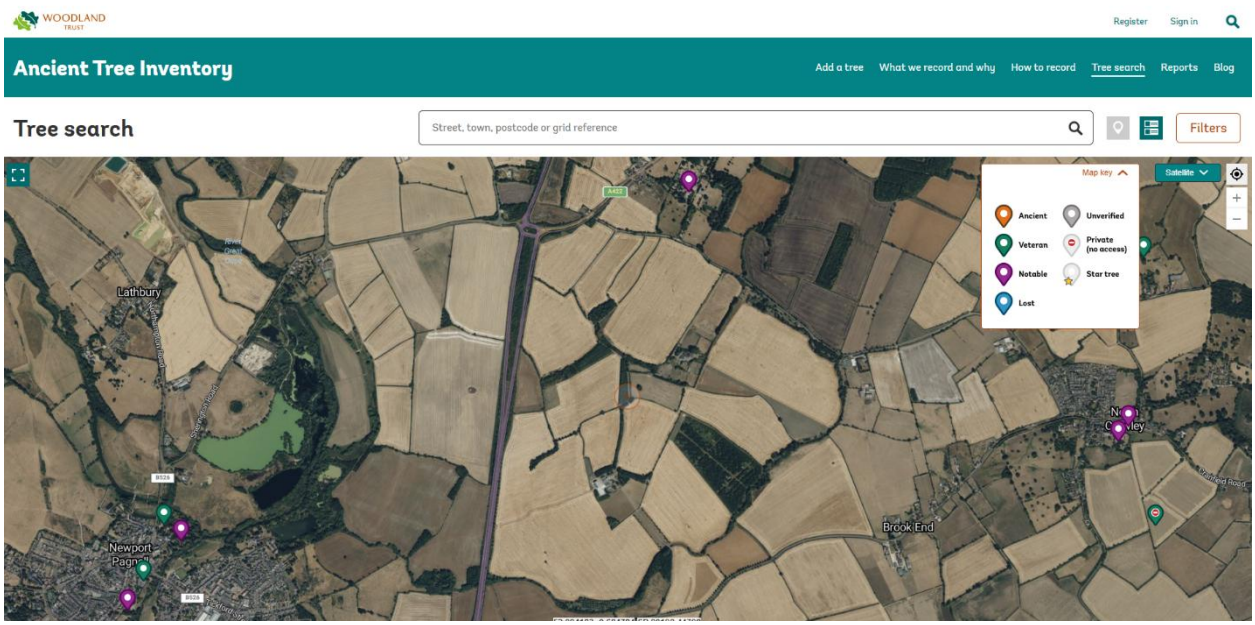
Tiara Wijaya
BSc Environmental Science
Arboricultural Consultant
Environment
ADAS

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Appendix 8: Ancient Woodland Search



Appendix 9: Ancient Tree Inventory Search



Appendix 10: Cascade Chart for Tree Quality Assessment

See following page.

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

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

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Appendix 11: RPA Guidance

The Root Protection Area (RPA) is calculated from the stem diameter of the tree, in accordance with the guidance contained in section 4.6 of BS 5837:2012.

These areas are normally sacrosanct, and should not be entered, by traffic or foot, during construction, or used to store materials, fuel or chemicals.

Protective fencing should be erected along the edge of the RPA, before construction begins, and should not be moved until after all construction has finished and vacated the site. The type of fencing used should be fit for purpose and ordinarily conform to the recommendations given in section 6.2.2 of BS 5837:2012 and be erected similar to the example shown in Figure 2 of the same standard.

Where underground services cannot be routed outside the RPA, these should be installed by trenchless technology, such as a directional drill. Where this technology is used the underground channel created should be no less than 600mm below normal ground level, or the base of the tree. Also, the starting and receiving excavations should not be within the RPA. Drill channel lubricant should be avoided, other than water, unless precautions are taken to prevent contamination of soil and possibly water. Hand digging may be an alternative to trenchless excavation, but this is less desirable, and not always practical.

When determining the workable space around the RPA of a tree or trees, it is also important to maintain a working zone of one metre (which is usually sufficient) between the edge of construction and the protective fencing.

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