TREE SURVEY
ARBORICULTURAL CONSTRAINTS

Phase 2

Land at
Boscawen Park
Malpas Road
Truro
TR1 1SG

Client: Meiloci
Reference: EV-4355-TS CA AIA
Site visit Date: 07 & 10 November 2023
Report Date: 14 November 2023

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TABLE OF CONTENTS

8 Duke Street
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1 INSTRUCTION

1.1 We, Evolve Tree Consultancy, have been instructed by Meiloci to provide an Arboricultural Constraints Analysis and an Arboricultural Impact Assessment with Tree Protection Plan.

2 INTRODUCTION

2.1 We have been asked to survey the trees to assess their condition with regards the potential for the proposed development.

2.2 This report analyses the final design as received and describes the implications of the development on the trees.

Image 1. Survey site location. ©Google Map Data 2023.

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3 METHODOLOGY

3.1 I have undertaken both survey and report to accord with the recommendations in British Standard 5837:2012 Trees in relation to design, demolition & construction - Recommendations (BS 5837). It is not a risk assessment, nor does it assess the risks related to subsidence, heave or other forms of disturbance associated with tree root growth or removal.

3.2 My survey was a visual one made from ground level. I did not have access to trees outside the boundary of the site. Any observations of these trees are confined to what is visible from within the property.

3.3 Tree Schedule Explanatory Notes & Methodology are listed in Appendix A.

3.4 Tree positions are indicated on the Tree Constraints Plan (TCP), which is based on the topographical survey provided.

4 SUPPORTING DOCUMENTATION

4.1 Relevant documents provided to me include:

- Site location plan titled Boscawen Park Phase 1 & 2.
- Topographic Survey prepared by Sumo.

4.2 This report should be read alongside Evolve drawing:

- Tree Constraints Plan: EV-4355-TCP.

5 STATUTORY PROTECTION & OTHER CONTROLS

5.1 Tree Preservation Order/Conservation Area: I have used information supplied by the Cornwall Council Interactive map.

5.1.1 Trees on site are subject to a Tree Preservation Order/s (TPOs). Reference: Boscawen Park Malpas Road Tree Preservation Order 1992. https://map.cornwall.gov.uk/reports_TPO/C1_CK104.pdf

5.1.2 The site is not within a designated Conservation Area.

5.2 Felling Licences: Parts of a site associated with the domestic property will not be subject to the provisions of the Forestry Act. Felling licenses are generally required for felling living trees unless they are fruit trees, or trees growing in a garden, orchard, churchyard or designated open spaces.

5.3 Planning Conditions/Covenants: I did not investigate whether any planning conditions or legal covenants relevant to the trees are in place.

8 Duke Street
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6 PLANNING POLICY & DESIGNATIONS

6.1 The following inform our analysis:

- National Planning Policy Framework (NPPF) sets out national planning policy.
- Cornwall Local Plan.
- Cornwall Council Climate Emergency Development Plan.
- Cornwall Council Planning for Biodiversity Guide.

6.1.1 Further details are presented as Appendix D Statutory Protection and Controls.

7 THE SITE

7.1 The survey site identified as Phase 2 comprises Boscawen Park and the Truro Cricket Club to the south. There is public access throughout the northern part of the site though restricted at Truro Cricket Club.

7.2 There is a footpath bordering the site much used by dog walkers and runners. The formal area to the north is also very busy with new facilities and infrastructure. The park is bordered to the west and north by Truro River.

7.3 The land is relatively level with the land adjacent rising to the east.

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Image 2. Aerial view.
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8 THE TREES

8.1 The key trees are identified in the survey schedule presented as Appendix B.

8.2 The trees are an important collection for Truro. They are a range of specimen, primarily exotic, trees of good form visible to very many people. The trees have all been managed in accordance with good practice and most are in good condition. Consequently, most of the trees are A and B category.

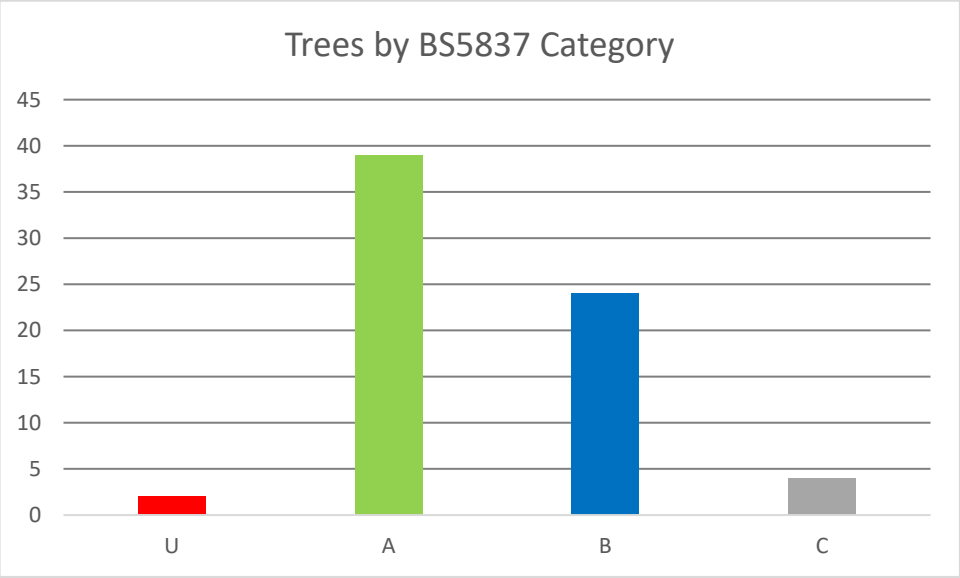

Table 1. Trees by BS5837 category

8.3 Some of the smaller trees, those that are suppressed by their neighbours and of indifferent form with a limited life expectancy, are categorised as C. However, despite these factors they are still category B trees due to their location.

8.4 Two of the poplars,T1 and the tree at the northern end of G49, require further detailed assessment. T1 has a history of failure , the tree in G49 has fungal brackets in the base of the stem. The tree in G49 will require further, more detailed assessment for stability, T1 is already under an annual inspection regime.

8.5 The condition of most of the trees is good and the life expectancy long. The age class distribution is as expected for a formal park with a relatively low number of younger trees but there are enough new being planted.

8.6 The trees to the south of the site border the Truro Cricket Club. Of these the group G50 comprises large, mature poplars that have been managed to ensure unrestricted pedestrian access. There is some evidence of fungal colonisation in the pruning wounds though these are not significant in terms of risk as they are saprotrophic.

8 Duke Street
Truro TR1 2QE
01872 276 099

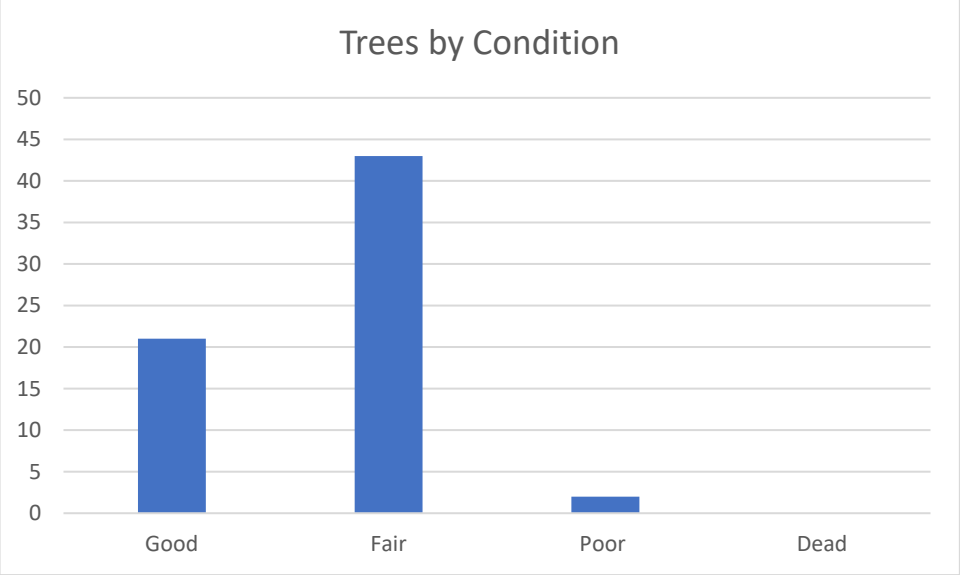

Table 2. Trees by condition.

Image 3. The fungal brackets on the basal area of the poplar tree in G49.

8 Duke Street
Truro TR1 2QE
01872 276 099

9 CONSTRAINTS ANALYSIS & DESIGN CONSIDERATIONS

9.1 The key constraints posed by the trees are shown on the TCP drawing. Both the above and below ground constraints have the potential to influence the design.

9.2 Tree Quality Assessment: The cascade chart, presented as part of Appendix B, is a construct of the BS5837 designed to help describe the characteristics and relative value of trees. It provides guidance enabling an estimate of which trees are important and which trees are not.

9.2.1 It does not dictate which trees ought to be retained or removed, merely the weight that should be given to them when balancing competing interests. Certain trees may be of such importance and sensitivity that they justify having a major influence on design. Others may be of little significance that could be removed without adverse impacts.

9.3 The root protection area (RPA) is an area (representing a volume of soil) considered necessary to maintain the trees viability. The area represented on the TCP is a minimum recommended by BS5837 and is capped at 707 m^2.

9.3.1 The shape of the RPA will vary in accordance with site conditions e.g. a road is likely to form a barrier to root growth. Whilst the notional RPA is circular the shape plotted on the TCP may be a polygon to reflect likely barriers to root growth.

9.3.2 I have amended the RPA of many of the trees as they abut the road to the east and the river to the west. This has pushed some of the area into the site.

9.3.3 Encroachment within the RPA of retained trees will require justification and be supported by a sound rationale from the project arboriculturist.

9.4 Tree species: The species will influence a number of factors relevant to design including height (represented by the length of the shade arc), spread (indicated on the TCP), ultimate height and spread (which may be indicated where appropriate), deciduous/evergreen nature, crown density, seasonal nuisance etc.

9.5 Age: Mature and over-mature trees are more sensitive to change than young trees. Their inability to adapt to altered soil conditions within or near the RPA means that care is required when designing in these places.

9.6 Shade Arc: I have removed the shade arcs from this drawing for clarity and as they are not relevant to the proposed use.

9.7 Services: It is prudent to locate new service outside the RPA and crown (allowing for future growth) of retained trees. However, the impact of

8 Duke Street
Truro TR1 2QE
01872 276 099

putting services close to trees will be determined by the sensitivity and/or quality of the trees.

10 CONCLUSIONS

10.1 The trees are in good condition and well managed in a highly used site. Any construction activity will need to be aware of the potential for damage to these significant trees, especially root disturbance.

10.2 My report provides a description of the physical characteristics of trees and hedgerows, their benefits, and the constraints that they pose to development. It is the key (arboricultural) part of the feasibility and planning assessment.

10.3 There is potential (in arboricultural terms) to develop the land. The key issue will be ensuring no further damage to the roots of the retained trees.

10.4 I trust this provides enough information for you to develop the plans. Should you have any queries I am happy to provide further advice and opinion.

11 NEXT STEPS

11.1 The LPAs validation procedure may require that a planning application is supported by an arboricultural impact assessment and tree protection plan.

11.2 When a preliminary design is available, I can provide further advice on the potential impacts and suggest measures for avoidance, mitigation, or compensation of any harm.

8 Duke Street
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01872 276 099

Tim Scott-Ellis BSc Hons (For), Dip Arb (RFS), F Arbor A, MICFor, MRICS
Evolve Tree Consultancy

I am a Fellow of the Arboricultural Association, a Chartered Arboriculturist and a Chartered Surveyor. I hold an honours degree in Forestry and the Royal Forestry Society Professional Diploma in Arboriculture. I have been working as a full-time, professional arboriculturist since 1999.

The authority of this report ceases when any site conditions change or pruning or other works unspecified in the report are conducted to, or affecting, the subject tree(s). The statements made in this report do not consider the effects of extremes of climate, vandalism, or accident, whether physical, chemical or fire. Evolve Tree Consultancy cannot accept any liability about these factors, nowhere prescribed work is not carried out in a correct and professional manner in accordance with current good practice.

The recommendations within this report remain valid for the period stated for re-inspection or twelve months from the date of survey.

The limit of Evolve Tree Consultancy's indemnity over any matter arising out of this report extends only to the instructing client; Evolve Tree Consultancy cannot be held liable for any third-party claim that arises following or out of this report. This report remains the intellectual property of Evolve Tree Consultancy.

8 Duke Street
Truro TR1 2QE
01872 276 099

APPENDIX A Tree Schedule Explanatory Notes

Tree Number	Sequential Tree, Group or Woodland Reference Number.	
Name	Scientific name (Common name in brackets).	
Height	Recorded in metres by inclinometer in each discrete area and estimated from the measured tree. (Lwr crn ht - Lower crown height, the height of the canopy above the ground)	
Stem diameter	Tree stem diameter in millimetres at 1.5 metres above adjacent ground level rounded up to nearest 50 millimetres. For multi-stemmed trees, a cumulative diameter is calculated (in accordance with BS 5837:2012 Annex C).	
Branch spread	Measured in metres & taken at four cardinal points (N E S W).	
1st Sig branch	1st Sig branch: Existing height in metres above ground level (agl) of the first significant branch with direction of growth (if available).	
Life Stage	Y Young	Recently planted or established tree
	SM Semi-mature	Age less than one-third life completed. Established tree but one that has not reached its potential ultimate height and has significant growth potential.
	EM Early-mature	One-third to two-thirds life completed. A tree reaching its ultimate potential height, whose growth rate is slowing down but will still increase in stem diameter and crown spread.
	M Mature	Two-thirds plus life completed. Specimen with limited potential for any significant increase in size but with reasonable life expectancy.
	LM Late-mature	Two-thirds plus life completed and declining. A tree that has passed its optimum growth rate and may require specialist management. These trees may offer significant benefits in terms of nature conservation. Referred to as Over-mature in the British Standard.
	V Veteran	A tree that shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.
Comments	General observations e.g. collapsing, the presence of any decay and physical defect and including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat.	
Life Expectancy	Estimated remaining contribution in years in terms of amenity (<10, 10+, 20+, 40+).	

Physiological Condition	G Good	Tree that appears to be in good condition and healthy without significant defects.
	F Fair	Tree that appears to be structurally sound but due to minor defects is downgraded from good.
	P Poor	Tree which shows signs of poor health, in decline and/or with significant defects.
	D Dead	Tree which is moribund or has died.
Recommendations	Preliminary management recommendations based on the site as surveyed and for any likely pruning likely to be required should any development proceed.	
Category	A grade given in accordance with BS 5837:2012 - Tree Categories (see copy of Table 1 from BS 5837:2012 below).	
RPA-R (m)	Root Protection Area (RPA) Radius - The radius of an indicative circle of the RPA.	
RPA (m^2)	RPA Area in metres squared.	

Table 1 from BS 5837:2012 Trees in relation to design, demolition & construction – Recommendations. Cascade chart for tree quality assessment

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

APPENDIX B Tree Schedule

Tree No.	Name (Common & Scientific)	Ht (m) (Lwr crht)	Stem dia. (mm)	Branch Spread (m)				1st sig branch (m)	Life Stage	Comments	Life Exp (yrs)	Cond	Cat	RPA R m	RPA A m^2
				N	E	S	W								
T1	Populus trichocarpa (Western Balsam Poplar)	30(6)	1250	7	9	6	10	6	LM	Reasonable vitality and structural condition. In/adjacent to hard surface area. Prominent tree/group. History of branch failure.	20+	Fair	**B1**	15	707
T2	Populus trichocarpa (Western Balsam Poplar)	30(6)	1329	6	9	11	7	6	LM	Reasonable vitality and structural condition. In/adjacent to hard surface area. Prominent tree/group. Epicormics on stem. Multiple stems above 1.5m. Crown lifted to current dimensions.	20+	Fair	**A1**	15	707
T3	Ginkgo biloba (Maidenhair Tree)	10(2)	530	2	4	3	2	2(W)	SM	No significant visible defects. Reasonable vitality and structural condition. Prominent tree/group.	40+	Fair	**A1**	6	127
T4	Acer rubrum (Red Maple)	16(2)	730	6	6.5	6	6.5	2	EM	Reasonable vitality and structural condition.	40+	Good	**A1, 2**	9	241
T5	Fagus sylvatica (Beech)	15(2)	900	4	8	10	8	2	M	Reasonable vitality and structural condition. Prominent tree/group. Crown lifted to current dimensions. Exposed surface roots.	40+	Fair	**A1, 2**	11	366
T6	Populus trichocarpa (Western Balsam Poplar)	28(6)	1250	9	7	6	7	6	LM	Reasonable vitality and structural condition. In/adjacent to hard surface area. Prominent tree/group.	20+	Fair	**B1**	15	707

Tree No.	Name (Common & Scientific)	Ht (m) (Lwr cr ht)	Stem dia. (mm)	Branch Spread (m)				1st sig branch (m)	Life Stage	Comments	Life Exp (yrs)	Cond	Cat	RPA R m	RPA A m^2
				N	E	S	W								
T7	Liriodendron tulipifera (Tulip Tree)	12(1.5)	690	5	7	7	2	1.5	EM	Reasonable vitality and structural condition. Suppressed tree. Prominent tree/group. Crown distorted due to group pressure.	40+	Fair	**A1, 2**	8	215
T8	Aesculus hippocastanum (Horse Chestnut)	16(2)	730	6	6	6	6	2	EM	In/adjacent to hard surface area. Lapsed pollard.	20+	Fair	**B1**	9	241
T9	Liriodendron tulipifera (Tulip Tree)	18(2)	1000	9	6	5	8	2	EM	No significant visible defects. Leaning West.	40+	Good	**A1**	12	452
T10	Liquidambar styraciflua (Sweet Gum)	13(2)	420	3	3	3	3	3	SM	No significant visible defects. Reasonable vitality and structural condition.	40+	Good	**A1**	5	80
T11	Tilia x euchlora (Caucasian lime)	15(2)	740	5	5	5	5	2	EM	No significant visible defects. Reasonable vitality and structural condition. In/adjacent to hard surface area. Ivy on tree. Epicormics on stem. Suckers around stem base.	40+	Good	**A1, 2**	9	248
T12	Tilia x euchlora (Caucasian lime)	15(2)	720	6	6	6	6	2	EM	No significant visible defects. Reasonable vitality and structural condition. In/adjacent to hard surface area. Ivy on tree. Epicormics on stem. Suckers around stem base. Stem divides above 1.5m.	40+	Good	**A1, 2**	9	235
T13	Betula pendula (Silver Birch)	17(4)	320	2	3	4	3	4	EM	No significant visible defects.	40+	Fair	**B1**	4	46

Tree No.	Name (Common & Scientific)	Ht (m) (Lwr cr ht)	Stem dia. (mm)	Branch Spread (m)				1st sig branch (m)	Life Stage	Comments	Life Exp (yrs)	Cond	Cat	RPA R m	RPA A m^2
				N	E	S	W								
T14	Liriodendron tulipifera (Tulip Tree)	16(7)	1100	6	7	6	6	7	EM	Reasonable vitality and structural condition. In/adjacent to hard surface area. Unable to inspect stem due to Ivy.	40+	Fair	**A1, 2**	13	547
T15	Platanus x hispanica (London Plane)	25(6)	1250	7	8	6	10	6	M	No significant visible defects. Reasonable vitality and structural condition. In/adjacent to hard surface area .Lifting footpath to lavatories under crown of tree.	40+	Good	**A1**	15	707
T16	Chamaecyparis lawsoniana (Lawson Cypress)	25(1.5)	1000	4	5	4	4	1.5	EM	No significant visible defects.	40+	Good	**A1**	12	452
T17	Prunus sp. (Ornamental cherry)	3(1)	150	3	3	3	3	1	EM	Reasonable vitality and structural condition.	20+	Fair	**B1**	2	10
T18	Prunus sp. (Ornamental cherry)	6(1)	180	4	4	4	4	1	EM	Reasonable vitality and structural condition.	20+	Fair	**B1**	2	15
T19	Betula pendula Youngii (Silver Birch)	6(0.5)	200	3	4	2.5	1.5	2	SM	Reasonable vitality and structural condition.	20+	Fair	**B1**	2	18
T20	Sorbus aucuparia cultivar (Ornamental rowan)	5(2)	150	2	2	2	2	2	SM	Reasonable vitality and structural condition. Epicormic growth in upper crown.	40+	Good	**B1**	2	10

Tree No.	Name (Common & Scientific)	Ht (m) (Lwr cr ht)	Stem dia. (mm)	Branch Spread (m)				1st sig branch (m)	Life Stage	Comments	Life Exp (yrs)	Cond	Cat	RPA R m	RPA A m^2
				N	E	S	W								
T21	Cedrus libani atlantica 'Glauca' (Atlantic cedar)	14(0.5)	440	5	5	5	5	0.5	SM	Reasonable vitality and structural condition.	40+	Fair	**A1**	5	88
T22	Castanea sativa (Sweet Chestnut)	18(2)	750	8	10	8	7	2	EM	Reasonable vitality and structural condition. In/adjacent to hard surface area.	40+	Good	**A1, 2**	9	255
T23	Juglans regia (Walnut)	22(2)	920	8	12	9	10	4	M	Reasonable vitality and structural condition. In/adjacent to hard surface area. Rare example of a good walnut tree in Cornwall.	40+	Good	**A1, 2**	11	383
T24	Fagus sylvatica (Beech)	22(2)	770	5	5	5.5	6	2	M	No significant visible defects. In/adjacent to hard surface area.	40+	Fair	**A1**	9	268
T25	Betula utilis (Himalayan birch)	15(2)	410	4	4	4	4	2	EM	Reasonable vitality and structural condition. Multiple stems above 1.5m.	40+	Good	**A1**	5	76
T26	Pinus nigra var maritima (Corsican Pine)	12(2)	490	4	4	5	4	2	SM	Reasonable vitality and structural condition. Restricted growth due to exposed situation. Multiple stems above 1.5m.	40+	Fair	**A1**	6	109
T27	Pinus nigra var maritima (Corsican Pine)	15(2)	42	4	4	5	4	2	SM	Reasonable vitality and structural condition. Restricted growth due to exposed situation.	40+	Fair	**A1**	1	1
T28	Pinus nigra var maritima (Corsican Pine)	15(2)	42	2	3	4	3	2	SM	Reasonable vitality and structural condition. Restricted growth due to exposed situation.	40+	Fair	**A1**	1	1

Tree No.	Name (Common & Scientific)	Ht (m) (Lwr cr ht)	Stem dia. (mm)	Branch Spread (m)				1st sig branch (m)	Life Stage	Comments	Life Exp (yrs)	Cond	Cat	RPA R m	RPA A m^2
				N	E	S	W								
T29	Pinus radiata (Monterey Pine)	25(5)	1250	8	10	12	7	6	LM		40+	Fair	**A1, 2**	15	707
T30	Pinus sylvestris (Scots Pine)	16(2)	430	6	5	4.5	3	2	SM	Reasonable vitality and structural condition.	40+	Good	**A1**	5	84
T31	Pinus radiata (Monterey Pine)	25(2)	1250	12	10	12	10	1(S)	LM	Reasonable vitality and structural condition. Multiple stems above 1.5m. Crown lifted to current dimensions.	40+	Fair	**A1, 2**	15	707
T32	Pinus radiata (Monterey Pine)	20(5)	1250	12	10	12	10	6	LM	Reasonable vitality and structural condition. Prominent tree/group. Multiple stems above 1.5m.	40+	Fair	**A1, 2**	15	707
T33	Pinus radiata (Monterey Pine)	26(8)	1050	7	11	9	8	8	EM	Reasonable vitality and structural condition. Prominent tree/group.	40+	Fair	**A1, 2**	13	499
T34	Pinus radiata (Monterey Pine)	25(4)	950	6	8	5	10	1	M	Reasonable vitality and structural condition. Prominent tree/group. Multiple stems above 1.5m.	40+	Fair	**A1, 2**	11	408
T35	Pinus radiata (Monterey Pine)	24(5)	1250	3	7	9	5	8	LM	Reasonable vitality and structural condition. Cavity on stem. Major bark wounding on stem.	20+	Fair	**A1, 3**	15	707
T36	Fagus sylvatica (Beech)	22(4)	600	6	6	6	6	4	EM	No significant visible defects. Reasonable vitality and structural condition. In yard for ground staff.	40+	Good	**A1**	7	163
T37	Aesculus hippocastanum (Horse Chestnut)	7(2)	440	4	4	4	4	2	SM	Roots visible on surface.	20+	Fair	**B1**	5	88

Tree No.	Name (Common & Scientific)	Ht (m) (Lwr cr ht)	Stem dia. (mm)	Branch Spread (m)				1st sig branch (m)	Life Stage	Comments	Life Exp (yrs)	Cond	Cat	RPA R m	RPA A m^2
				N	E	S	W								
T38	Fraxinus excelsior (Ash)	10(2)	580	7	6	6	6	2	EM	Reasonable vitality and structural condition. In/adjacent to hard surface area. Prominent tree/group. Some indications in crown of ADB.	20+	Fair	B1	7	152
T39	Fraxinus excelsior (Ash)	14(2)	651	7	6.5	5	7	2	EM	Reasonable vitality and structural condition. In/adjacent to hard surface area. Prominent tree/group.	20+	Fair	B1	8	192
T40	Fraxinus excelsior (Ash)	10(2)	600	5	6.5	8	6	2	EM	Reasonable vitality and structural condition. In/adjacent to hard surface area. Prominent tree/group. Some indications in crown of ADB.	20+	Fair	B1	7	163
T41	Fraxinus excelsior (Ash)	14(2)	470	5	5	5	5	3.5	SM	Signs of incipient ADB.	20+	Fair	B1	6	100
T42	Populus trichocarpa (Western Balsam Poplar)	10(1)	780	5	8	5	4	1	M	In/adjacent to hard surface area. Prominent tree/group. Major bark wounding on stem. Heavily reduced, reasonable epicormic growth.	20+	Fair	B1	9	275
T43	Fraxinus excelsior (Ash)	14(2)	462	2	4	4	3	2	EM	Ash die-back present.	<10	Fair	U	6	96
T44	Fraxinus excelsior (Ash)	15(3)	520	4	4	4	4	3	EM	Reasonable vitality and structural condition. In/adjacent to hard surface area. Ash die-back present. Prominent tree/group.	20+	Fair	B1	6	122

Tree No.	Name (Common & Scientific)	Ht (m) (Lwr cr ht)	Stem dia. (mm)	Branch Spread (m)				1st sig branch (m)	Life Stage	Comments	Life Exp (yrs)	Cond	Cat	RPA R m	RPA A m^2
				N	E	S	W								
T45	Populus trichocarpa (Western Balsam Poplar)	18(1)	780	5	8	6	7	1	M	In/adjacent to hard surface area. Prominent tree/group. Major bark wounding on stem. Heavily reduced, reasonable epicormic growth.	20+	Fair	**B1**	9	275
T46	Pinus contorta (Shore Pine)	4(2)	290	1	2.5	2	2	2	SM	Reasonable vitality and structural condition. Suppressed tree.	40+	Fair	**B1**	3	38
T47	Populus trichocarpa (Western Balsam Poplar)	23(2)	800	6	6	5	8	4	EM	Reasonable vitality and structural condition. In/adjacent to hard surface area. Prominent tree/group. Part of linear group. Ivy on tree.	40+	Fair	**A1, 2**	10	290
T48	Pinus radiata (Monterey Pine)	19(2)	960	5	12	4	10	3(W)	LM	Reasonable vitality and structural condition. In/adjacent to hard surface area. Prominent tree/group. Part of linear group.	20+	Fair	**A1, 2**	12	417
G49	Fraxinus excelsior (Ash),Pinus radiata (Monterey Pine),Populus trichocarpa (Western Balsam Poplar)	22(2)	900	6	6	6	6	2	SM-M	Reasonable vitality and structural condition. In/adjacent to hard surface area. Ash die-back present. Dimensions vary - those recorded are an average representation. Prominent tree/group.	40+	Mixed	**A2**	11	366

Tree No.	Name (Common & Scientific)	Ht (m) (Lwr cr ht)	Stem dia. (mm)	Branch Spread (m)				1st sig branch (m)	Life Stage	Comments	Life Exp (yrs)	Cond	Cat	RPA R m	RPA A m^2
				N	E	S	W								
G50	Populus trichocarpa (Western Balsam Poplar)	24(2)	1250	8	8	8	8	2	M	Reasonable vitality and structural condition. In/adjacent to hard surface area. Dimensions vary - those recorded are an average representation. Prominent tree/group. Fungal brackets visible on stem. Cavity on stem. Crown lifted to current dimensions.	20+	Good	**A2**	15	707
G51	Acer pseudoplatanus (Sycamore)	14(3)	350	3	6	3	4	2	SM	Reasonable vitality and structural condition. In/adjacent to hard surface area. Dimensions vary - those recorded are an average representation. Boundary tree. Prominent tree/group. Part of linear group. Prominent to nearby views. Service wires through crown.	40+	Good	**A2**	4	55
G52	X Cuprocyparis leylandii (Leyland Cypress)	15(2)	300	4	3	4	3	2	SM	Reasonable vitality and structural condition. In/adjacent to hard surface area. Dimensions vary - those recorded are an average representation. Prominent tree/group.	40+	Good	**B2**	4	41
T53	Populus nigra 'Italica' (Lombardy Poplar	18(2)	580	1	1	1	1	2	SM	Restricted growth due to exposed situation.	20+	Fair	**B1**	7	152

Tree No.	Name (Common & Scientific)	Ht (m) (Lwr cr ht)	Stem dia. (mm)	Branch Spread (m)				1st sig branch (m)	Life Stage	Comments	Life Exp (yrs)	Cond	Cat	RPA R m	RPA A m^2
				N	E	S	W								
T54	Populus nigra 'Italica' (Lombardy Poplar	18(2)	520	1	1	1	1	2	SM	Restricted growth due to exposed situation.	20+	Fair	B1	6	122
T55	Aesculus hippocastanum (Horse Chestnut)	11(2)	620	4	6	7	5	2	EM	No significant visible defects. In/adjacent to hard surface area.	40+	Fair	B1	7	174
G56	Crataegus monogyna (Hawthorn)	5(2)	100	1.5	1.5	1.5	1.5	2	Y	Dead. Moribund.	<10	Poor	U	1	5
T57	Acer platanoides (Norway Maple)	7(2)	270	2.5	2.5	2.5	2.5	2	SM	Reasonable vitality and structural condition.	20+	Fair	C1	3	33
T58	Acer pseudoplatanus (Sycamore)	18(2)	798	3	4	5	6	2	EM	Low vitality. Prominent tree/group.	10+	Poor	C1	10	288
T59	Aesculus hippocastanum (Horse Chestnut)	14(2)	430	4	2	2	4	2	SM	Reasonable vitality and structural condition. Crown lifted to current dimensions. Forms joint canopy. Crown pruned to current dimensions.	40+	Fair	B2	5	84
T60	Acer platanoides (Norway Maple)	7(2)	350	4	4	4.5	3	2	SM	Suppressed tree. In/adjacent to hard surface area. Moderately prominent. Less than typical extension growth.	40+	Fair	B1	4	55

Tree No.	Name (Common & Scientific)	Ht (m) (Lwr cr ht)	Stem dia. (mm)	Branch Spread (m)				1st sig branch (m)	Life Stage	Comments	Life Exp (yrs)	Cond	Cat	RPA R m	RPA A m^2
				N	E	S	W								
T61	Chamaecyparis lawsoniana (Lawson Cypress)	8(1)	250	2	2	2	2	1	SM	Reasonable vitality and structural condition. Poor shape & form.	20+	Fair	**C1**	3	28
T62	Acer pseudoplatanus (Sycamore)	6(1.5)	100	1	1	1	1	1.5	Y	No significant visible defects.	40+	Good	**C1**	1	5
T63	Pinus radiata (Monterey Pine)	25(6)	1250	7	12	19	17	6	LM	Reasonable vitality and structural condition. In/adjacent to hard surface area. Prominent tree/group.	40+	Good	**A1**	15	707
T64	Pinus radiata (Monterey Pine)	18(6)	1100	7	6	7	6	6	M	Reasonable vitality and structural condition. In/adjacent to hard surface area. Prominent tree/group.	40+	Fair	**A1**	13	547
T65	Acer pseudoplatanus (Sycamore)	14(3)	640	6	2	4	6	5	EM	Reasonable vitality and structural condition. In/adjacent to hard surface area. Not on topographical survey. Moderately prominent. Crown distorted due to group pressure. Less than typical extension growth.	40+	Fair	**A1, 2**	8	185
T66	Platanus x hispanica (London Plane)	25(6)	1250	7	8	6	6	6	M	No significant visible defects. Reasonable vitality and structural condition. In/adjacent to hard surface area. Leaning east. Lifting footpath to lavatories under crown of tree.	40+	Good	**A1**	15	707

Tree No.	Name (Common & Scientific)	Ht (m) (Lwr cr ht)	Stem dia. (mm)	Branch Spread (m)				1st sig branch (m)	Life Stage	Comments	Life Exp (yrs)	Cond	Cat	RPA R m	RPA A m^2
				N	E	S	W								
T67	Fagus sylvatica (Beech)	22(5)	750	7	11	6	10	4	M	No significant visible defects. Reasonable vitality and structural condition. In/adjacent to hard surface area. Prominent tree/group.	40+	Good	**A1**	9	255
T68	Catalpa bignonioides (Indian Bean Tree)	10(3)	500	7	3	3	4	3	EM	In yard, surrounded by hard surfacing.	20+	Fair	**B1**	6	113
T69	Fagus sylvatica (Beech)	16(2)	600	6	5	6	8	2.5(SE)	M	Reasonable vitality and structural condition. In/adjacent to hard surface area. Prominent tree/group. Previous recording of fungal brackets on basal areas.	40+	Good	**A2**	7	163

APPENDIX C Legal Constraints

Trees outside the site/property

Landowners and managers have a duty of care not to damage trees on the neighbouring land. The common causes of damage (root damage, compaction, physical damage, and inexpert pruning) must be avoided through good planning and site management.
However, branches and roots from trees on adjacent properties that extend over boundaries can be pruned back to the boundary line without the permission of the owners. However, the branch material belongs to the tree owner and should be returned where appropriate.

Statutory wildlife obligations

The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All wild birds are protected by law under the Wildlife & Countryside Act 1981, and it is an offence to disturb injure or kill a nesting bird intentionally or to take damage or destroy an occupied nest or egg. If nesting birds are discovered works on the trees should be deferred until the nests are abandoned. Care should be taken during any felling operation, or surgery works to trees to avoid damage or disturbance to birds during the nesting season.

Tree Preservation Orders

Advice can be found at: http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/tree-preservation-orders-general/

Conservation Areas

Advice can be found at: http://planningguidance.communities.gov.uk/blog/guidance/tree- preservation-orders/protecting-trees-in-conservation-areas/

Important: Exceptions for tree work relating to planning permission and permitted development from the Planning Practice Guidance 15 April 2015 paragraph 36-083-20150415.

Under the heading "Is there an exception for tree work relating to planning permission and permitted development?", of the PPG states:
"The authority's consent is not required for carrying out work on trees subject to an Order so far as such work is necessary to implement a full planning permission. For example, the Order is overridden if a tree has to be removed to make way for a new building for which planning permission has been granted.
Conditions or information attached to the permission may clarify what work is exempt.
However, the authority's consent is required for works on trees subject to an Order if:

- development under a planning permission has not been commenced within the relevant time limit (i.e. the permission has 'expired'):
- only outline planning permission has been granted; and
- it is not necessary to carry out works on protected trees in order to implement a full planning permission."

Felling licence

In any calendar quarter*, you may fell up to 5 cubic metres on your property without a licence if no more than two cubic metres are sold. Contact your local Forestry Commission office if you are not certain whether these exemptions apply.

*1 Jan to 31 March, 1 April to 30 June, 1 July to 30 September and 1 October 31 December

Exemptions: Certain types of felling do not need permission from the Forestry Commission. The Forestry Act 1967, as amended, and related regulations give these exceptions in full. The main categories are listed below:
Lopping and topping (which usually includes tree surgery, pruning and pollarding).
Felling included in an approved dedication plan.
Felling fruit trees, or trees growing in a garden, orchard, churchyard or designated public open space (e.g. under the Commons Act 1899).
Felling trees which, when measured at the height of 1.3 metres from the ground:

- have a diameter of 8 centimetres or less; or if thinnings have a diameter of 10 centimetres or less; or
- if coppice (i.e. managed by cutting to promote multi-stemmed growth arising at or near ground level) or underwood, have a diameter of 15 centimetres or less.

Felling trees immediately required for carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990) or for work carried out by certain providers of gas, electricity and water services and which is essential for the provision of these services.
Felling necessary for the prevention of danger or the prevention or abatement of a nuisance (e.g. which may involve the threat of danger to a third party). This exemption will only apply if there is a real rather than a perceived danger. We may be able to give you advice that would minimise the danger without felling the trees. We strongly recommend that you contact us if you are considering felling a tree or trees in these circumstances. You may be prosecuted for illegal felling if it is shown that the tree did not present a real or immediate danger.
Felling necessary to prevent the spread of a quarantine pest or disease and done in accordance with a notice served by a Forestry Commission Plant Health Officer (under the Plant Health (Forestry) (Great Britain) Order 1993, as amended.
The felling is done in compliance with any obligation imposed by or under an Act of Parliament.
More advice can be found at: http://www.forestry.gov.uk/pdf/treefellingaugust.pdf/$FILE/treefellingaugust.pdf

APPENDIX D Planning Policy & Designations

National Planning Policy Framework (NPPF)

The framework includes the following relevant paragraphs:

Paragraph 131. Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined 50 , that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

Paragraph 174. Planning policies and decisions should contribute to and enhance the natural and local environment by:

(a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

(b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

Paragraph 180. When determining planning applications, local planning authorities should apply the following principles:

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

(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons 63 and a suitable compensation strategy exists.

Cornwall Council Local Plan

This sets out local planning policy. It includes the following relevant policies:

Policy 12: Design – Development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character.

Policy 22: European Protected Sites – mitigation of recreational impacts from development.

Policy 23: Natural environment. Development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national, and local significance.

Cornwall Council Climate Emergency Development Plan Document February 2023

In order to achieve the vision of achieving carbon neutrality by 2030 policies have been developed to:

Decarbonise lifestyles via the reduction of emissions from buildings, travel and leisure

Create resilient communities and nature

Create environmental growth, develop and reinforce natural systems to protect and enhance the environment

Rebalance the need to travel and how people move around and work

Ensure the health and wellbeing of residents

Embed practice and standards to make buildings and places more efficient
Reduce use of material and waste
Develop a whole system approach.
The policies most relevant to trees and development are
Policy G1 Green Infrastructure Design and Maintenance
Green infrastructure should be central to the design of schemes, ensuring permeability of the site for wildlife and people and creating a multi-functional; network of spaces and uses. All developments should be planned around the protection and enhancement of nature.
Policy G2 Biodiversity Net Gain
All development proposals (except those defined as exempt in secondary legislation) must achieve a minimum of 10% Biodiversity Net Gain (or any higher percentage mandated by national policy/legislation) over the pre-development site value as measured by the latest version of the DEFRA Biodiversity Metric.
Policy G3 Canopy
All major development should provide, through the retention of existing and/or the establishment of new, canopy coverage equal to at least 15% of the site area (excluding areas of the site that are priority habitat types) in accordance with a Cornwall Council approved calculator or metric.
Further details of these policies can be found in the Cornwall Council Climate Emergency Development Plan Document February 2023 available on the Cornwall Council website.

Cornwall Council Planning for Biodiversity Guide
The guide sits below the Local Plan and provides additional information to guide decisions relying on policies 22 and 23.
Assessing hedges for development Paragraph 10.7.3 states that:
Buffering for hedges suggests that for residential developments that an absolute minimum buffer of 2-metre either side of the hedge is required.
For industrial and solar farm developments a 5-metre buffer is an absolute minimum.
Where woodland is present a 10-metre buffer is absolute minimum.