URBAN EDGE
ENVIRONMENTAL
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NATURAL PROGRESSION

Land off Maybourne Rise Woking, Surrey

Tree Constraints Report

May 2026

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Client:	Astrantia Development Management Group	
Report No.:	UE0783_MaybourneRise_TCR_0_260508	
Author: Rachel Owen BA(Hons) MSc MArborA	**Proofed:** Wesley Rawson FdSc BSc(Hons) MArborA	**Approved:** Nick Pincombe BA(Hons) MSc CEnv MISEP MCIEEM
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Abbreviations

AIA	Arboricultural Impact Assessment
AMS	Arboricultural Method Statement
CEZ	Construction Exclusion Zone
DBH	Diameter at Breast Height
LPA	Local Planning Authority
RPA	Root Protection Area
TCP	Tree Constraints Plan
TPO	Tree Preservation Order
TPP	Tree Protection Plan
TRRP	Tree Retention and Removal Plan
VTA	Visual Tree Assessment

0 Executive Summary

0.1.1 Urban Edge Environmental Consulting Ltd was instructed by Astrantia Development Management Group to undertake a survey of all significant trees and arboricultural features that could be affected by the development of land at Maybourne Rise, Woking, Surrey, GU22 0SH ('the site') and to produce a Tree Constraints Report to inform future development proposals. The tree survey was conducted and the following report has been produced in accordance with British Standard BS 5837:2012, *'Trees in Relation to Design, Demolition and Construction–Recommendations*'.

0.1.2 A summary of survey findings are detailed as follows:

- There were 52 individual trees and six tree groups as described in this report.
- Of the trees surveyed:13 individuals and two groups were attributed category A status; 24 individuals and four groups, were attributed category B status; and six individual trees, were attributed category C status. A further nine individual trees were attributed category U status.
- A tree constraints check was carried out using the Woking Borough Council's interactive web map and it was confirmed that no trees on-site were subject to Tree Preservation Order restrictions.
- All Category A and B trees should be given priority consideration for retention during any future development works.

1 Introduction

1.1 Instruction

1.1.1 Urban Edge Environmental Consulting was instructed on 7 April 2026 by Astrantia Development Management Group to carry out an arboricultural survey of land at Maybourne Rise, Woking, Surrey, GU22 0SH and provide a Tree Constraints Report to inform future development proposals.

1.2 Scope of the Report

1.2.1 This report has been produced in accordance with British Standard BS 5837:2012 '*Trees in Relation to Design, Demolition and Construction – Recommendations*' and provides details on the quality and value of the existing tree stock at the site.

1.2.2 The extents of above and below ground constraints to development have been recorded in Appendix 1 the 'Tree Survey Schedule' and displayed in Appendix 3 'Tree Constraints Plan'. All arboriculturally significant features have been assessed for their quality and attributed to a retention category representative of their value.

1.3 Site Context

1.3.1 The site comprises an agricultural field currently used for crop growing. The northern and southern boundaries are comprised of residential dwellings and gardens. The eastern boundary is made up of Sutton Golf course. The western boundary is made up of Maybourne Rise and a public right of way. There are residential properties to the south with a mixed border of trees. The Ordnance Survey National Grid reference for the residential area west of the site is SU 99674 55289

2 Methodology

2.1 Tree Survey

2.1.1 The site was visited on 21 April 2026. Weather conditions were dry and sunny.

2.1.2 The tree survey was conducted in accordance with BS 5837:2012 and recorded the following details:

- A sequential number of each tree prefixed with the reference T=Tree, G=Group, H=Hedgerow and W=Woodland;
- Species listed by common names with scientific names listed below in section 3;
- Height (recorded in meters);
- Stem diameters, measured in mm and in accordance with Annexe C of BS 5837;
- Canopy spread, taken as a minimum at the four cardinal points;
- Minimum canopy height above ground level;
- Life stage (e.g. Young, Semi-Mature, Early Mature, Mature and Over Mature);
- Structural condition (e.g. poor, fair, good);
- Physiological condition (e.g. poor, fair, good);
- General observations and/or preliminary management recommendations;
- Estimated remaining contribution, in years (<10, 10+, 20+, 40+);
- Category U or A to C grading (see Table 2 of Appendix 1).

2.1.3 Only trees with a stem diameter of 75 mm or more, measured at 1.5 m above the highest adjacent ground level have been recorded.

2.1.4 Arboricultural, landscape and cultural sub-categories denoted as 1, 2, and 3 respectively in the schedule of trees have been used in the category assessment. Each sub-category is to be given equal weighting in the grading criteria.

2.1.5 Trees growing as groups or woodland have been identified and assessed as such. The term "group" is intended to identify trees that form cohesive arboricultural features either aerodynamically (e.g. trees that provide companion shelter), visually (e.g. avenues or screens) or culturally, including for biodiversity (e.g. parkland or wood pasture), in respect of each of the three subcategories.

2.1.6 All trees that could be potentially affected by development in and immediately adjacent to the red line boundary of the site were visually assessed using the Visual Tree Assessment Method (VTA) (Mattheck and Breloer, 1994).

2.1.7 Stem diameters were measured using diameter tape and recorded in millimetres. Canopy spreads were estimated by pacing and where possible, verified using a laser range finder at the four cardinal points. Height measurements were estimated and where possible, verified using a laser clinometer.

2.1.8 For single stem trees, the RPA was calculated as an area equivalent to a circle with a radius 12 times the stem diameter. For trees with two to five stems, the combined stem diameter was calculated as below:

$$\sqrt{(\text{stem diameter 1})^2 + (\text{stem diameter 2})^2 \ldots + (\text{stem diameter 5})^2}$$

2.1.9 For trees with more than five stems, the combined stem diameter was calculated as below:

$$\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$$

2.1.10 A tree constraints plan has been produced using AutoCAD software and illustrated in accordance with the BS 5837:2012 colour coding system. The plans indicate root protection areas, canopy spreads, stem locations and diameters, based on the tree survey data recorded on-site.

2.1.11 In line with BS 5837:2012 recommendations any tree with a stem diameter greater than 1250mm has had its RPA capped at 707m^2.

2.2 Supporting Documents

2.2.1 Drawing Reference: Topographical Survey *86972BWLS-03* [Cad Drawing] (Survey Solutions, 2026) was provided for the purposes of compiling this report. This included the layout of existing site features.

2.3 Personnel

2.3.1 The tree survey and report were produced by Rachel Owen BA(Hons) MSc MArborA. Rachel is a Professional Member of the Arboricultural Association and a LANTRA qualified professional tree inspector. Rachel is an Arboricultural Consultant with over 25 years' industry experience working within the landscape sector.

2.4 Limitations

2.4.1 While preliminary tree management recommendations have been provided a full hazard risk assessment using a formalised risk assessment methodology is beyond the scope of this report.

2.4.2 Where restrictions to standard VTA methodology were encountered due to constraints posed by the site, such as dense vegetation, Ivy clad stems or no access to third party land, tree dimensions have been estimated.

2.4.3 No aerial tree climbing, invasive ground investigation or decay detection equipment was used or undertaken during the survey.

2.4.4 Trees are subject to both biological and environmental changes which can affect their structural and physiological condition over time. The tree survey data provided is valid for a period of 18 months from the inspection date or until a severe weather event has occurred.

3 Results

3.1 Appraisal of Tree Stock

3.1.1 The site sits within an area that contains native and established trees. The predominant species is oak with mature specimens overhanging the northern boundary. The linear boundary to the south backs onto residential gardens. Third party trees comprising of dense garden screen along the southern boundary. The tree species were varied and included wild cherry, holly, conifers, Norway maple, and large mature oak trees. The boundary to the east runs adjacent to Sutton Golf Course with a small group of native hedgerow species such as hazel, hawthorn, field maple. An old, lapsed pollard is adjacent to the field boundary on third party land.

3.2 Tree Survey

3.2.1 The tree survey results including measurements and further information are provided in the Schedule of Trees in Appendix 1. A Tree Constraints Plan illustrating the BS 5837:2012 categories of each tree, their crown spread, and projected RPA is presented in Appendix 3. Photographs of arboricultural features are provided in Appendix 5.

3.2.2 There were 52 individual trees and six tree groups as described in this report.

3.2.3 Common names and scientific names of species recorded included: silver birch *Betula pendula*, black locust *Robinia pseudoacacia*, elder *Sambucus nigra*, English elm *Ulmus procera*, beech *Fagus sylvatica*, field maple *Acer campestre*, goat willow *Salix caprea*, hornbeam *Carpinus betulus*, horse chestnut *Aesculus hippocastanum*, Leyland cypress *Cupressus × leylandii*, Norway maple *Acer platanoides*, pedunculate oak *Quercus robur*, red oak *Quercus rubra*, Scots pine *Pinus sylvestris*, sycamore *Acer pseudoplatanus*, European white poplar *Populus alba*.

3.2.4 Of the trees surveyed: 13 individuals and two groups were attributed category A status; 24 individuals and four groups, were attributed category B status; and six individual trees were attributed category C status. A further nine individual trees were attributed category U status.

3.2.5 Of the trees surveyed: three trees were classified to be at an over-mature life stage; 21 individuals and one group were classified as mature; 23 individuals and five groups were classified as early-mature; and five individuals were classified as semi-mature. No trees were found to be in the young life stage classification.'

3.2.6 A summary of the number of trees surveyed corresponding to BS 5837:2012 tree quality assessment definitions is provided in Table 3:1

Table 3:1: Tree categorisation summary

Tree Category	Trees attributed to each grade	Frequency			
		T	G	H	W
A	T1,T3,T30,T31,T35,T37,T39,T41,T43,T44,T48,T50,T51, G1,G6	13	2	-	-
B	T2,T4,T6, T7, T8, T9,T11,T12,T20 T22,T24,T25,T26,T28,T29,T32, T33, T34, T38, T40, T42, T47, T49,T52, G2, G3, G4, G5,	24	4	-	-
C	T5,T14,T17,T21,T23,T27,	6	-	-	-
U	T10,T13,T15,T16,T18,T19,T36,T45,T46	9	-	-	-
Total		52	6	-	-

3.3 Desk Study

3.3.1 A tree constraints check was undertaken with Woking Borough Council's interactive web map to establish restrictions to tree works on site. It was confirmed that no trees were subject to Tree Preservation Orders or conservation area restrictions.

3.3.2 A search was undertaken for localised tree canopy cover using Tree Equity Score UK. The site is situated within the LSOA ID E01030987which has a canopy cover of 48%, a Tree Equity Score of 100 and is considered not a priority area for tree planting.

3.3.3 A check for registered ancient and other veteran trees was undertaken using the Woodland Trusts Ancient Tree Inventory online web map. It can be confirmed that no trees on-site were registered as either ancient, veteran or notable. One tree, T31 was attributed veteran status for planning purposes as a result of the tree survey.

3.3.4 A search for designated ancient woodland, traditional orchards, scheduled monuments, wood pasture and parkland was undertaken using DEFRA's online Magic Map application. It was confirmed that no trees in or directly adjacent to the site were situated within ancient woodland, traditional orchards, scheduled monuments or wood pasture and parkland.

3.3.5 A search for existing soil types within the site was undertaken using the UKSO (UK Soil Observatory) webmap. The soilscape for the site was observed to be freely draining slightly acidic loamy soil.

3.4 Veteran Trees

3.4.1 The NPPF recommends that any proposals resulting in the loss or deterioration of ancient woodland, or ancient and other veteran trees be rejected unless under wholly exceptional reasons or if a suitable compensation strategy is in place (Ministry of Housing, Communities & Local Government, 2024).

3.4.2 The standing advice from Natural England and The Forestry Commission recommends that all ancient woodland, or ancient and other veteran trees be retained and protected as part of any proposed development. It is recommended that buffer zones are incorporated into any proposals to provide adequate protection and separation from any proposed works and forms a material planning constraint to be considered by local planning authorities. For ancient and other veteran trees (including those on the woodland boundary), the buffer zone should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5 metres from the edge of the tree's canopy if that area is larger than 15 times the trees diameter at breast height. This will create a minimum root protection area (FC & NE, 2022).

3.4.3 The National Planning Policy Framework (NPPF, 2024) defines an ancient or veteran tree as 'A tree which because of its age, size **and** condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species'.

3.4.4 To determine a tree's status as a 'Veteran' for the purposes of a planning application, trees have been assessed using the 'Recognition of Ancient, Veteran and Notable Trees - RAVEN 2' methodology (FLAC, 2024) summarised in Appendix 2. Tree ages have been estimated using the 'White Method' (White, 1998).

3.4.5 Buffer areas for each of the veteran trees on-site are listed below in Table 3:2 and illustrated in The Tree Constraints Plan (Appendix 2).

Table 3:2: Veteran tree buffer area

Tree number	DBH (mm)	Buffer radius (m)	Buffer area (m^2)
T31	1800	27	2290.2

3.5 Preliminary Tree Management Recommendations

3.5.1 Tree works highlighted during the arboricultural survey that are based on sound arboricultural management advice but not as a result of development have been summarised below:

- T5 is suffering terminal decline of its lower branches and should have its lower lateral branches removed above the road where they may cause issues to public health and safety. This tree is on third party land.
- T6 This tree would benefit from a deadwood crown clean above target area to prevent issues to public safety.
- T13, T15 and T16 are suckering from a third-party tree. They are acting invasively and should be removed to preserve native tree stock.
- T17 is in poor condition with a hazard beam on south side at 4m. Post development this tree will need to be reassessed to prevent issues to public health safety.
- T18 and T19 are dead standing elm trees are on the public footpath and should be removed to prevent a potential hazard.
- T26 requires the brambles at the base to be removed to reduce competition.

- T32 is growing through the fence with a potential for this to cause harm to the main stem. The fence should be reconstructed in this section to aid growth.
- T34, T41 and T42 will need to be risk assessed post development to address any concern to public health and safety.

3.5.2 All tree works should give due consideration to the potential presence of protected species, including breeding birds and roosting bats. Any ecological reports pertaining to the site should be consulted prior to the commencement of works.

3.5.3 Arisings from tree works (e.g. wood piles and standing dead trunks) can provide valuable habitats for wildlife. As such, consideration should be given to their retention on site in areas unlikely to cause issues to public health and safety.

3.5.4 All tree pruning should be carefully planned and undertaken in accordance with BS 3998: 2010 Recommendations for Tree Works.

3.5.5 Any recommendations highlighting the management of potentially hazardous trees should be reviewed as soon as is practically possible.

3.6 Site Specific Issues

3.6.1 Dutch Elm Disease (DED) was observed adjacent to the site. Management recommendations should adhere to local authority regulations in accordance with The Dutch Elm Disease (Local Authorities) Order 1984. The transportation of infected elm wood is in some cases prohibited (The Dutch Elm Disease (Restriction on Movement of Elms) (Amendment) Order 1988) and localised destruction e.g. burning on-site is recommended where appropriate.

3.7 Arboricultural Observations and Considerations

3.7.1 T15, T16 and T17 are suckering from a neighbouring garden and have the potential to outcompete native species. These invasive trees should be removed.

4 Design Considerations

4.1 Tree Valuation Summary

4.1.1 The purpose of the tree categorisation method is to identify the quality and value of the existing tree stock within the context of development, so that informed decisions can be made concerning which trees should be removed or retained in the event of development occurring. The valuation uses a combination of amenity value, tree physiological and structural health and the trees estimated safe useful life expectancy within the context of the site. Trees are allocated into four retention categories of descending arboricultural value from 'A' high value, 'B' moderate value, 'C' low value and 'U', unsuitable for retention. Importantly, trees that are considered low value from an arboricultural perspective due to the presence of structural defects (for instance), may have inherent ecological value that is desirable to retain. Where trees have been categorised as unsuitable for retention, but have been identified as having high ecological value, specialist arboricultural and ecological advice should be sought on how to safely retain these trees on-site. A summary of assessment criteria can be found in Table A.0:2 (Appendix 1).

4.2 Above and Below-ground Constraints

4.2.1 Root Protection Areas (RPAs) as described in the Tree Constraints Plan (Appendix 2) illustrate the below-ground constraints to development imposed by trees. The stems and canopies of trees can be considered the above-ground constraints. The default position is to exclude development from within these areas including associated underground utility apparatus and drainage. Where design conflicts with constraints imposed by trees on-site, either tree removal and/or arboriculturally sensitive designs will need to be proposed as part of any application. This may require consultation between the project arboriculturist, structural engineer and design team to assess the feasibility of proposals in relation to tree retention on-site.

4.2.2 The majority of tree roots are located within the first 600mm of soil. Any proposals requiring excavation within the RPAs of trees on-site will require supervision by the project arboriculturist and be subject to a schedule of auditable reporting available by request to the Local Planning Authority.

4.3 New Hard Landscaping

4.3.1 Any proposed development within the RPA of a retained tree must avoid compacting the soil so that gaseous and aqueous exchange are not impeded and tree roots can maintain physiological function. From an engineering perspective, this requires maintaining moist soil bulk density below a threshold of 1.4 g cm^{-3} -1.6 g cm^{-3}. This requires any new hard landscaping such as pedestrian walkways and vehicle routes to be designed either on a suspended stilted structure, laid over a three-dimensional cellular confinement system (Cellweb or equivalent) subbase or other suitable solution designed in conjunction with arboricultural advice.

4.3.2 Any new hard landscaping proposals are limited to a 20% incursion within the RPA of a tree (BS5837, 2012). Root Protection Areas and radius' from the stem are given in the Tree Survey Schedule (Appendix 1).

4.3.3 Any proposed hard surfacing within the RPA of a tree should be resistant to, or tolerant of deformation by growing tree roots. This requires confining radial root expansion pressures of 0.329 MPa (48psi) within the hard surface construction.

4.3.4 Any proposed hard surfacing should be set back by a minimum distance of 500mm from the stem or buttress of retained trees to allow for future growth and movement.

4.3.5 Edge supports such as kerbs and haunchings should be avoided within RPAs unless peg and board options can be provided.

4.4 Foundations

4.4.1 Traditional strip footings and building foundations can result in extensive root loss and by default, should be avoided by locating proposed structures outside of RPAs. Where this is not possible, specialist engineering should be sought that minimises intrusion into the RPA. Examples include the use of pads or pile and beam foundations, where the appropriate location of piles has been determined through investigative digging under arboricultural supervision to avoid tree roots. For small structures such as a garden shed, slabs can bear on existing ground however, are limited to 20% incursion into the RPA.

4.4.2 In shrinkable soils such as clay, foundation design should take account of the risk of indirect damage from heave or subsidence. This can be exacerbated through tree removal or root severance causing previously dehydrated soil to take up water and swell. Detailed guidance is given in the NHBC Standards Chapter 4.2.

4.5 Utility Apparatus

4.5.1 The design of underground utility apparatus routes should avoid the need for trenching through RPAs. In such cases where routes are to pass within the RPA of a retained tree, trenchless insertion methods at depths below rooting biomass can be proposed. These include microtunnelling, surface-launched directional drilling, pipe ramming and impact moling. Where shallow service runs are designed within RPAs, manual excavation with hand-tools subject to arboricultural supervision and reporting will need to be proposed as part of the application.

4.6 Sustainable Drainage Solutions

4.6.1 SuDS development should consider where permeable surfaces are proposed within the RPA that may be subjected to de-icing salt application, an impermeable barrier will need to be incorporated to prevent contamination of the rooting area. Run-off will need to be redirected away from RPAs.

4.6.2 Installing permeable surfacing can cause underlying soils to become saturated for longer periods of time altering the sites existing hydrology. This can create anaerobic conditions for tree roots due to the effects of waterlogging. Where permeable surfacing is proposed within the RPA of retained trees, a suitable drainage system may need to be constructed (e.g. sand slitting).

4.7 Shading

4.7.1 The shading of buildings or open spaces by trees can be a problem, particularly when there is a requirement for light. Proposed buildings should be designed to take account of existing trees, their potential mature size and the effect this will have on the availability of light. Some councils use a 15m buffer termed the 'zone of influence' and will expect proposed buildings to be located outside of this buffer zone, particularly for any tree that has been afforded statutory protection. The orientation of proposed buildings in relation to trees can have a large influence on whether shading will be a constraint. Proposed buildings located directly north of existing trees will be shaded for most of the day, while buildings located south of existing trees will receive ample daylight.

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Appendix 1: Schedule of Trees

Table A.0:1: Schedule of Trees and Tree Quality Assessment[1]

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat[2]	RPAm[2]	RPA r
					N	S	E	W										
T1	Pedunculate oak	20	1	900	8	6	8	8	5	M	Good	Good	Fibre buckling on south side 4m. Crown lifted from road. 3rd party tree dimensions estimated- unmade road within eastern rooting area.		40+	A1	366.4	10.8
T2	Sycamore	18	1	700	5	5	5	5	5	M	Good	Good	3m from unmade road. Moderate retained deadwood. 3rd party tree no access dimensions estimated.		20+	B1	221.7	8.4

[1] See Table A.0:3 for key to terms

[2] See Table A.0:2 for definitions of categories

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat[2]	RPAm[2]	RPA r
					N	S	E	W										
T3	Horse chestnut	20	1	800	5	4	5	4	2	M	Good	Good	Off-site third party estimated dimensions.		40+	A1	289.5	9.6
T4	Horse chestnut	20	1	800	5	4	5	4	2	M	Good	Good	In verge. Strimmer damage at 200mm in south side. Weak unions at.2m v shaped. Included bark.		20+	B1	289.5	9.6
T5	Pedunculate oak	20	1	700	8	8	7	7	6	EM	Good	Fair	Ageotropic epicormic growth. Terminal decline of lower branches. Impaired condition.	Resurvey in 1 year. Crown clean	10+	C1	221.7	8.4

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat[2]	RPAm[2]	RPA r
					N	S	E	W										
T6	Pedunculate oak	20	1	800	8	6	3	7	3	M	Good	Good	Crown bias west. Ivy clad inhibiting VTA. Manor retained deadwood. Off-site dimensions estimated.	Crown clean deadwood above target area	20+	B1	289.5	9.6
T7	Leyland cypress	20	1	800	6	6	6	6	2.5	M	Good	Good	3rd party in accessible. Dimensions estimated.		20+	B2	289.5	9.6
T8	Leyland cypress	20	1	800	6	6	6	6	2.5	M	Good	Good	3rd party in accessible. Dimensions estimated.		20+	B2	289.5	9.6
T9	Scots pine	20	1	600	5	1	5	5	10	EM	Good	Good	3rd party off site ivy clad inhibiting VTA.		20+	B2	162.9	7.2

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat²	RPAm²	RPA r
					N	S	E	W										
T10	Horse chestnut	20	1	800	7	4	7	7	1	M	Poor	Fair	3rd party tree with large cavity at 2m to the east. Bleeding canker on branch to the east.	Resurvey in year	<10	U	289.5	9.6
T11	Leyland cypress	20	1	800	6	6	6	6	2.5	M	Good	Good	3rd party in accessible. Dimensions estimated.		20+	B2	289.5	9.6
T12	Sycamore	11	11	140	5	5	5	4	1	EM	Good	Good	Open grown coppice form high vitality.		40+	B1	97.5	5.6
T13	Black locust	12	1	260	2	5	2	3	1	SM	Good	Good	Invasive tree suckered from mother tree outside boundary. Invasive species.	Remove	<10	U	30.6	3.1
T14	Hornbeam	12	2	120;220	3	3	3	3	1	SM	Good	Good	Hornbeam overcrowded by invasive honey locust suckers.		20+	C1	43.8	3.7

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat[2]	RPAm[2]	RPA r
					N	S	E	W										
T15	Black locust	12	2	160;290	1	9	8	2	1	EM	Good	Good	Invasive tree suckered from mother tree outside boundary. Invasive species.	Remove	<10	U	76.1	4.9
T16	Black locust	12	3	260	6	5	6	3	1	EM	Good	Good	Invasive tree suckered from mother tree outside boundary. Invasive species.	Remove	<10	U	30.6	3.1
T17	Black locust	14	2	530;640	14	12	6	3	2	M	Poor	Good	Hazard beam to south 4m. Has lean to east into site. Large leader lost leaving cavity east 1m. Ivy clad. Off-site tree.	Hazard risk - resurvey in 1 year	10+	C1	312.4	10.0
T18	English elm	8	1	150	1	1	1	1	1	SM	Poor	Poor	Dead standing. Off-site.	Remove	<10	U	10.2	1.8

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat[2]	RPAm[2]	RPA r
					N	S	E	W										
T19	English elm	18	2	300,450	6	4	4	6	2	EM	Poor	Poor	Dead standing. Off site.	Remove	<10	U	183.2	7.6
T20	Pedunculate oak	12	1	430	7	6	6	7	1	SM	Good	Good	Open grown. Well occluded crown lift points. Slight lean to the south.		40+	B1	83.6	5.2
T21	Red oak	12	1	540	4	6	6	5	1	EM	Fair	Good	Diametrical sheer crack from weak union at 2.5m leading to extensive hollowing. Good vitality.		10+	C1	131.9	6.5
T22	Pedunculate oak	12	1	360	8	1	4	6	1	EM	Good	Good	Open grown. Adjacent to red oak. Growth impeded to the south. Crown bias to north.		20+	B2	58.6	4.3

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat[2]	RPAm[2]	RPA r
					N	S	E	W										
T23	Silver birch	11	1	180	3	2	2	2	1	EM	Fair	Good	Basal wound at 0.5m southeast. Suppressed by oak with poor taper.		10+	C1	14.7	2.2
T24	Silver birch	14	1	300	3	3	3	3	1	EM	Good	Good	Good form growing well.		20+	B1	40.7	3.6
T25	Goat willow	6	20	90	4	6	8	6	1	EM	Good	Good	Pheonix regeneration of wind-blown tree.		20+	B2	73.3	4.8
T26	Silver Birch	12	2	220;230	3	3	3	3	1	EM	Good	Good	Brambles at base. Estimated girth from VTA. Twin stems east and west. Good vitality.	Remove competition around base.	20+	B1	47.9	3.9
T27	Elder	3	1	150	3	2	2	2	1	SM	Good	Good	Growing from scrub in accessible dimensions estimated.		10+	C1	10.2	1.8

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat²	RPAm²	RPA r
					N	S	E	W										
T28	Goat willow	12	4	210;250;280;120	3	5	5	5	1	EM	Good	Good	Open grown specimen.	Remove competition at base to allow better assessment. Suspected split on basal union.	20+	B1	90.2	5.4
T29	Field maple	7	1	280	3	5	4	5	2	EM	Good	Good	Offsite inaccessible.		20+	B1	35.5	3.4
T30	Pedunculate oak	20	1	1000	9	9	8	10	2	M	Good	Good	Open standing off site. Crown bias to south and West. Minor deadwood.		40+	A1	452.4	12.0

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat²	RPAm²	RPA r
					N	S	E	W										
T31	Pedunculate oak	16	1	1800	9	9	12	12	2	OM	Good	Good	Old lapsed pollard on field boundary. Extensive hollowing with open cavity on east aspect. 150 x 1m retained deadwood. Lichen on main scaffold branches. Minor and moderate retained deadwood throughout crown. Dry habitat space within stem to east. Secondary crown forming through epicormic growth.		40+	A1	707.0	15.0

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat[2]	RPAm[2]	RPA r
					N	S	E	W										
T32	Pedunculate oak	12	1	530	5	5	6	6	1	EM	Good	Good	Leaning east. Exposed with plagiarists epicormic stress response.	Remove fence form stem by 0.5m.	20+	B1	127.1	6.4
T33	Goat willow	10	2	400;400	8	3	6	6	1	M	Good	Good	Offsite dimensions estimated.		20+	B2	144.8	6.8
T34	Pedunculate oak	8	1	700	5	5	5	9	2	EM	Fair	Good	Lost apical leader. Secondary branches now new leaders. Large cavity from historical storm damage with exposed decayed heartwood on tensile side.	Hazard risk assess post development.	20+	B3	221.7	8.4
T35	Field maple	14	4	280;280;280;280	6	6	6	6	3	EM	Good	Good	Offsite inaccessible dimensions estimated.		40+	A2	141.9	6.7

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat[2]	RPAm[2]	RPA r
					N	S	E	W										
T36	Sycamore	12	1	500	5	5	5	5	5	EM	Poor	Poor	Moribund tree. 20% live crown. Offsite. Inaccessible. Dimensions estimated.		<10	U	113.1	6.0
T37	Pedunculate oak	14	1	700	6	6	3	8	1	EM	Good	Good	Lean to west but has rebalanced crown. Offsite inaccessible.		40+	A2	221.7	8.4
T38	Sycamore	16	2	400;400	6	6	6	6	1	EM	Good	Good	Offsite dimensions estimated.		20+	B1	144.8	6.8
T39	Norway maple	18	1	700	8	4	5	8	2	EM	Good	Good	Offsite inaccessible. Dimensions estimated.		40+	A1	221.7	8.4
T40	Norway maple	10	2	350;350	7	5	3	7	1	EM	Fair	Good	Lapsed pollard regrowth from 5m. Weak bifurcation point.		20+	B2	110.8	5.9

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat[2]	RPAm[2]	RPA r
					N	S	E	W										
T41	Pedunculate oak	20	1	1250	14	10	10	11	2	M	Fair	Good	Large mature tree with major deadwood. Storm damage limb on south aspect. Broken spars in crown. Showing resilient grown in crown.	Hazard risk assessment post development	40+	A1	706.9	15.0

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat[2]	RPAm[2]	RPA r
					N	S	E	W										
T42	Pedunculate oak	20	1	1250	12	8	9	6	2	M	Good	Good	Large tree with major deadwood. Some dieback in northern crown section 80% live crown. Crown bias to north. Pronounced basal flare suggests rapid basal decay. Bark loss within central crown.	Hazard risk post development	20+	B1	706.9	15.0
T43	Pedunculate oak	20	1	1250	10	12	8	12	4	M	Good	Good	Large tree with moderate and major deadwood in crown. Off-site dimensions estimated.		40+	A1	706.9	15.0

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat[2]	RPAm[2]	RPA r
					N	S	E	W										
T44	Pedunculate oak	20	1	1090	8	8	10	8	1	M	Good	Good	Major retained deadwood in crown. Bifurcation at 5m. Basal damage on west aspect 150mm.		40+	A1	537.5	13.1
T45	Pedunculate oak	18	1	2000	12	8	9	6	4	OM	Poor	Poor	Standing dead tree.		<10	U	707.0	15.0
T46	Pedunculate oak	5	1	1000	0	12	9	0	0	OM	Poor	Poor	Fallen dead tree.		<10	U	452.4	12.0
T47	White poplar	25	2	600;600	6	6	6	6	6	M	Good	Good	Off-site dimensions estimated.		20+	B1	325.7	10.2
T48	Pedunculate oak	16	1	1000	10	10	10	10	5	M	Good	Good	Off-site inaccessible.		40+	A1	452.4	12.0
T49	Norway maple	18	1	800	4	7	7	7	8	M	Fair	Good	Lapsed pollard regrowth from 7m.		20+	B2	289.5	9.6
T50	Pedunculate oak	18	1	800	8	8	8	8	8	M	Good	Good	Off-site inaccessible.		40+	A1	289.5	9.6

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat[2]	RPAm[2]	RPA r
					N	S	E	W										
T51	Pedunculate oak	18	1	800	8	8	8	8	8	M	Good	Good	Off-site inaccessible.		40+	A1	289.5	9.6
T52	Sycamore	18	1	400	6	4	8	1	2	EM	Good	Good	Leaning into site from garden. Off-site inaccessible.		20+	B2	72.4	4.8
G1	Mixed	25	1	200-1100	14	14	14	14	1-3	M	Good	Good	Large linear group on boundary containing large oak, sycamore, black pine, Holly, hazel, and Scots pine. Understory of sycamore Hazel and Holly. Large over extended branches from photographic growth.	Hazard risk assessment post development	40+	A2	547.4	13.2

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat[2]	RPAm[2]	RPA r
					N	S	E	W										
G2	Mixed broadleaf	4-5	1	80-150	2	2	2	2	0	EM	Good	Good	Boundary screening group. Contains hazel, hawthorn, field maple.		20+	B2	10.2	1.8
G3	Mixed broadleaf	5-12	1	100-300	3	3	3	3	2	EM	Good	Good	Linear boundary screen. Off-site. Contains sycamore, elm, hawthorn, cherry, holly, birch. Elm infected with DED.		20+	B2	40.7	3.6
G4	Mixed	5-8	1	100-300	3	3	3	3	2	EM	Good	Good	Linear garden screen. Contains thuja, cypress, holly, cherry plum and cherry. Off-site.		20+	B2	40.7	3.6

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat[2]	RPAm[2]	RPA r
					N	S	E	W										
G5	Mixed evergreen	5-8	1	100-250	3	3	3	3	2	EM	Good	Good	Linear boundary garden screen. Contains holly and cherry Laurel.		20+	B2	28.3	3.0
G6	European beech	18	1	300-600	6	6	6	6	2	EM	Good	Good	Garden beech screening group. Off-site Inaccessible. Dimensions estimated.		40+	A2	162.9	7.2

Table A.0:2: BS: 5837 2012 Tree Quality Assessment Definitions

TREES UNSUITABLE FOR LONG TERM RETENTION*				
Category & Definition	**Criteria**			**Identification on Plan**
Category U Those in such a condition that they cannot realistically be retained as a living tree 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 U category trees (i.e. 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 or irreversible overall decline. • Trees infected with pathogens of significance to the health and or safety of other trees nearby by or very low quality trees suppressing adjacent trees of better quality. *Category U trees can have existing or potential conservation value which may be desirable to preserve			**DARK RED**
TREES TO BE CONSIDERED FOR RETENTION				
Category & Identification	**1 Mainly arboricultural values**	**2 Mainly landscape values**	**3 Mainly cultural values including conservation**	**Identification on plan**
Category A Trees of High Quality with an estimated remaining life expectancy of at least 40 years	Trees that are a particularly good example of their species, especially if rare or unusual, or essential components of groups or of formal or semi-formal arboricultural features e.g. the dominant and/or principal trees in an avenue)	Tree groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Tree groups or woodlands of significant conservation historical, commemorative or other value (e.g. veteran trees or wood pasture)	**GREEN**

TREES TO BE CONSIDERED FOR RETENTION				
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in the high category but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage).	Trees present in numbers, usually 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 benefits.	**BLUE**
Category C Trees of a low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm	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 landscape value and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural benefits.	**GREY**

Table A.0:3: Key for Schedule of Trees

Column Heading	Explanation	Column Heading	Explanation
Tree No	Sequential number corresponding to number on plan.	**Ls.**	Life stage definitions. Y= Young. SM = Semi-mature. EM = Early mature. M = Mature. OM = Over mature.
Species	Common names.	**SC**	Brief description of structural condition.
Ht.	Height in metres.	**PC**	Brief description of physiological condition.
S	Number of main stems.	**Preliminary Advice**	Preliminary tree works advice and recommendations.
St. 1.5 (Stem Diameter)	Stem diameter in mm when measured in accordance with Annex C of BS 5837:2012.	**LE**	Estimated remaining useful life contribution in years. <10, 10+, 20+ and 40+ yr.
NSEW	Crown radius in metres to cardinal points of the compass.	**RPA m^2**	Root Protection Area (RPA). Indicative area around a tree measured in m^2 and calculated in accordance with Annex C of BS 5837:2012 deemed to contain sufficient rooting volume to maintain the viability of a tree and where the protection of roots and soil structure is treated as a priority.
Cr. Cl. (Crown Clearance)	Height in metres between the ground and underside of canopy.	**RPA *r***	Root Protection Area (RPA) radius calculation centred on the base of the tree and calculated in accordance with Annex C of BS 5837:2012
Cat. (Category)	Categorisation grading in accordance with BS 5837 2012. Trees suitable for retention: - Category A trees of high quality and amenity value. Category B trees of moderate quality and amenity value. Category C trees of low quality or amenity value. British Standards BS 5837:2012 recommends that these categories may be further broken down into sub-categories 1, 2 and 3 pertaining to Arboricultural, Landscape or Cultural values respectively.		

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Appendix 2: Recognition of Ancient, Veteran & Notable Trees – Raven 2

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Table A.0:4: RAVEN 2 Explanatory Notes

Step One - Age Assessment	Step Two - Size Assessment	Step Three - Condition Assessment (Primary Features)		Step Four - Condition Assessment (Secondary Features)		Step Five - Recognition Guide
Tree should be old relative to others of the same species. Minimum 25% of species maximum age.	Tree should have a very large girth for the species. Guidance drawn from 'Ancient and other veteran trees: further guidance on management', Figure 1.3: Chart of girth in relation to age and developmental classification of trees (Lonsdale, 2013).	At least **two** of the following should be present (or refer to step 4).	• **Extensive decay** • **Extensive hollowing** • **Senescence** • **Retrenchment**	If no primary features are present, tree requires **six** secondary features to qualify. If only one primary feature is present, tree requires **three** secondary features to qualify.	• **Deadwood** ≥150mm • **Storm damage** ≥300mm • **Habitat space** • **Aerial rooting** • **Sap run / slime flux** • **Water pool** • **Bark loss** ≥400cm • **Fungi** • **Epiphytes** Inc. ferns & significant lichen/moss	**Ancient** Veteran tree with extremely large girth: age likely >50% of estimated species maximum. **Veteran** Relatively old & very large for species and qualifies under either step three or step four. **Notable** Tree approaching veteran status under steps one or two.

Table A.0:5: RAVEN 2 Veteran Tree Assessment

Tree NO.	Species	Form	Size (mm)	Age (Yrs)	Primary Features	Secondary Features	RAVEN Assessment	Comments
T31	Pedunculate oak	Lapsed pollard	1800	382	Hollow stem with open cavity on eastern aspect of bole displaying extensive heartwood decay ≥400cm^2. No senescence observed with extension growth measured between 1-5cm comparable to other mature oaks on-site. No retrenchment observed however, unlikely due to younger pollarded wood forming canopy. Some secondary crown forming through epicormic growth above bolling point.	One major retained dead branch 150mm x 1m. Has dry habitat space within older hollowed stem. Access limited to cavity so no endocormic/aerial roots observed. Foliose lichen observed over all major scaffold branches. Surveyed in April so no fungal brackets observed however, multiple fungal attachment scars present on bole suggesting colonisation by annual basidiomycete(s).	Veteran	Tree DBH measured at 1.2m below bolling swell. Desk study revealed site was historically arable adjacent to old manor house.

Appendix 3: Tree Constraints Plan

Land off Maybourne Rise, Woking, Surrey

- Category A - Trees of high quality or value with a life expectancy of 40+ years*
- Category B - Trees of moderate quality or value with a life expectancy of 20+ years
- Category C - Trees of low quality or value with a life expectancy of 10+ years
- Category U - Poor quality trees with limited value and a life expectancy of <10 years
- Root Protection Area (RPA) of category A trees
- Root Protection Area (RPA) of category B trees
- Root Protection Area (RPA) of category C trees
- Category A - Groups of trees, hedgerows and woodland
- Category B - Groups of trees, hedgerows and woodland
- Category C - Groups of trees, hedgerows and woodland
- Category U - Groups of trees, hedgerows and woodland
- Shading arc of tree
- Tree stump
- Veteran/Ancient tree buffer zone

*Where trees could conceivably be categorised as 'A' but have diminished vitality or landscape value, and may not be expected to survive 40 years, these trees are given the remedial treatment as 'U' or 'B' accordingly.

Title:	Tree Constraints Plan		
Section:	1 of 1		
Survey date:	21 April 2026	**Surveyor:**	RO
Scale (at A1):	1:500	**Created by:**	RO
Date:	April 2026	**Reviewed by:**	WR
Drawing number:	UE0703_MaybourneRise_TCP_0_260421		

URBAN EDGE ENVIRONMENTAL CONSULTING
Tel: 01273 466 744
Email: hello@ueec.co.uk
Web: www.ueec.co.uk

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0m 10m 20m 50m 100m

Appendix 4: Glossary of Terms

Term	Explanation
Arboricultural Impact Assessment (AIA)	Evaluation of direct and indirect effects of a proposed design and/or construction.
Arboricultural Method Statement (AMS)	Methodology for the implementation of any aspect of development that is in the root protection area or has the potential to result in the loss of or damage to a tree to be retained.
Branch structure	Qualitative description of formation of main framework of limbs and branches.
Canopy face	Orientation of canopy relative to cardinal points of the compass
Canopy radius	A measurement taken from the centre of a tree to the furthest radial extension of tree canopy relative to the cardinal points of the compass.
Competent Person	Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached.
Conservation Area	Local Planning Authority special designation generally prohibiting tree works without 6 weeks prior written notification.
Construction Exclusion Zone (CEZ)	Area based upon the calculated root protection area prohibiting access.
Cavity	Open and exposed aperture where wood tissue has internally degraded.
Constraints check	Formal search of local authority records to determine legal and statutory constraints on tree works.
Crown lifting	Removal of lower branches to achieve a stated vertical clearance above ground level or other surface.
Crown reduction	Pruning of a trees canopy in both height and width.
Decay	Deterioration and breakdown of tree wood fibres resulting in structural and/or physiological dysfunction of a tree.
Dieback	Continual decline and death of wood tissue including twigs and branches.
Epicormic growth	Growth that emerges from dormant buds along the trunk and branches of a tree.
Failure	Description of structural failure or wood fibres including fracture of branches, limbs and main stems.
Fork	Area or point of union between one or more limbs or branches.

Term	Explanation
Hazard Risk Assessment	Qualitative and quantitative appraisal of the potential for tree failure and the possible risk of harm or damage to persons or property.
Local Planning Authority	Body responsible for the administration of Statutory duties relating to Development Management.
Multi-stem	A single tree formed from 2 or more codominant main stems
Occlusion	Wood development enclosing an extant wound or pruning cut.
Pruning	The targeted removal of branches or limbs using saws or other tools.
Physiological Condition	Observation relating to a trees physiology for example vigour, leaf area, growth rate, the presence of pests or disease.
Root Protection Area	Root Protection Area (RPA). Indicative area around a tree deemed to contain sufficient rooting volume to maintain the viability of a tree.
Shelter belt	A wind break normally made up of one or more trees planted in such a way to provide cover from the wind.
Snag	A standing dead, or dying tree, often missing a top or most of the smaller branches and retained for wildlife use.
Structural Condition	Observation relating to a trees structural integrity and the presence of any physical defects.
Suppressed	Where a trees development has been influenced or effected by the presence of competing vegetation.
Tree Constraints Plan	A scaled plan indicating above and below ground constraints relating to the protection of trees
Tree Preservation Order	A legal order made by the local planning authority protecting specific trees in the interests of amenity.
Visual Tree Assessment (VTA)	A method of assessment based upon the research developed to recognise dynamic responses of a tree to its surroundings.
'V' Shaped Branch Union	The union point between two branches that have grown at a tight angle, forming the 'V' shape. This structure is inherently weaker than the 'U' shaped union.
'U' Shaped Branch Union	The union point between two branches that have grown at a wider angle, forming the 'U' shape. This structure is considered to be the strongest and most optimised shape that a union can form.

Appendix 5: Photographs

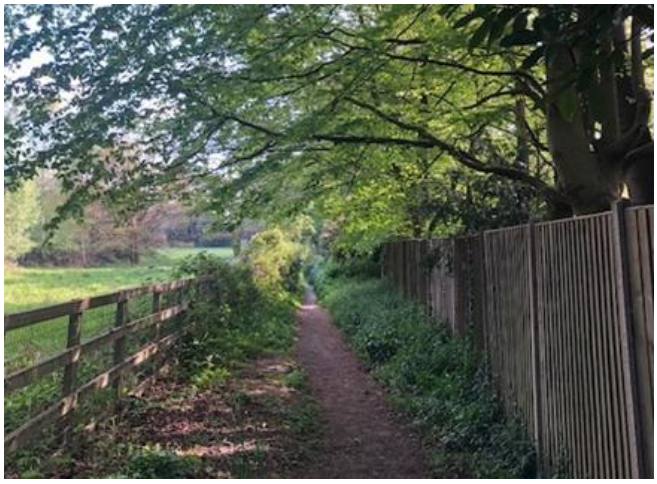
Photograph 1

View looking north-west towards T2, and T1 (left to right).



Photograph 2

View looking south towards to G6 (right).



Photograph 3

View looking west towards T12.



Photograph 4

View looking north with T7 on left.



Photograph 5

View looking south with T4 on the right.



Photograph 6

View looking north-west with G1 on the right.



Photograph 7

View looking north-east T31 is on the rigt.



Photograph 8

Cavity in T31 from base to 1.4m east.



Photograph 9

Cavity in T10 at 1m east.



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- Any works undertaken as a consequence of the recommendations provided within this report should be subjected to the necessary health & safety checks and full risk assessments.



Urban Edge Environmental Consulting Ltd

Donkey Row Barn | Brighton Road | Hassocks | BN6 9BS

T: 01273 68 67 66 | E: enquiries@ueec.co.uk

www.ueec.co.uk | LinkedIn | IEMA

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