

Crown Wharf, Port Talbot Docks Arboriculture Baseline Note edp7470_r002d

1. Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by LanzaTech UK Limited (hereafter referred to as the ‘the Applicant’) to undertake a *BS 5837:2012 Trees in Relation to Design, Demolition and Construction* compliant survey of trees in relation to the proposed development of Crown Wharf, Port Talbot Docks (hereafter referred to as ‘the Study Area’).
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cardiff and Cheltenham. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk).
- 1.3 The Study Area is located south of Port Talbot centre and to the north of the Port Talbot Steelworks within the Local Planning Authority (LPA) of Neath Port Talbot Council (NPTC). It currently comprises undeveloped areas, with portions of concrete hard standing and a section of disused railway.
- 1.4 The survey was initially carried out on 14 July 2022. Further surveying was carried out on 04 October 2022 and 03 July 2023 as additional extents were added to the Study Area.

2. Methodology and Limitations

- 2.1 The methodology adopted for this survey is based on guidelines set out in *BS 5837:2012 Trees in Relation to Design, Demolition and Construction*, especially Section 4.4, ‘Tree Survey’. Site trees and other significant vegetation are as noted on the Tree Constraints Plan (**Annex EDP 1**) and this data has been derived from topographical survey data. All surveyed items are detailed in **Annex EDP 2**. No other trees are covered by this survey.
- 2.2 All trees have been visually inspected from ground level unless otherwise stated, with no climbing or further detailed investigative tests being undertaken. The comments on their condition are based on observable factors present at the time of inspection. All measurements are metric and have been recorded in accordance with the measurement conventions set out in Section 4.4.2.6 of BS 5837:2012.



- 2.3 Any recommendations given regarding longer-term management are made on the basis of optimising the life expectancy of site trees, given their current situation and any effects that may result from the development proposals.
- 2.4 The schedule in **Annex EDP 2** provides information about the following factors in accordance with Section 4.4.2.5 of BS 5837:2012:
- Sequential reference number (recorded on **Plan EDP 1**);
 - Species;
 - Height;
 - Stem diameter;
 - Branch spread;
 - Canopy clearance above ground level;
 - Life stage;
 - Physiological condition;
 - Structural condition;
 - Comments/notes;
 - Recommendations (and tree work priority);
 - Estimated remaining contribution;
 - Category grading; and
 - Root protection radius.
- 2.5 Due to the changing nature of trees and other site circumstances, this report and any recommendations made are limited to a 24-month period from the survey date. Any alterations to the Study Area could change the current circumstances and may invalidate this report and any recommendations made.
- 2.6 Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer damage under average conditions. Regular inspections can help to identify potential problems before they become acute.



2.7 A lack of recommended work does not imply that a tree is safe and likewise, it should not be implied that a tree will be made safe following the completion of any recommended work.

2.8 The subject trees have not been tagged for identification purposes.

3. Aims and Objectives

3.1 The purpose of this Baseline Note is to:

- Identify principal trees suitable for retention; and
- Identify the constraints associated with retained trees to inform the design and layout of any forthcoming proposals and, in turn, inform an Arboricultural Impact Assessment.

4. Summary of Tree Stock

4.1 The survey has identified 64 individual trees and 62 groups of trees, totalling 126 items. Of these 126 items, 13 have been categorised as B, of moderate quality; and 110 have been categorised as C and are of low quality. In addition, three items have been categorised as U and are considered unsuitable for retention.

4.2 All surveyed items are as noted on **Annex EDP 1** and detailed in the schedule at **Annex EDP 2**.

4.3 An illustrative summary of the species diversity, age distribution and grading categorisation for the Study Area is provided in **Annex EDP 3**.

4.4 Overall, the items identified across the Study Area are primarily of self-sown trees of low value, with the exception of 13 category B items. These category B items are located within the boundaries of the Study Area, and therefore may represent a constraint.

5. Local Planning Policy

Neath Port Talbot Council's Local Planning Policy

Local Development Plan 2011–2026 (Adopted January 2016)

5.1 Policy EN7: Important Natural Features states:

“Development proposals that would adversely affect ecologically or visually important natural features such as trees, woodlands, hedgerows / field boundaries, watercourses or ponds will only be permitted where:



1. *Full account has been taken of the relevant features in the design of the development, with measures put in place to ensure that they are retained and protected wherever possible; or*
2. *The biodiversity value and role of the relevant feature has been taken into account and where removal is unavoidable, mitigation measures are agreed.”*

6. Statutory Protection

Tree Preservation Orders and Conservation Areas

- 6.1 The Study Area is not within a designated conservation area nor are any specimens subject to Tree Preservation Orders.

7. Protected Wildlife and Trees

Bats

- 7.1 All species of British bat comprise European Protected Species (EPS) and are afforded it protection under the *Conservation of Habitats and Species Regulations 2017* (as amended). Further information is provided in **Annex EDP 4**.

Nesting Birds

- 7.2 All wild birds, their nests and eggs are protected under Section 1 of the *Wildlife and Countryside Act 1981* (as amended). Harm to wild birds can mostly be avoided by timing works to avoid the main bird breeding season, considered to run between March and August inclusive. Further information on their protection is provided in **Annex EDP 4**.

8. Site-specific Constraints

- 8.1 As shown by **Annex EDP 1**, the surveyed items located across the Study Area are primarily self-sown trees of low or no arboricultural value.
- 8.2 A number of items are located outside, but adjacent to the Study Area, and therefore these items are not under the control of the Client. Items outside of the clients control require consideration when designing forthcoming proposals as to avoid interference with the trees canopy or root protection area (RPA).
- 8.3 Further information on above and below ground arboricultural constraints is provided in **Annex EDP 5**.

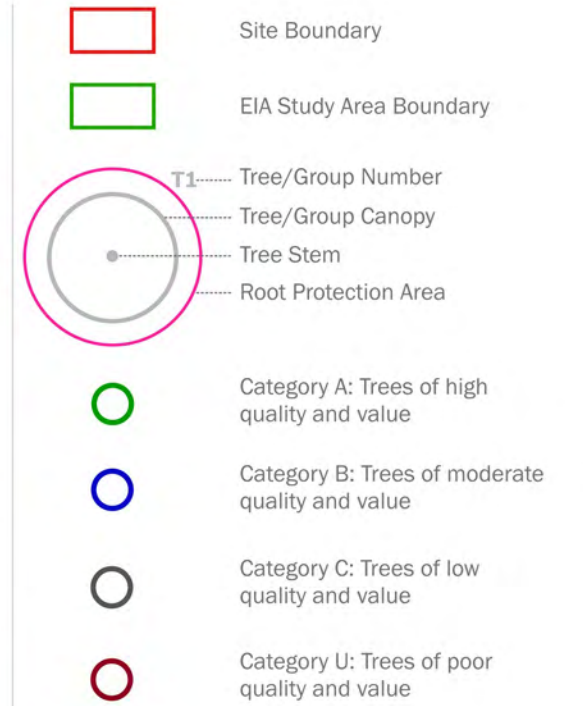
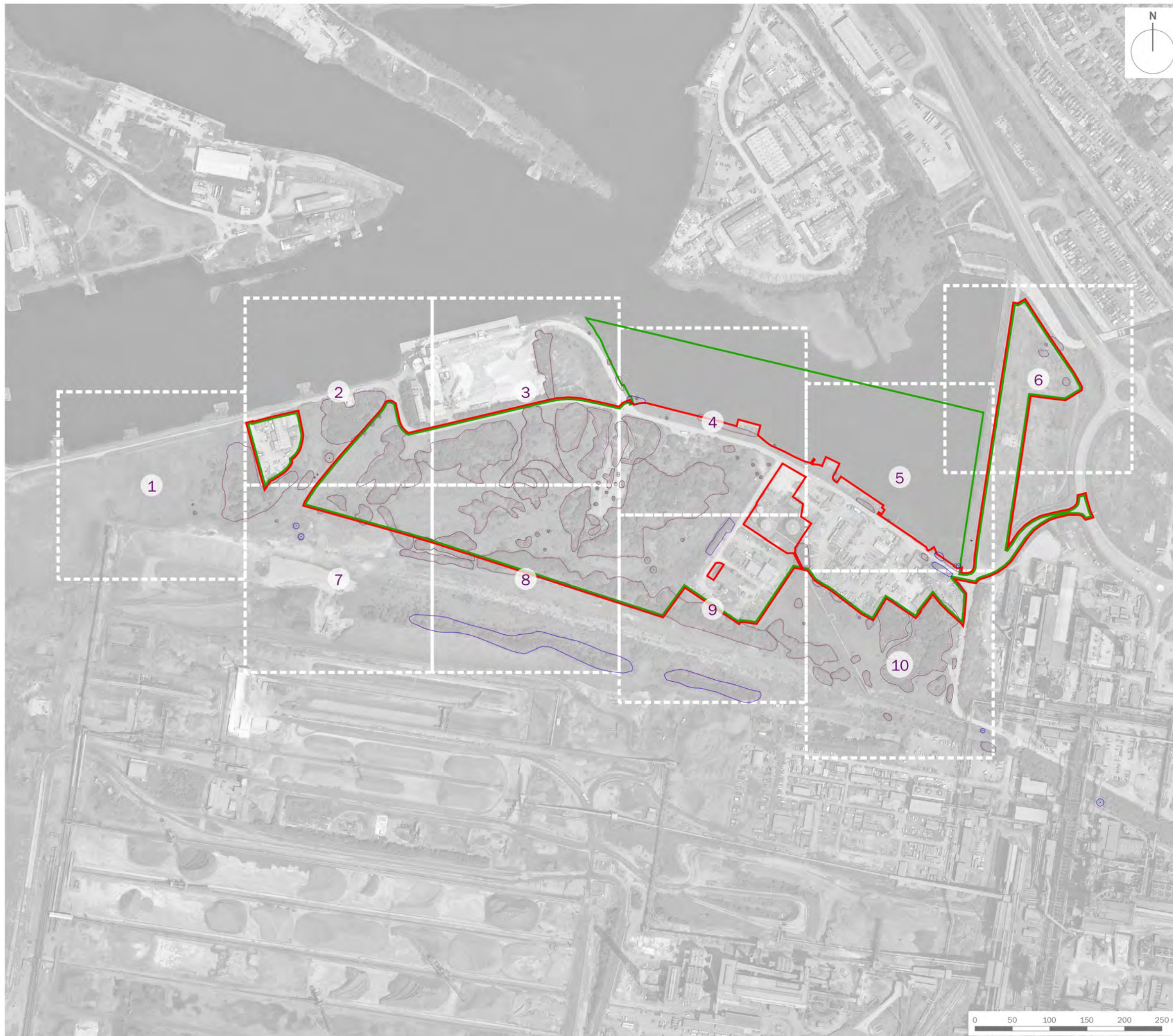


9. Conclusion

- 9.1 Of the items surveyed, 13 items have been categorised as B, of moderate quality. These items should be prioritised for retention, where practicable. These category B items are located within the Study Area in such a way that they may represent a constraint.
- 9.2 All trees provide positive environmental and ecological contributions, irrespective of current condition. The default position, when designing any new development is typically to seek to retain all trees insofar as is practicable, regardless of category grading. However, in this instance, it is understood that due to the nature of the proposed scheme and, in particular, in light of significant fire/explosion risk issues, that it is the case that all existing trees will need to be removed as part of the proposals. On this basis, mitigation of tree loss will need to be considered on an 'off site' basis, alongside offsite mitigation for biodiversity etc.



Annex EDP 1
Tree Constraints Plan
(edp7470_d001d 10 August 2023 DJo/DGa)



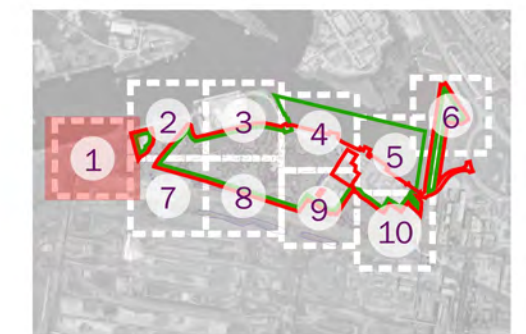
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project title	Crown Wharf, Port Talbot Docks		
drawing title	Tree Constraints Plan (Overview)		
date	10 AUGUST 2023	drawn by	DJo
drawing number	edp7470_d001d	checked	DGa
scale	1:5,000 @ A3	QA	VMS



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- Site Boundary
- EIA Study Area Boundary
- T1----- Tree/Group Number
- Tree/Group Canopy
- Tree Stem
- Root Protection Area
- Category A: Trees of high quality and value
- Category B: Trees of moderate quality and value
- Category C: Trees of low quality and value
- Category U: Trees of poor quality and value



client
LanzaTech UK Limited

project title
Crown Wharf, Port Talbot Docks

drawing title
Tree Constraints Plan (Sheet 1 of 10)

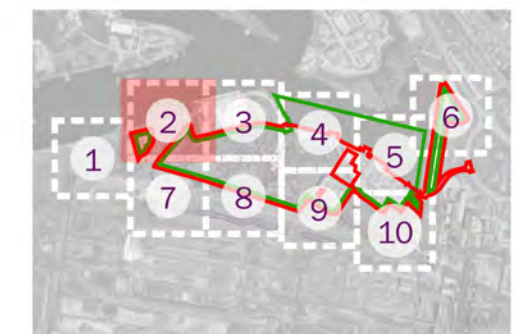
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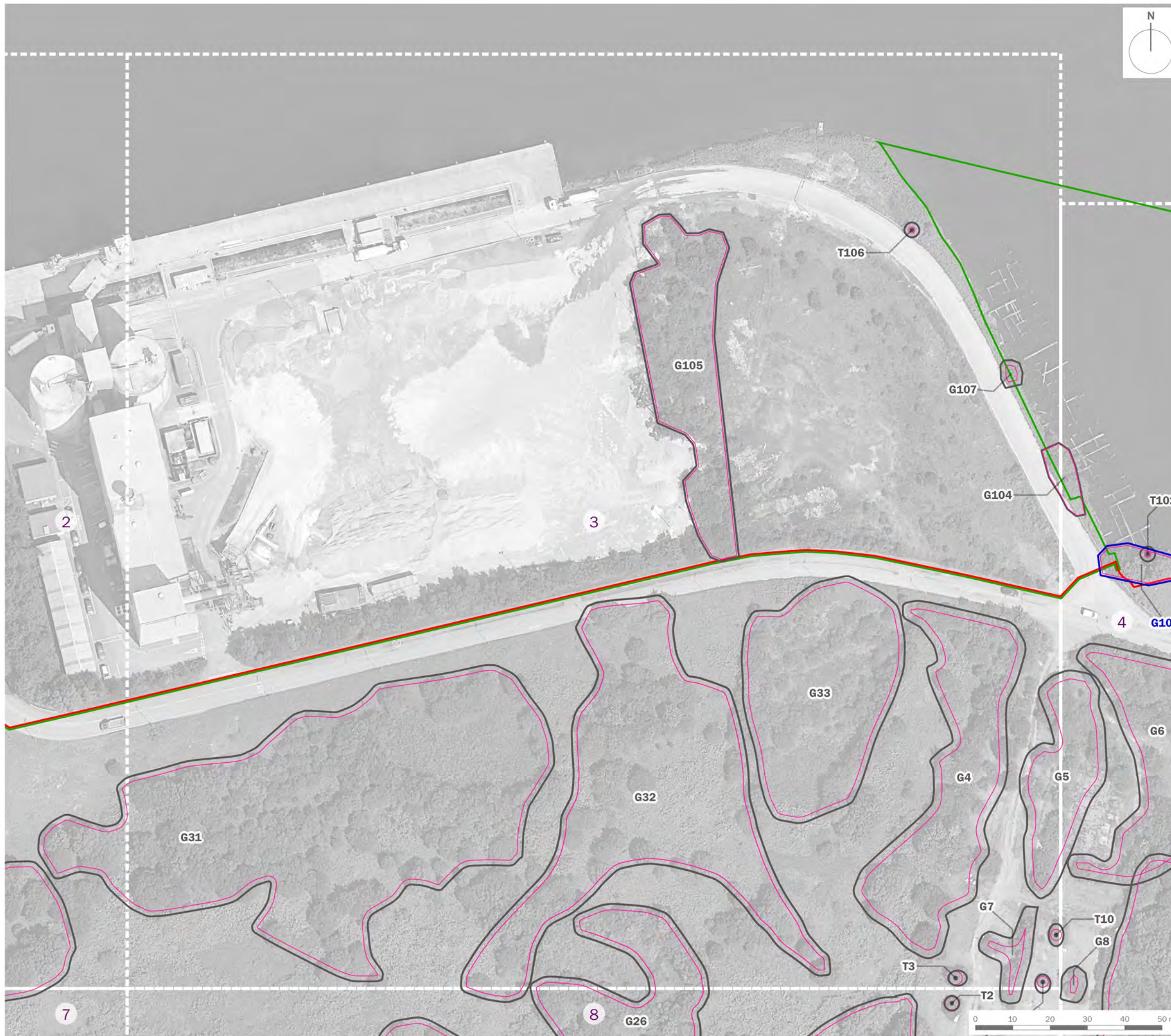
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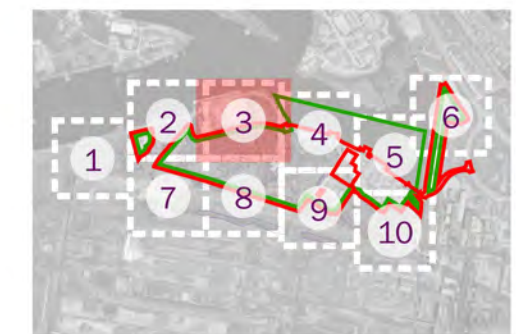
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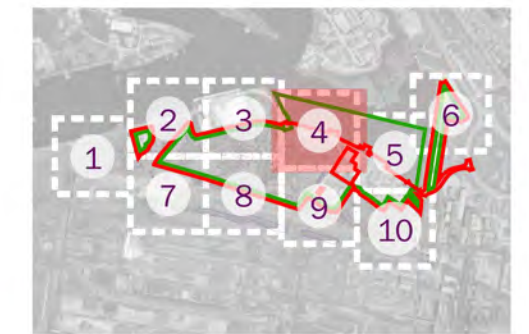
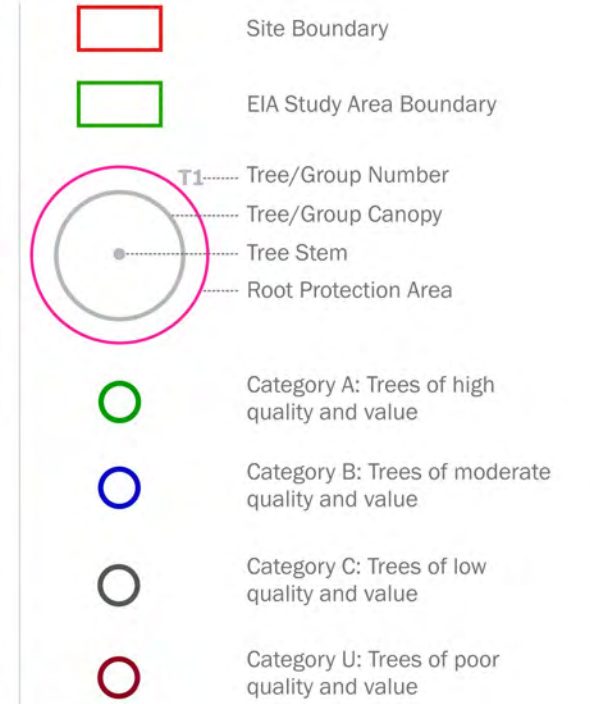
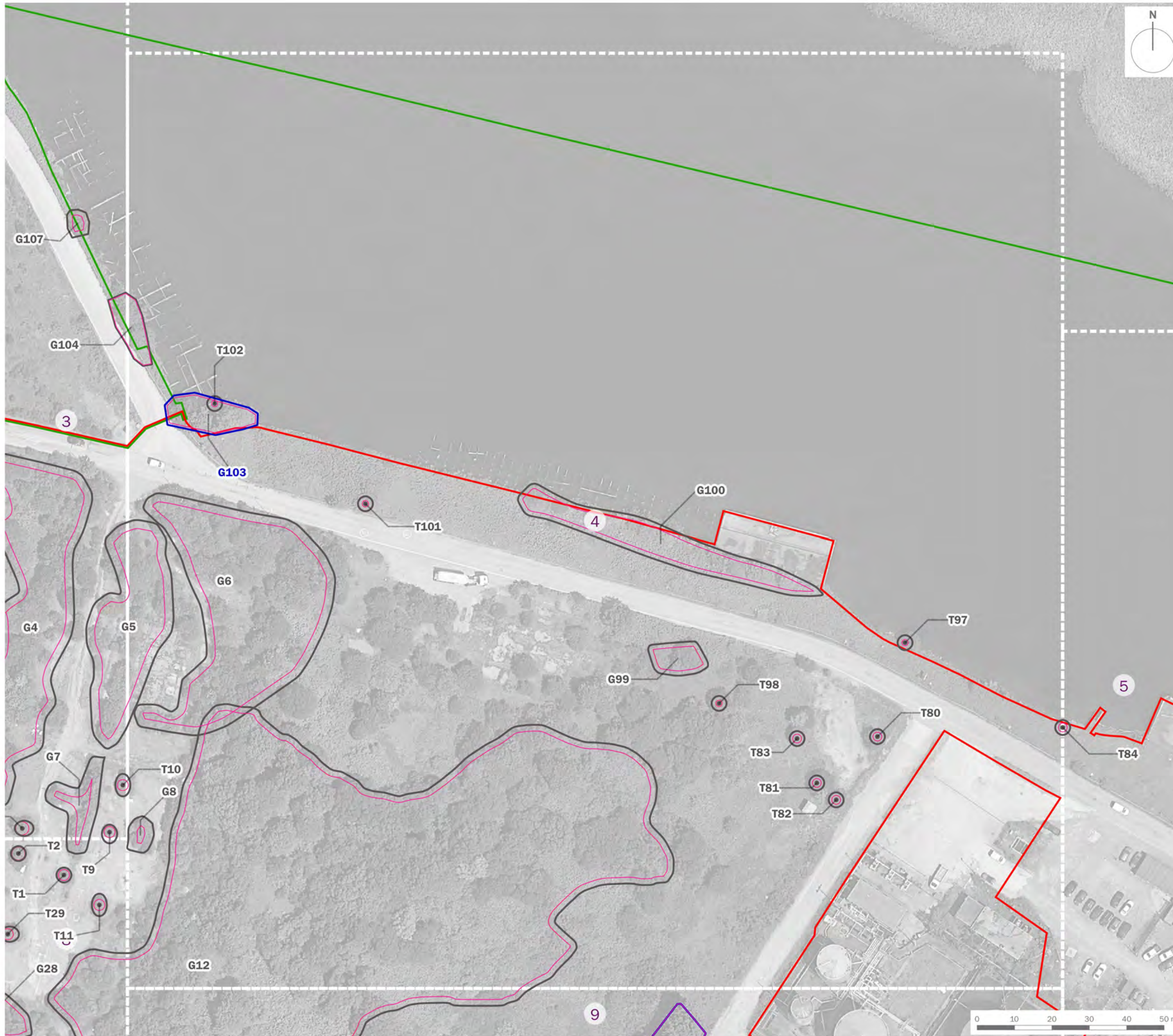
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- T1----- Tree/Group Number
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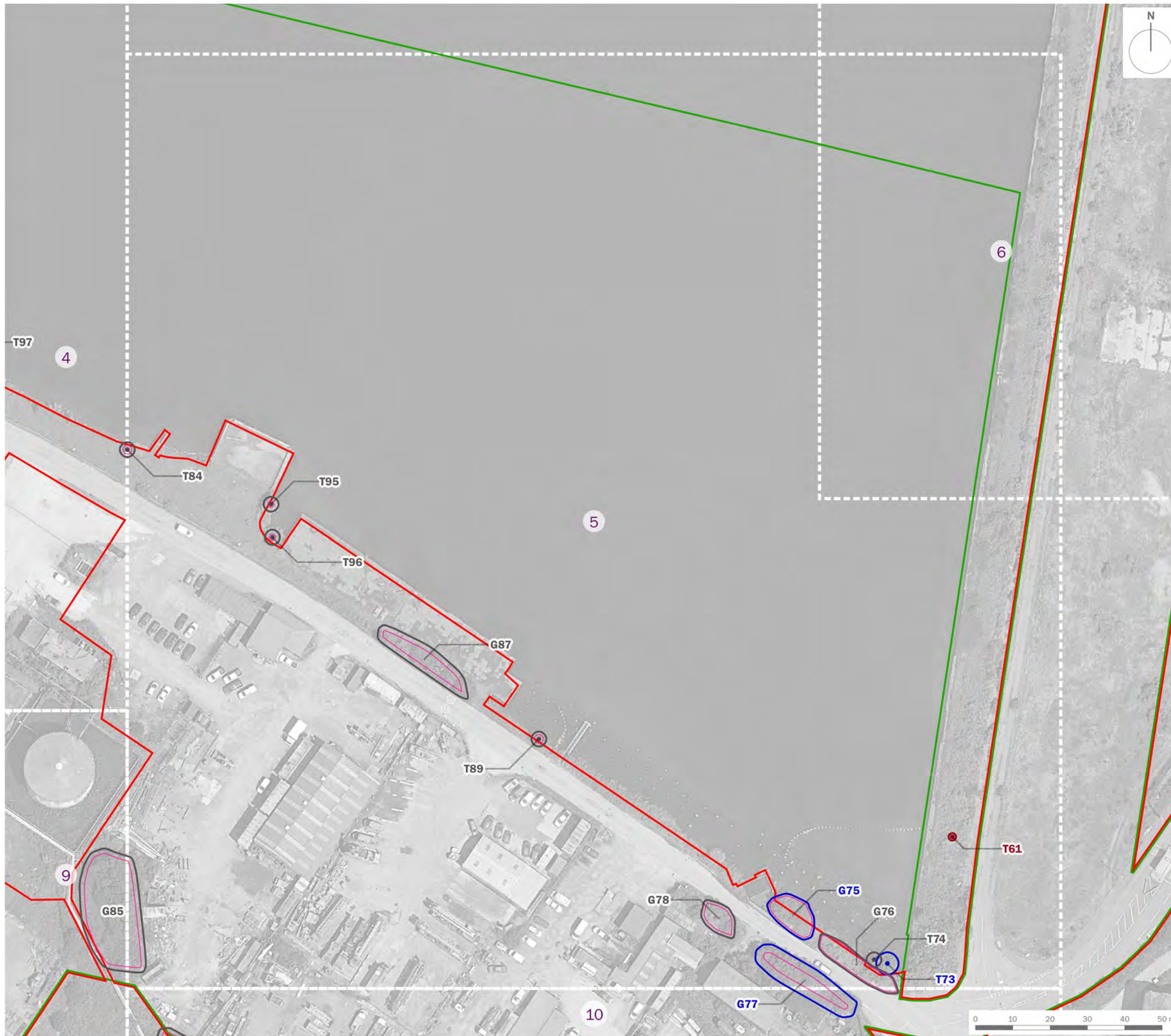
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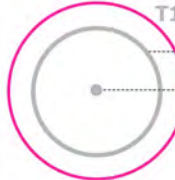






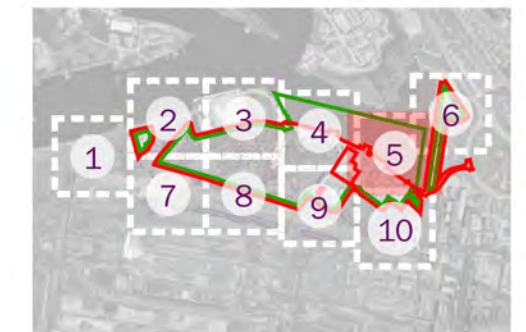
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-  Site Boundary
-  EIA Study Area Boundary
- 
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project title

Crown Wharf, Port Talbot Docks

drawing title



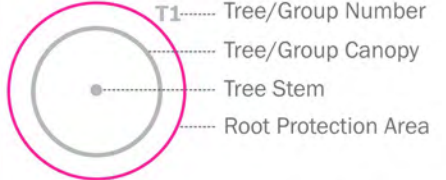




Tree Constraints Plan (Sheet 5 of 10)

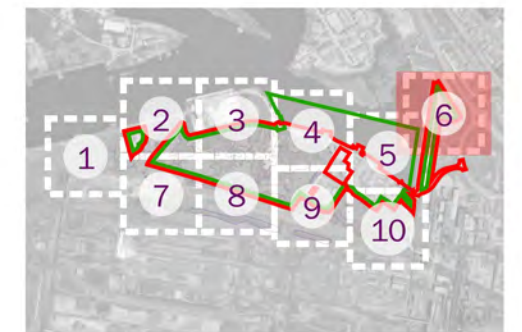
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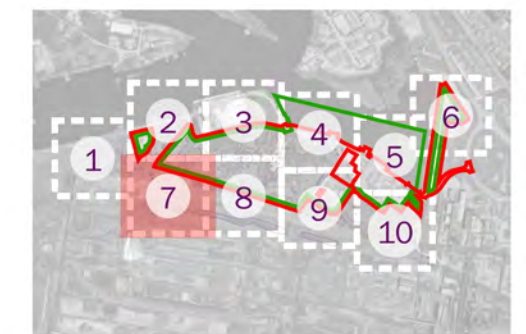
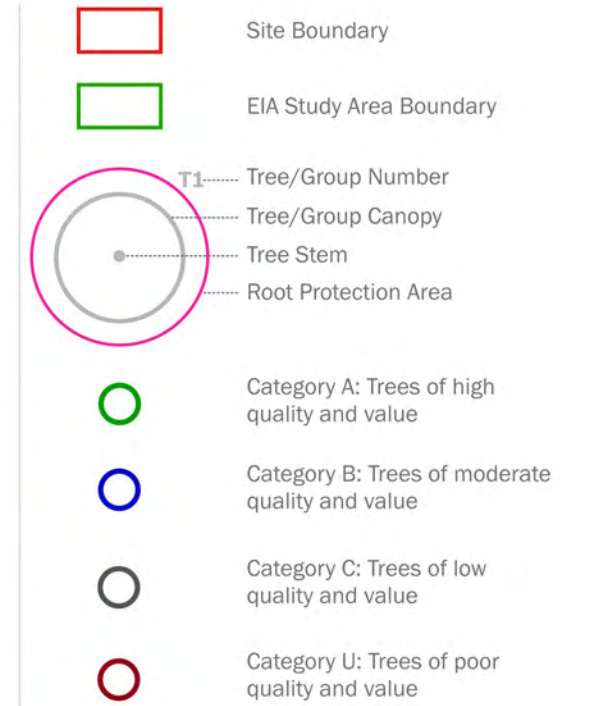
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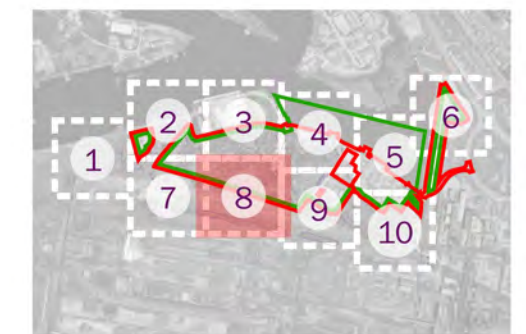
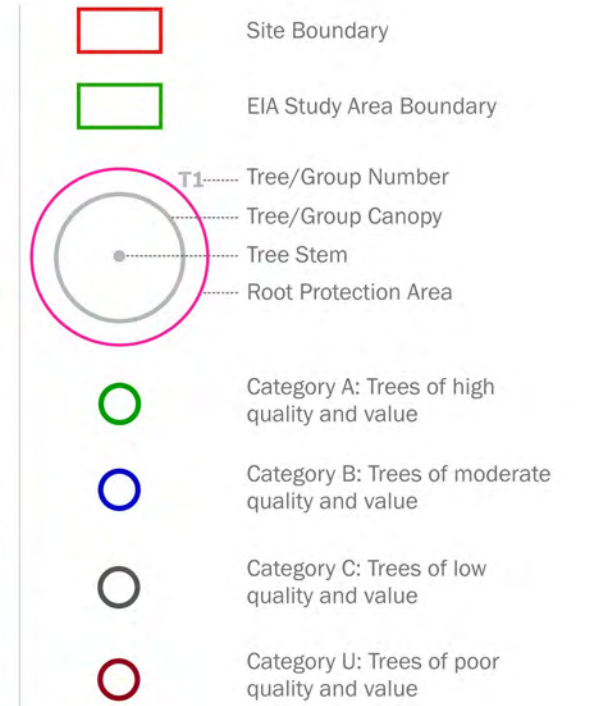
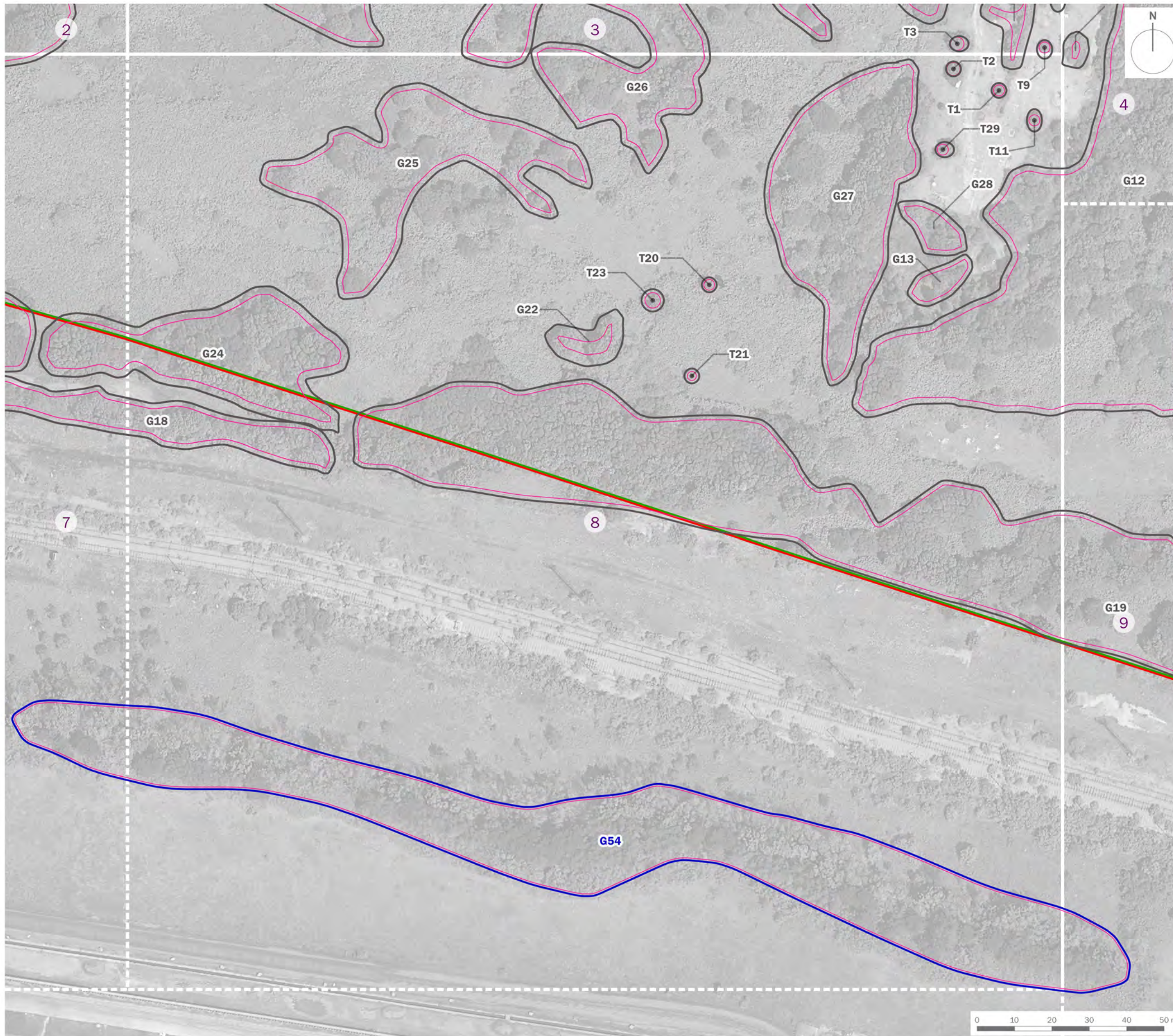
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drawing title
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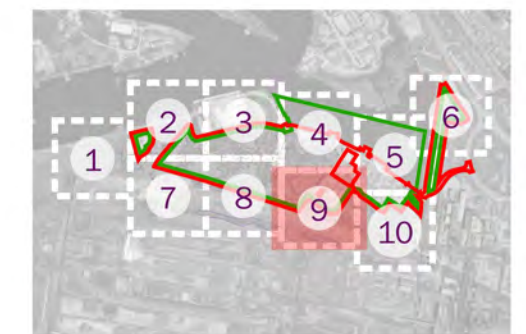
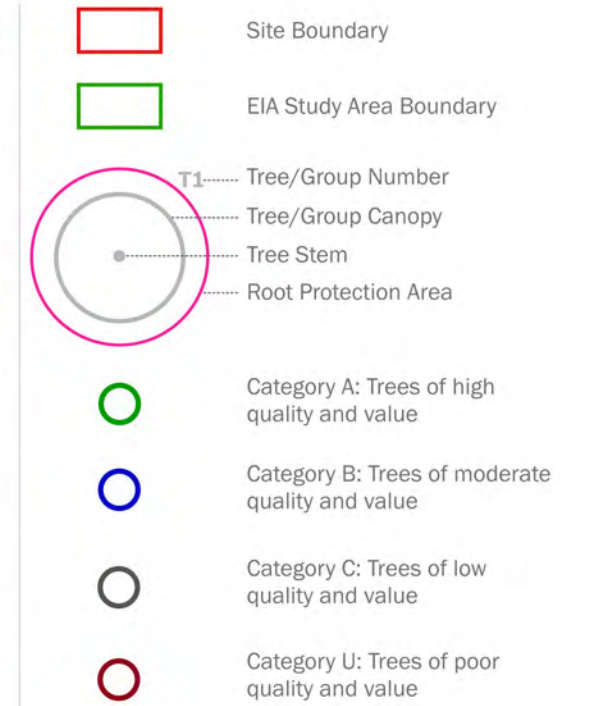
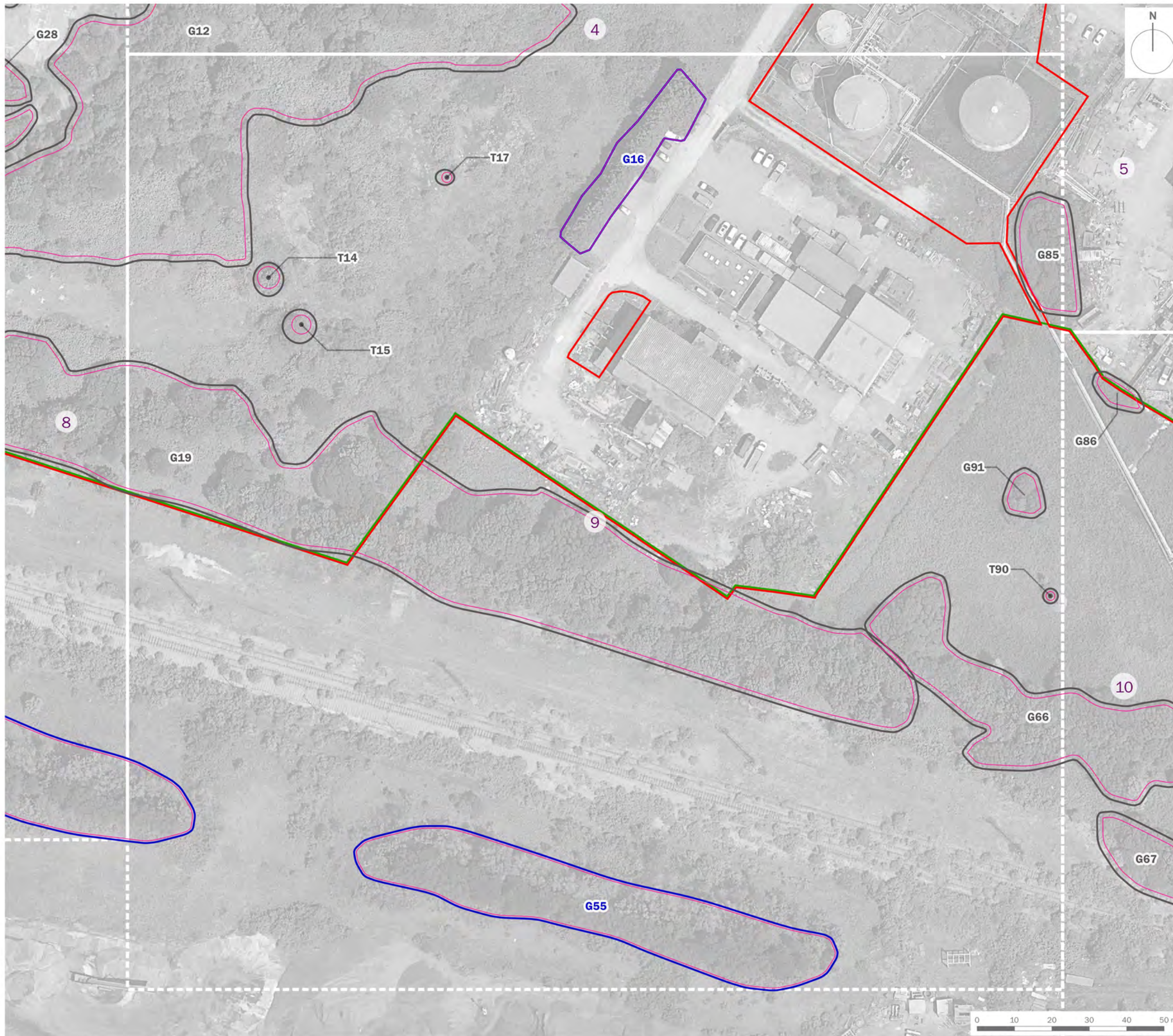
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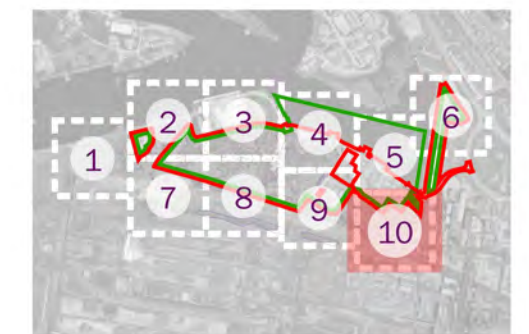
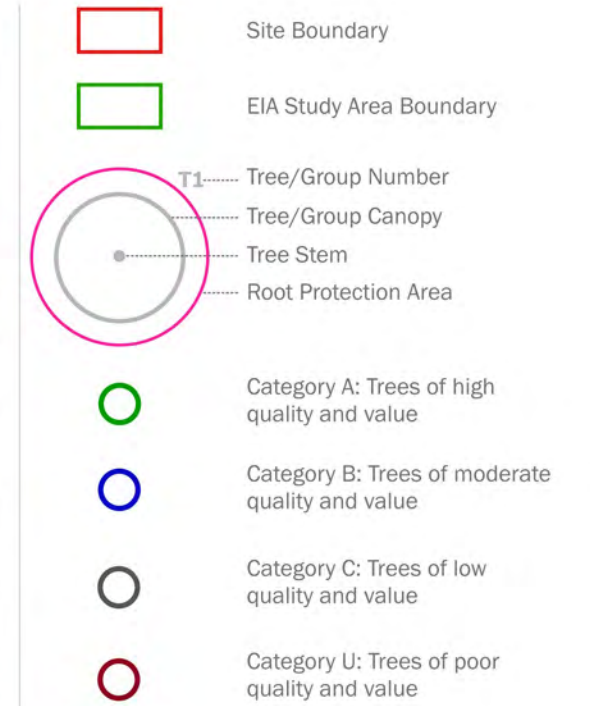
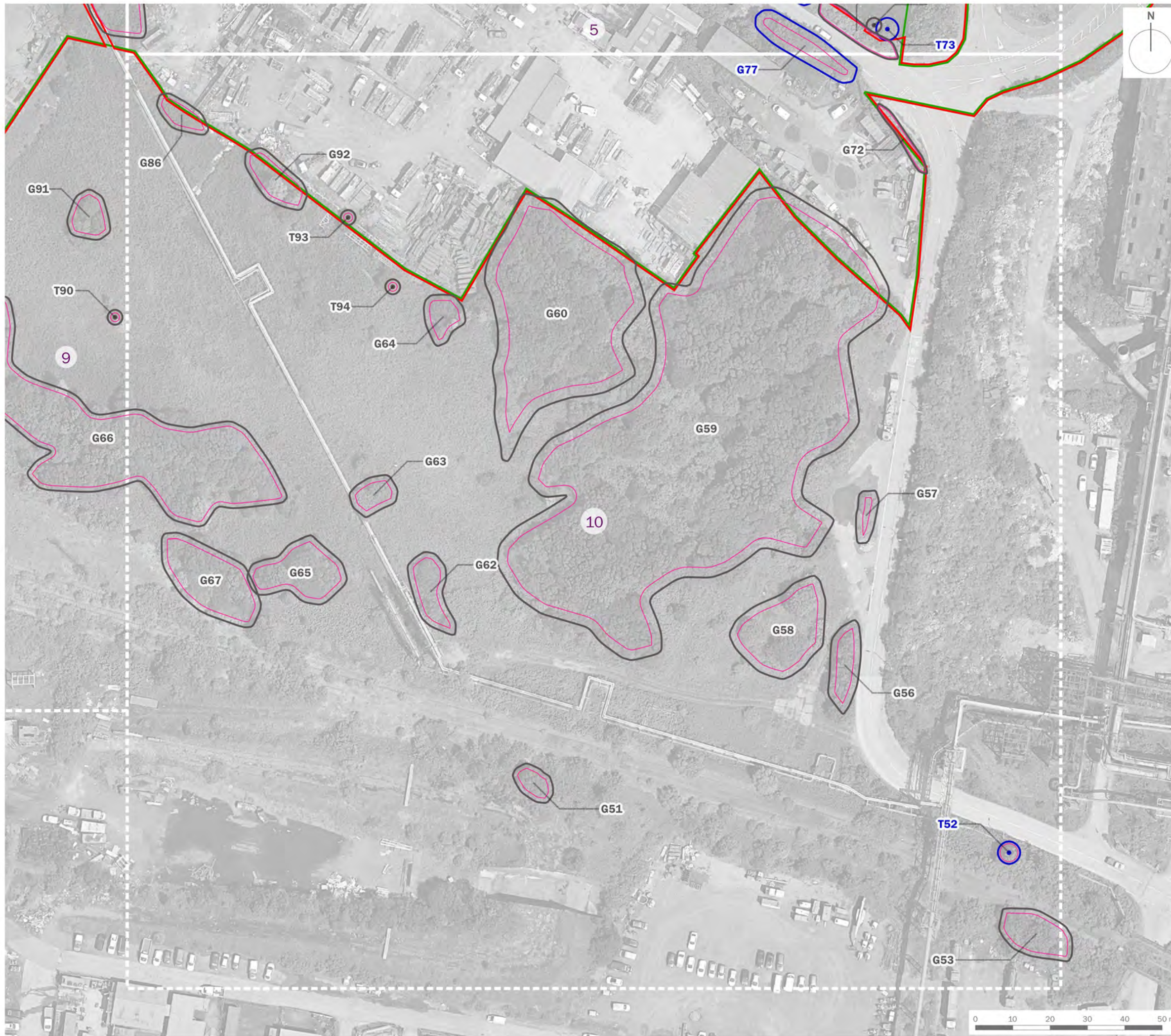
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Annex EDP 2
Schedule EDP 1
Tree Survey Key and Schedule

Sequential Reference Number	T - Individual specimen; G - Group of trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; and W - A larger group or area of trees that should be regarded as a single woodland unit.
Species	Scientific names and common English names provide, the latter are used wherever possible for simplicity.
Height	An approximation of height (in metres) is provided for the highest point of the tree.
Stem Diameter	This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS 5837:2012 (# is used if estimated).
Branch Spread	This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1 .
Canopy Clearance Above Ground Level	An approximation of height (in metres) of crown clearance above adjacent ground level.
Life Stage	There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; and Veteran.
Physiological Condition	An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf size and colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.
Structural Condition	An indication of the tree's structural condition is represented and classed as good, fair, poor or dead. This is informed by "the presence of any decay and physical defect ¹ ".

¹ BS 5837:2012 Section 4.4.2.5



Comments/Notes	Observations on structural or physiological condition, historic pruning, any Site-specific constraints etc. noted at the time the survey is undertaken.
Recommendations (and Tree Work Priority)	<p>These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.</p> <p>Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows:</p> <p>Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard;</p> <p>Priority 2: Work that should be undertaken prior to any demolition or construction works commencing on Site; and</p> <p>Priority 3: Work that should be undertaken following the completion of the development.</p>
Estimated Remaining Contribution	<p>The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity:</p> <p>Less than 10;</p> <p>10+;</p> <p>20+; and</p> <p>40+.</p>
Category Grading	Trees have been assigned either U or category grading A to C in accordance with the cascade chart given in BS 5837:2012.
Root Protection Radius	Measurement (in m) based on the stem diameter and calculated in accordance with BS 5837:2012.

Client:	LanzaTech UK Limited	Site:	Crown Wharf, Port Talbot Docks (Project Dragon)
Date of Survey:	14/07/22, 04/10/22 and 03/07/23	Consultant:	David Garrick
Tagged:	N/A	Weather:	Clear (14/07/22), Overcast (04/10/22 and 03/07/23)

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
T1	Goat willow (Salix caprea)	4	# 6x50	2	2	2	2	N/A	Young	Fair	Fair	No Significant Faults Observed	10+	C2	1.47
T2	Goat willow (Salix caprea)	4	# 6x60	2	2	2	2	N/A	Young	Fair	Fair	No Significant Faults Observed	10+	C2	1.76
T3	Goat willow (Salix caprea)	4	# 6x60	2	3	2	2	N/A	Young	Fair	Fair	No Significant Faults Observed	10+	C2	1.76
G4	Goat willow (Salix caprea)	6	# 70	3	3	3	3	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	10+	C2	1.88
G5	Goat willow (Salix caprea)	5	# 60	3	3	3	3	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	10+	C2	1.61
G6	Goat willow (Salix caprea)	5	# 60	3	3	3	3	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	10+	C2	1.61
G7	Goat willow (Salix caprea)	4	# 50	3	3	3	3	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	10+	C2	1.34
G8	Goat willow (Salix caprea)	4	# 50	3	3	3	3	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	10+	C2	1.34
T9	Goat willow (Salix caprea)	4	# 6x50	2	2	3	2	N/A	Young	Fair	Fair	No Significant Faults Observed	10+	C2	1.47
T10	Goat willow (Salix caprea)	4	# 6x50	3	2	3	2	N/A	Young	Fair	Fair	No Significant Faults Observed	10+	C2	1.47
T11	Goat willow (Salix caprea)	4	# 6x50	3	2	3	2	N/A	Young	Fair	Fair	No Significant Faults Observed	10+	C2	1.47
G12	Common hawthorn (Crataegus monogyna) Goat willow (Salix caprea) Silver birch (Betula pendula)	6	# 110	3	3	3	3	N/A	Young	Fair	Fair	Condition considered typical of species and age	10+	C2	1.32
G13	Silver birch (Betula pendula)	8	# 150	3	3	3	3	N/A	Young	Good	Fair	Condition considered typical of species and age	10+	C2	1.8
T14	Goat willow (Salix caprea)	6	# 6x100	4	4	5	4	N/A	Early Mature	Fair	Fair	No Significant Faults Observed	10+	C1,2	2.94
T15	Goat willow (Salix caprea)	7	# 7x80	4	4	5	5	N/A	Early Mature	Fair	Fair	No Significant Faults Observed	10+	C1,2	2.54
G16	Leyland cypress (Cupressocyparis leylandii)	12	# 250	3	3	3	3	N/A	Early Mature	Good	Fair	Condition considered typical of species and age	20+	B2	3
T17	Common hawthorn (Crataegus monogyna)	3	# 80 80	2	2	2	3	N/A	Young	Fair	Fair	No Significant Faults Observed	10+	C1	1.36
G18	Common hawthorn (Crataegus monogyna) Goat willow (Salix caprea)	7	# 130	3	3	3	3	N/A	Early Mature	Good	Fair	Condition considered typical of species and age	10+	C2	1.56
G19	Common hawthorn (Crataegus monogyna) Goat willow (Salix caprea)	6	# 150	3	3	3	3	N/A	Early Mature	Good	Fair	Condition considered typical of species and age	10+	C2	1.8
T20	Sycamore (Acer pseudoplatanus)	6	# 120	2	2	2	2	1	Young	Fair	Fair	No Significant Faults Observed	10+	C1	1.44
T21	Common hawthorn (Crataegus monogyna)	3	# 100	2	2	2	2	N/A	Young	Fair	Fair	No Significant Faults Observed	10+	C1	1.2

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Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
G22	Goat willow (Salix caprea)	7	# 80	4	4	4	4	N/A	Early Mature	Good	Fair	Condition considered typical of species and age	10+	C2	0.96
T23	Goat willow (Salix caprea)	3	# 6x70	3	3	3	3	N/A	Young	Fair	Fair	No Significant Faults Observed	10+	C1	2.06
G24	Common hawthorn (Crataegus monogyna) Goat willow (Salix caprea)	6	# 70	3	3	3	3	N/A	Young	Good	Fair	Condition considered typical of species and age	10+	C2	0.84
G25	Common hawthorn (Crataegus monogyna) Goat willow (Salix caprea) Sycamore (Acer pseudoplatanus)	6	# 120	3	3	3	3	N/A	Young	Good	Fair	Condition considered typical of species and age	10+	C2	1.44
G26	Common hawthorn (Crataegus monogyna) Goat willow (Salix caprea) Sycamore (Acer pseudoplatanus)	6	# 120	3	3	3	3	N/A	Young	Good	Fair	Condition considered typical of species and age	10+	C2	1.44
G27	Common hawthorn (Crataegus monogyna) Goat willow (Salix caprea) Silver birch (Betula pendula)	6	# 140	3	3	3	3	N/A	Young	Good	Fair	Condition considered typical of species and age	10+	C2	1.68
G28	Goat willow (Salix caprea)	4	# 50	2	2	2	2	N/A	Young	Good	Fair	Condition considered typical of species and age	10+	C2	1.34
T29	Goat willow (Salix caprea)	3	# 6x50	2	3	2	2	N/A	Young	Fair	Fair	No Significant Faults Observed	10+	C1	1.47
G30	Common hawthorn (Crataegus monogyna) Goat willow (Salix caprea) Silver birch (Betula pendula)	7	# 130	3	3	3	3	N/A	Young	Good	Fair	Condition considered typical of species and age	10+	C2	1.56
G31	Common hawthorn (Crataegus monogyna) Goat willow (Salix caprea) Silver birch (Betula pendula)	7	# 130	3	3	3	3	N/A	Young	Good	Fair	Condition considered typical of species and age	10+	C2	1.56
G32	Common hawthorn (Crataegus monogyna) Goat willow (Salix caprea) Silver birch (Betula pendula)	7	# 130	3	3	3	3	N/A	Young	Good	Fair	Condition considered typical of species and age	10+	C2	1.56
G33	Common hawthorn (Crataegus monogyna) Goat willow (Salix caprea) Silver birch (Betula pendula)	7	# 120	3	3	3	3	N/A	Young	Good	Fair	Condition considered typical of species and age	10+	C2	1.44
T34	Common ash (Fraxinus excelsior)	7	# 90 90	2	2	2	2	1	Young	Poor	Poor	Ash Dieback SuspectedAdB	<10	U	1.53

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				North	East	South	West								
G35	Goat willow (Salix caprea) Silver birch (Betula pendula)	6	# 50	2	2	2	2	N/A	Early Mature	Fair	Fair	Off-site tree, all readings estimated	10+	C2	0.6
T36	Silver birch (Betula pendula)	6	# 110	2	2	2	2	N/A	Young	Good	Good	Natural regeneration	10+	C1	1.32
T37	Goat willow (Salix caprea)	8	# 6x90	4	4	4	4	N/A	Early Mature	Good	Good	No Significant Faults Observed	10+	C1	2.65
T38	Silver birch (Betula pendula)	5	# 60 60	2	2	2	2	N/A	Young	Good	Good	Natural regeneration	10+	C1	1.02
T39	Goat willow (Salix caprea)	7	# 6x50	3	3	3	3	N/A	Early Mature	Good	Good	Natural regeneration	10+	C1	1.47
T40	Goat willow (Salix caprea)	7	# 50	3	3	2	3	N/A	Young	Good	Good	Natural regeneration	10+	C1	0.6
G41	Goat willow (Salix caprea) Buddleja sp. (Buddleja sp.)	5	# 50	2	2	2	2	N/A	Early Mature	Fair	Fair	Natural regeneration	10+	C2	0.6
T42	Sycamore (Acer pseudoplatanus)	8	# 6x90	4	4	3	4	N/A	Early Mature	Good	Good	Natural regeneration	10+	C1	2.65
T43	Goat willow (Salix caprea)	8	# 6x90	4	4	4	4	N/A	Early Mature	Good	Good	Natural regeneration	10+	C1	2.65
T44	Alder sp. (Alnus sp.)	8	# 260	4	4	4	4	N/A	Early Mature	Good	Good	Natural regeneration	20+	B1	3.12
T45	Alder sp. (Alnus sp.)	8	# 270	4	4	4	4	N/A	Early Mature	Good	Good	Natural regeneration	20+	B1	3.24
T46	Common holly (Ilex aquifolium)	6	# 130	2	2	2	2	N/A	Early Mature	Good	Good	Natural regeneration	10+	C1	1.56
T47	Silver birch (Betula pendula)	5	# 100	2	2	2	2	N/A	Early Mature	Good	Good	Natural regeneration	10+	C1	1.2
T48	Common hawthorn (Crataegus monogyna)	4	# 120	2	2	2	2	1	Early Mature	Good	Good	Natural regeneration	10+	C1	1.44
T49	Common ash (Fraxinus excelsior)	5	# 150	4	3	4	4	1	Early Mature	Good	Good	Natural regeneration	10+	C1	1.8
T50	Sycamore (Acer pseudoplatanus)	14	# 650	5	5	5	5	1	Mature	Good	Good	Natural regeneration	20+	B1	7.8
G51	Goat willow (Salix caprea)	5	# 60	2	2	2	2	N/A	Early Mature	Fair	Fair	Natural regeneration	10+	C2	0.72
T52	Sycamore (Acer pseudoplatanus)	8	# 200	3	3	3	3	1	Early Mature	Good	Good	Natural regeneration	20+	B1	2.4
G53	Goat willow (Salix caprea)	5	# 60	2	2	2	2	N/A	Early Mature	Fair	Fair	Natural regeneration	10+	C2	0.72
G54	Goat willow (Salix caprea) Silver birch (Betula pendula) Pine sp. (Pinus sp.)	8	# 200	3	3	3	3	1	Early Mature	Good	Fair	No Significant Faults Observed	20+	B2	2.4

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Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
G55	Goat willow (Salix caprea) Silver birch (Betula pendula) Pine sp. (Pinus sp.)	8	# 200	3	3	3	3	1	Early Mature	Good	Fair	Off-site tree, all readings estimated Natural regeneration	20+	B2	2.4
G56	Goat willow (Salix caprea)	7	# 100	3	3	3	3	1	Early Mature	Good	Fair	Off-site tree, all readings estimated Natural regeneration	10+	C2	1.2
G57	Goat willow (Salix caprea)	7	# 100	3	3	3	3	1	Early Mature	Good	Fair	Off-site tree, all readings estimated Natural regeneration	10+	C2	1.2
G58	Goat willow (Salix caprea)	7	# 80	3	3	3	3	1	Early Mature	Good	Fair	Off-site tree, all readings estimated Natural regeneration	10+	C2	0.96
G59	Goat willow (Salix caprea)	10	# 110	4	4	4	4	N/A	Early Mature	Good	Fair	Natural regeneration	10+	C2	1.32
G60	Goat willow (Salix caprea)	10	# 80	4	4	4	4	N/A	Early Mature	Good	Fair	Natural regeneration	10+	C2	0.96
T61	Unknown Deciduous	4	# 100	1	1	1	1	N/A	Dead	Dead	Dead	Dead tree / trees	<10	U	1.2
G62	Willow sp. (Salix sp.)	4	6x40	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C2	1.18
G63	Willow sp. (Salix sp.)	4	6x40	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C2	1.18
G64	Willow sp. (Salix sp.)	4	40	2	2	2	2	N/A	Young	Fair	Fair	Access to inspect base - Not possible Natural regeneration	10+	C2	0.48
G65	Willow sp. (Salix sp.)	4	7x40	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C2	1.27
G66	Willow sp. (Salix sp.) Buddleja sp. (Buddleja sp.)	4	6x60	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C2	1.76
G67	Willow sp. (Salix sp.) Buddleja sp. (Buddleja sp.)	4	40	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C2	0.48
G68	Willow sp. (Salix sp.)	5	6x50	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C2	1.47
T69	Willow sp. (Salix sp.)	5	70	2	2	2	2	2	Young	Fair	Fair	Natural regeneration	10+	C1	0.84
G70	Willow sp. (Salix sp.)	5	6x50	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C2	1.47
G71	Willow sp. (Salix sp.) Buddleja sp. (Buddleja sp.)	4	6x40	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C2	1.18
G72	Willow sp. (Salix sp.) Buddleja sp. (Buddleja sp.)	4	50	1	1	1	1	N/A	Young	Fair	Fair	Natural regeneration	10+	C2	0.6

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				North	East	South	West								
T73	Alder sp. (Alnus sp.)	8	250	3	3	3	3	2	Early Mature	Good	Fair	Access to inspect base - Not possibleNatural regeneration	20+	B1	3
T74	Sycamore (Acer pseudoplatanus)	6	150	2	2	2	2	2	Early Mature	Good	Fair	Natural regeneration	10+	C1	1.8
G75	Alder sp. (Alnus sp.)	8	200	3	3	3	3	1	Early Mature	Good	Fair	Natural regeneration	20+	B2	2.4
G76	Willow sp. (Salix sp.) Buddleja sp. (Buddleja sp.)	4	50	1	1	1	1	N/A	Young	Fair	Fair	Natural regeneration	10+	C2	0.6
G77	Willow sp. (Salix sp.)	8	150	4	4	4	4	2	Early Mature	Fair	Fair	Arboricultural work - HistoricNatural regeneration	20+	B2	1.8
G78	Willow sp. (Salix sp.) Buddleja sp. (Buddleja sp.)	6	100	2	2	2	2	N/A	Early Mature	Fair	Fair	Arboricultural work - HistoricNatural regeneration	10+	C2	1.2
T79	Willow sp. (Salix sp.)	5	6x40	2	2	2	2	2	Young	Fair	Fair	Natural regeneration	10+	C1	1.18
T80	Willow sp. (Salix sp.)	5	6x40	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	1.18
T81	Willow sp. (Salix sp.)	5	6x40	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	1.18
T82	Willow sp. (Salix sp.)	5	6x40	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	1.18
T83	Willow sp. (Salix sp.)	5	6x40	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	1.18
T84	Willow sp. (Salix sp.)	5	6x40	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	1.18
G85	Willow sp. (Salix sp.)	7	60	2	2	2	2	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possibleNatural regeneration	10+	C2	1.61
G86	Birch sp. (Betula sp.)	10	150	3	3	3	3	1	Early Mature	Fair	Fair	Access to inspect base - Not possibleNatural regeneration	10+	C2	1.8
G87	Willow sp. (Salix sp.) Buddleja sp. (Buddleja sp.)	5	50	2	2	2	2	N/A	Early Mature	Fair	Fair	Natural regeneration	10+	C2	0.6
T88	Willow sp. (Salix sp.)	5	6x40	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	1.18
T89	Willow sp. (Salix sp.)	3	6x40	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	1.18
T90	Willow sp. (Salix sp.)	3	6x40	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	1.18
G91	Willow sp. (Salix sp.)	7	60	2	2	2	2	N/A	Early Mature	Fair	Fair	Natural regeneration	10+	C2	1.61
G92	Willow sp. (Salix sp.)	7	60	2	2	2	2	N/A	Early Mature	Fair	Fair	Natural regeneration	10+	C2	1.61
T93	Willow sp. (Salix sp.)	3	6x40	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	1.18
T94	Willow sp. (Salix sp.)	3	6x40	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	1.18
T95	Sycamore (Acer pseudoplatanus)	4	70	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	0.84
T96	Sycamore (Acer pseudoplatanus)	4	70	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	0.84
T97	Willow sp. (Salix sp.)	4	70	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	0.84
T98	Willow sp. (Salix sp.)	4	70	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	0.84

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Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
G99	Willow sp. (Salix sp.)	5	60	2	2	2	2	N/A	Early Mature	Fair	Fair	Natural regeneration	10+	C2	0.72
G100	Willow sp. (Salix sp.) Sycamore (Acer pseudoplatanus)	5	60	2	2	2	2	N/A	Early Mature	Fair	Fair	Natural regeneration	10+	C2	0.72
T101	Sycamore (Acer pseudoplatanus)	5	70	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	0.84
T102	Sycamore (Acer pseudoplatanus)	5	70	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	0.84
G103	Willow sp. (Salix sp.) Sycamore (Acer pseudoplatanus) Alder sp. (Alnus sp.)	7	200	3	3	3	3	N/A	Early Mature	Fair	Fair	Access to inspect base - Not possible Natural regeneration	20+	B2	2.4
G104	Alder sp. (Alnus sp.)	6	150	2	2	2	2	N/A	Early Mature	Fair	Fair	Natural regeneration	10+	C2	1.8
G105	Alder sp. (Alnus sp.) Birch sp. (Betula sp.) Willow sp. (Salix sp.)	9	120	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C2	1.44
T106	Hawthorn sp. (Crataegus sp.)	4	70	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	0.84
G107	Willow sp. (Salix sp.)	4	50	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C2	0.6
T108	Willow sp. (Salix sp.)	5	110	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	1.32
T109	Hawthorn sp. (Crataegus sp.)	5	100	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	1.2
T110	Willow sp. (Salix sp.)	5	6x50	3	3	3	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	1.47
T111	Willow sp. (Salix sp.)	5	6x50	3	3	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	1.47
G112	Willow sp. (Salix sp.)	8	250	3	3	3	3	N/A	Early Mature	Fair	Fair	Natural regeneration	10+	C2	3
T113	Willow sp. (Salix sp.)	12	7x120	7	6	6	6	1	Mature	Poor	Fair	Dieback throughout crown	<10	U	3.81
T114	English oak (Quercus robur)	4	70	1	1	1	1	N/A	Young	Good	Fair	Natural regeneration	10+	C1	0.84
T115	English oak (Quercus robur)	4	70	1	1	1	1	N/A	Young	Good	Fair	Natural regeneration	10+	C1	0.84
G116	Willow sp. (Salix sp.) Oak sp. (Quercus sp.)	8	250	3	3	3	3	N/A	Early Mature	Fair	Fair	Natural regeneration	10+	C2	3
T117	Sycamore (Acer pseudoplatanus)	8	150 150 130	4	4	4	4	N/A	Young	Good	Fair	Arboricultural work - Recent Natural regeneration	20+	B1	2.99
T118	Sycamore (Acer pseudoplatanus)	8	150 150 130 130	4	4	4	4	N/A	Young	Good	Fair	Natural regeneration	20+	B1	3.37
T119	Willow sp. (Salix sp.)	7	6x70	4	4	4	4	N/A	Young	Good	Fair	Natural regeneration	10+	C1	2.06
G120	Willow sp. (Salix sp.) Buddleja sp. (Buddleja sp.)	5	50	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C2	1.34
G121	Willow sp. (Salix sp.) Buddleja sp. (Buddleja sp.)	5	50	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C2	1.34

Sequential Reference Number -T - Individual specimen; G - Group. Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.

Species -Common English names are used wherever possible for simplicity.

Height -An approximation of height (in metres) is provided for the highest point of the tree.

Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.

Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.

Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.

Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".

Management Recommendations -These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

Tree Works Priority Codes -Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.

Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity. Less than 10; 10+; 20+; and 40+.

Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.

Root Protection Radius -The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
G122	Willow sp. (Salix sp.) Buddleja sp. (Buddleja sp.)	5	50	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C2	1.34
T123	Hawthorn sp. (Crataegus sp.)	3	70	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C1	0.84
G124	Willow sp. (Salix sp.) Buddleja sp. (Buddleja sp.) Sumach sp. (Rhus sp.)	7	150	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C2	1.8
T125	Willow sp. (Salix sp.)	6	6x60	2	2	2	2	N/A	Young	0	Good	Natural regeneration	10+	C1	1.76
T126	Pine sp. (Pinus sp.)	4	70	1	2	2	1	N/A	Young	Good	Fair	Natural regeneration	10+	C1	0.84

Sequential Reference Number -T - Individual specimen; G - Group. Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.

Species -Common English names are used wherever possible for simplicity.

Height -An approximation of height (in metres) is provided for the highest point of the tree.

Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.

Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.

Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.

Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".

Management Recommendations -These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

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Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity. Less than 10; 10+; 20+; and 40+.

Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.

Root Protection Radius -The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Annex EDP 3
Illustrative Summary of Survey Data

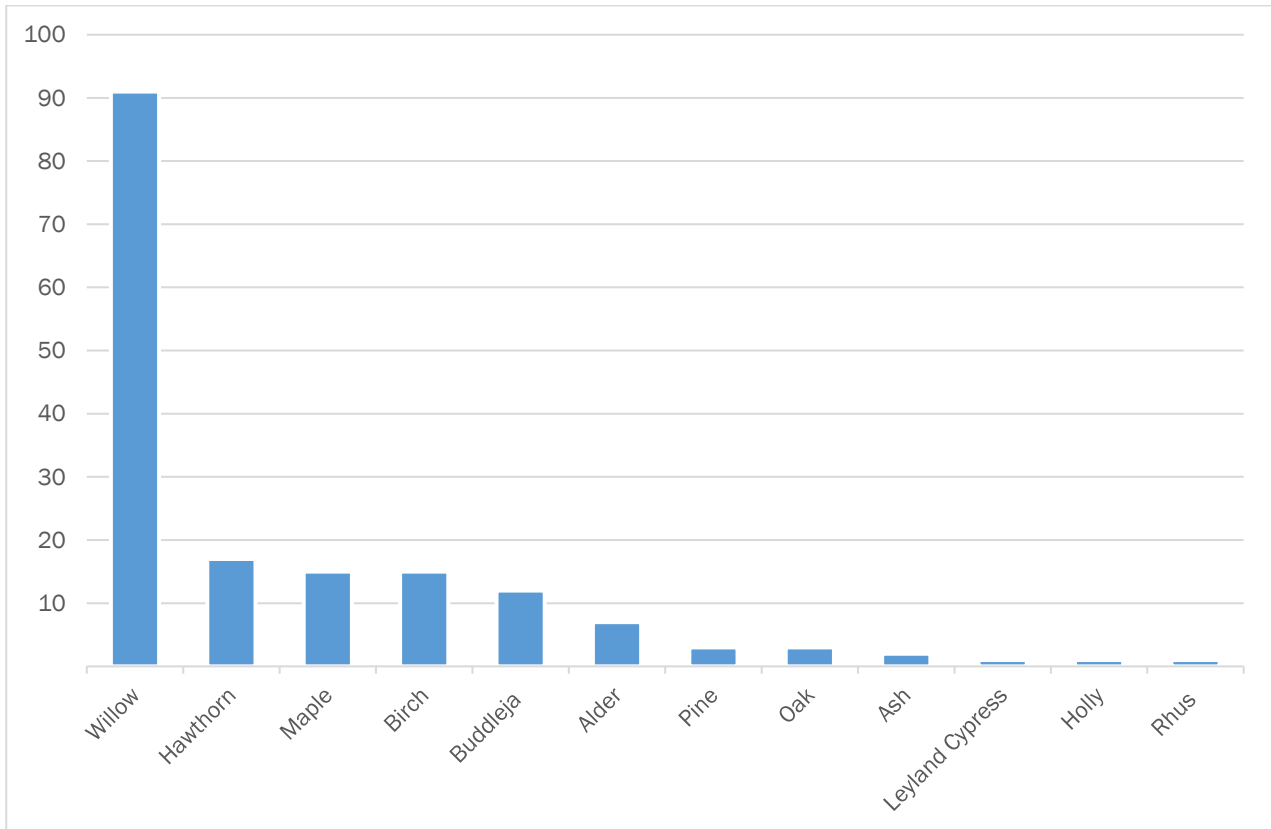


Figure EDP 3.1: Species diversity.

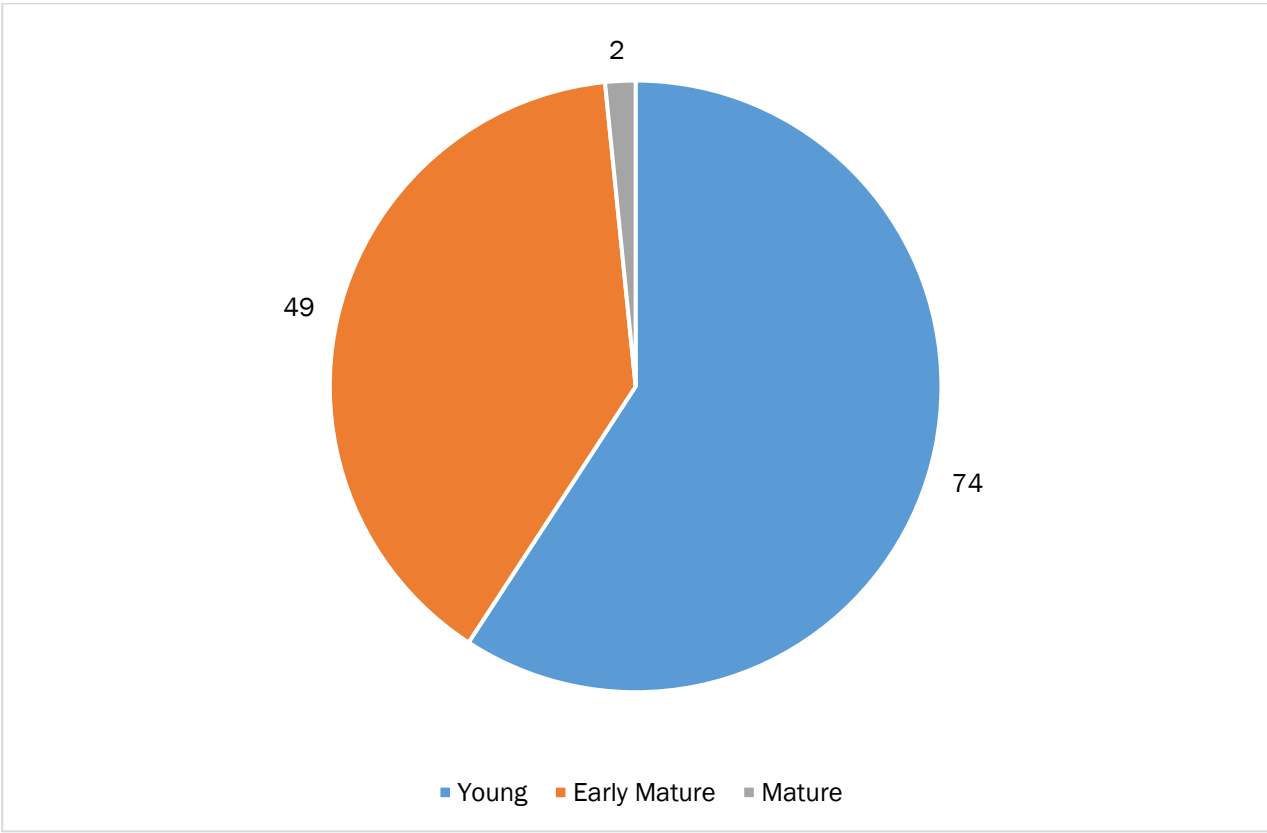


Figure EDP 3.2: Age distribution of live trees.

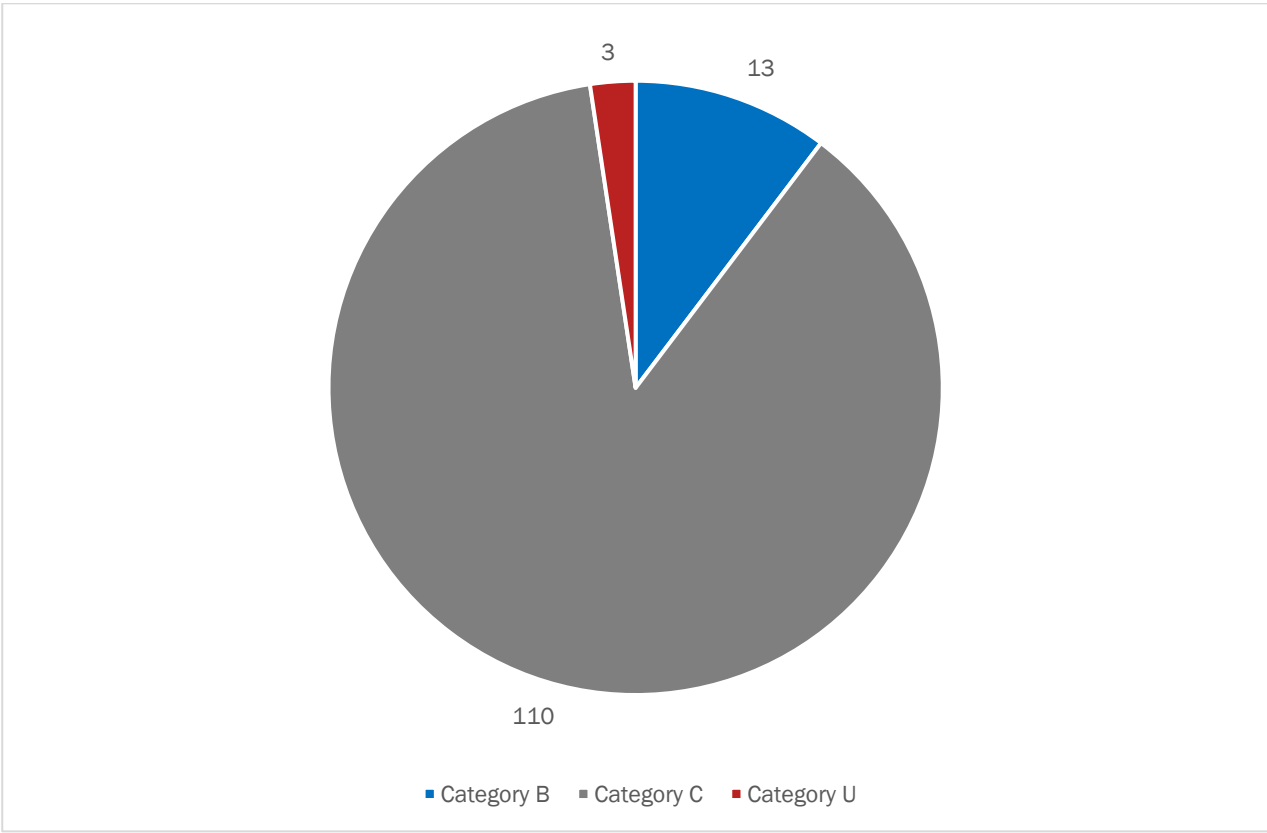


Figure EDP 3.3: Category grading.

Annex EDP 4 Protected Species

Bats

A4.1 All species of British bat comprise European Protected Species (EPS) and are afforded it protection under the *Conservation of Habitats and Species Regulations 2017* (as amended), making it an offence to:

- Deliberately capture, injure or kill a wild individual of an EPS;
- Deliberately disturb wild animals of an EPS wherever they are occurring, in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to affect significantly the local distribution or abundance of the species to which they belong, or in the case of hibernating or migratory species, to hibernate or migrate; and/or
- Damage or destroy a breeding site or resting place of a wild individual of an EPS.

A4.2 Additional protection for bats is also afforded under the *Wildlife and Countryside Act 1981* (as amended), making it an offence to intentionally or recklessly disturb bats whilst they are occupying a structure or place that is used for shelter or protection, or to obstruct access to this structure or place. As bats tend to re-use the same roosts, legal opinion is that roosts are protected whether or not bats are currently occupying these resting places/places of shelter.

A4.3 Prior to undertaking any tree works or tree removal further advice should be sought from a suitably qualified ecologist.

Nesting Birds

A4.4 All wild birds, their nests and eggs are protected under Section 1 of the *Wildlife and Countryside Act 1981* (as amended). This makes it an offence to:

- Intentionally kill, injure or take any wild bird;
- Take, damage or destroy the nest of any wild bird while it is in use or being built;
- Take, damage or destroy the egg of any wild bird; or
- To have in one's possession or control any wild bird (dead or alive), or egg or any part of a wild bird or egg.

A4.5 In addition, further protection is afforded to those wild bird species listed on Schedule 1 of the Act, prohibiting any intentional or reckless disturbance to these species while it is nest building, or at a nest containing eggs or young, or to recklessly disturb the dependent young of such a bird.

Annex EDP 5

Consideration of Trees within the Design Process

A5.1 Construction activities pose a threat to the successful retention of trees if handled inappropriately. It is important to consider the relationship between development and trees during the design process.

Below-ground Constraints – Root Protection Area

A5.2 The below-ground constraints are defined as the likely spread and distribution of the root system and are depicted on **Plan EDP 1** with pink outlined areas, representing the RPA around each surveyed item.

A5.3 The RPA is defined as the minimum area (in m²) around the tree that is deemed to contain sufficient roots and rooting volume to maintain the tree's viability.

A5.4 Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, the shape of the RPA may be modified, but not reduced in area, and its shape should reflect a soundly based assessment of the likely root distribution.

A5.5 Any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection for the root system:

- The morphology and disposition of the roots, when known to be influenced by past or existing site conditions (e.g., the presence of roads, structures and underground services);
- Topography and drainage;
- The soil type and structure; and
- The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age and condition and presence of other trees.

Above-ground Constraints – Proximity of Trees to Structures

A5.6 The above-ground parts of a tree whilst being more visible and easily protected are a potential constraint to development and consideration should be given to the current and ultimate height and spread of the trees.

A5.7 Where the current and/or ultimate height of a category B or C tree will cause an unreasonable obstruction to the proposed development, this must be considered as a constraint. This is usually considered in terms of issues relating to shade and light.

A5.8 The above-ground constraints can be a combination of factors such as:

- Shading of buildings and open space – a detailed daylight study may be necessary if any proposed buildings are in the immediate vicinity of retained trees;
- Direct damage to structures;
- Future pressure for removal;
- Seasonal nuisance (e.g. leaf fall blocking gutters, fruit fall creating slippery patches and honey dew dripping on vehicles and surfaces);
- Whether the tree is deciduous or evergreen; and
- Density of foliage.