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**Arboricultural
Impact Assessment
in connection with redevelopment
at Northshore, 40 Sinah Lane,
Hayling Island
PO11 0HH**

Prepared by
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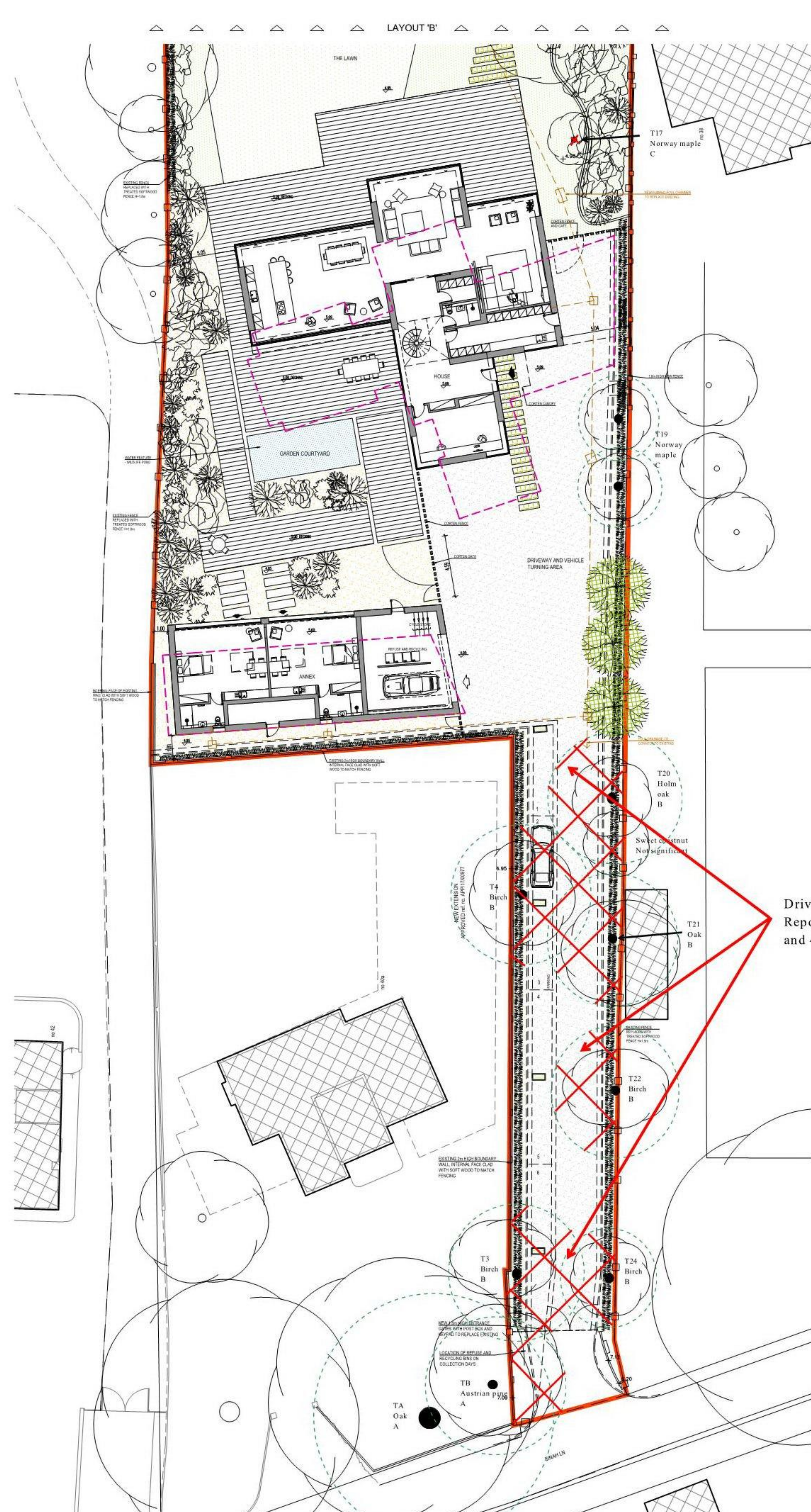
Report Reference: D2057AIA
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Garden room
Report sections 4.2
and 4.5



Drive access
Report sections 4.3
and 4.6



NOTE
• All levels in metres [m] to Ordnance Survey Datum.
• All dimensions in millimetres [mm].
• All rainwater downpipes to connect to existing drainage system.
• Refer to Landscape Plan drawing 1032A-00-003.

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Plan AC1

Tree Protection Plan for Arboricultural Impact Assessment

Proposed redevelopments at 40 Sinah Lane, Hayling Island

Report Ref: D2057A1A

Location of trees with tree schedule numbering indicating location of BS5837:2012 section 4.2 tree protective fencing and special measures relating to surfacing, structures and landscaping.

Key

	Location of trees indicating species, BS5837 category and BS5837 root protection area
	Location of trees proposed for removal
	Location of temporary fencing and protected areas
	Location of special measures relating to surfacing, structures and landscaping

The original of this drawing was produced in colour. A monochrome copy should not be relied upon.

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LAYOUT 'B'

LAYOUT 'A'

LEGEND:

- SITE BOUNDARY LINE
- DRIVEWAY - GRAVEL
- PLANTED CHINGLE
- MOWN LAWN - GRASS
- WILD LAWN - GRASS
- BARB
- GARDEN PATH
- PROPOSED EXTERNAL DECKING
- MAIN ENTRANCE
- VEHICLE ACCESS
- GREENERY / PLANTERS - HIGH GRASSES AND BUSHES
- NEW TREES
- EXISTING TREES
- EXISTING BUILDINGS
- OUTLINE OF EXISTING HOUSE, ANNEX AND PAVILION WITH APPROVED EXTENDING

Revision

Project title:
Northshore
40 Sinah Lane
Hayling Island, PO11 0HH

Drawing title:
Proposed - Site Plan

Client:
Mr and Mrs Nunn

Date:
01.02.2018

Scale:
1:200 @ A1

Status:
Planning

Drg. no.:
1032A-00-002 Rev.A

Notes:
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Site plan
0 1 2 3 4 5m

Scale 1:200

Site plan
0 1 2 3 4 5m

Site plan
0 1 2 3 4 5m

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Plan AC1

1 INTRODUCTION

- 1.1 **Brief:** I have been instructed by Mr & Mrs Nunn to inspect the significant trees close to the proposed redevelopment at Northshore, 40 Sinah Lane, Hayling Island PO11 0HH and to provide advice on the successful retention and incorporation of trees of amenity value within and closely adjacent to the proposals. In addition this report includes the following information in connection with the planning application:-
- a schedule of the relevant trees giving dimension data and an assessment of their condition; and
 - an assessment of the layout proposal with appropriate suggestions for reducing any impact on amenity.
- 1.2 **Proposed development:** The development proposed is the removal of the existing dwelling and outbuildings and the construction of a replacement three storey dwelling, single storey outbuildings and associated landscaping works at Northshore, 40 Sinah Lane, Hayling Island, with access as existing from Sinah Lane.
- 1.3 **Documents provided:** I have been provided with the following drawings:
- Suite of drawings by RAK Architecture Ltd ref: 1032-HI-WIP-existing-2020-10-05 including an existing site plan based on a topographical survey indicating the positions of trees on and closely adjacent to the site.
 - Suite of proposal drawings including the 'Proposed - Site Plan' (1:200@A1) by RAK Architecture Ltd, drawing no. 1032A-00-002 Revision A dated 2020.10.09 based on the site survey and indicating the positions of trees on and adjacent to the site, with the proposed siting of the development. An annotated copy of this drawing with tree schedule numbering, tree root protection areas (RPAs) and indicating the location of special measures in respect of trees is attached as Plan AC1.
- 1.4 **Qualifications and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture, details of which are listed in Appendix 1.
- 1.5 **Tree constraints:** I have not myself seen specific tree preservation orders (TPOs) relating to this site. The Havant Borough Council 'Where I Live' website maps indicate trees on and closely adjacent to the site to be included in one or more TPOs – specific TPO information is not given on this map or otherwise on

the Havant Borough Council website. I have seen a decision on a TPO tree work application from 2018 and this, and the website, refer to TPO 1879; the website also refers to a TPO 0807. It is not possible to be certain on the basis of the website map which trees are included in either TPO. However, an initial indication is given in the tree schedule where trees on the site that may be included in one or other of the referenced TPOs are indicated in **bold**. The site is not in a Conservation Area. The proposal is to retain trees of amenity value (and see paragraph 3.2 below) and consider them in the planning submissions as if they were formally protected. Where tree work is proposed for trees protected by TPO, this report serves as an application for consent, with a planning permission being deemed consent for the proposed works. In any event this arboricultural impact assessment has been prepared in acknowledgement of the general planning principle that trees are a material consideration in the planning process, and in tacit acknowledgment of the Council's relevant tree policies.

- 1.6 **Validation:** Typically, the Local Planning Authority requirement for a planning application for a site where trees are involved is for the submissions of a tree schedule, a tree constraints plan and an arboricultural impact assessment report in line with the BS5837:2012 recommendations. This D2057AIA report has been prepared in line with the BS5837:2012 recommendations and should allow the planning application to be validated in respect of tree information.

2 SITE VISIT AND OBSERVATIONS

- 2.1 **Site visit:** I carried out a site visit on 12th October 2020 to collect tree information to complete the tree schedule. All my observations were from ground level without detailed investigations and I estimated all dimensions unless otherwise indicated. I did not have access to trees outside the boundaries and have confined observations of them to what was visible from within the property. The weather at the time of the inspection was dry and overcast with a light breeze and good visibility.
- 2.2 **Collection of data:** I inspected each significant tree, and the numbering is indicated on the annotated site layout attached as Plan AC1. For each tree, I collected information as recommended in BS5837:2012 – *Trees in relation to design, demolition and construction - Recommendations*. I have recorded this information in the tree schedule at Appendix 2.
- 2.3 **Tree numbering:** Trees have been numbered in previous submissions and those numbers have been used for this report and assessment. The numbers have been given in the order in which the trees were assessed i.e. working from

the road access into the site, along the site east edge and across the north edge to the west boundary, so the numbers may not be consecutive. The TPO map suggests that T12 is a single oak, but for the purposes of this report and for the avoidance of doubt the reference T12 is to the intermittent group of oak stems along the north edge of the rear garden.

- 2.3 **Subjective assessment of trees:** The information collected at the site visit was used to prepare a tree schedule in line with the recommendations in BS5837:2012. Trees are categorised on the basis of their suitability for retention on a development site, and brief details of the reasons for each category allocation are provided. There are four categories, which are summarised below:

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees unsuitable for retention, usually to be removed

- 2.4 **The root protection areas and location of protective fencing:** BS5837:2012 gives recommendations for the areas of root protection to be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This distance is given for guidance for each tree in the tree schedule. In practice the siting of the specific protection measures may be different. The implication of the root protection area is that no significant disturbance should occur within it if the trees are to be successfully retained.

3 ARBORICULTURAL IMPACT APPRAISAL - TREES

- 3.1 **Overview:** The significant trees relating to the proposed development are near the edges of the existing drive access; and near the boundaries towards the seaward north end of the site. Trees near the drive are visible from Sinah Lane and contribute to the pleasant local tree population that gives Sinah Lane much of its landscape character. Trees to the north end of the site are less visible from Sinah Lane, providing a perception of background vegetation from more distant views. There are also occasional small trees of no particular amenity value. Tree species, sizes and conditions vary. Notwithstanding the TPO, few of the trees have particular individual amenity value because of their separation and distance from public view. With the noted exceptions, the proposal is for these trees to be retained and protected during development.

- 3.2 **Tree removals proposed:** The proposals assume the retention of trees likely to be included in a TPO; and other smaller trees of limited amenity value will be retained where it is reasonably practicable to do so. Tree T17 and a bay not detailed in the tree schedule will be removed to facilitate access into the rear garden. Trees T19 and T15, with other lesser trees not significant are indicated retained, but retention / removal will be at the discretion of the applicant. This is reasonable, as these trees have no significant amenity value, are not included in any TPO, are not reasonable or appropriate subjects for TPO protection and are not of sufficient value to warrant full protection measures.

4 ARBORICULTURAL IMPACT APPRAISAL - DEVELOPMENT

- 4.1 **Site access:** Site access will be by way of the existing vehicular access from Sinah Lane. This is a vehicular access of adequate width for development-related traffic, surfaced to a good standard and this existing surfacing will be retained for the construction phase of the redevelopment (and see 4.3 and 4.6 below).
- 4.2 **Demolition and removal of structures:** The existing dwelling and associated outbuildings (sheds, summerhouses) will be removed from the site. The existing dwelling is outside root protection areas (RPAs) and no special process measures for its demolition in respect of trees are required. The garden room will be remodelled and extended. This structure is within the RPA of T13. Any removal of superstructure will be by hand using hand tools that may include pneumatic chisels, with arisings removed by hand. The removal of any parts of the existing foundation slab, or any other slabs within the RPA will also be by hand using hand tools that may include pneumatic chisels, with the arisings removed by hand. In this demolition phase there will be no excavation into or disturbance of previously undisturbed ground. There will be no fires in connection with the development activities including demolition within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree. The combination of these measures with the temporary tree protective fencing and the manual demolition and materials handling, will reduce any risk of damage to retained trees to an acceptable minimum.
- 4.3 **Existing surfaces:** The existing site access from Sinah Lane will be retained and added to, to provide spaces for parking along its length. Parts of the existing surfacing are within RPAs of retained trees, and precautions in respect of changes to surfacing will be appropriate. These will generally be as set out in paragraph 4.6 below.

- 4.4 **Construction of new buildings:** The proposed replacement dwelling is outside the RPAs of trees proposed for retention. In consideration of all the circumstances, special design and construction of foundations seems disproportionate, and 'conventional' construction is proposed for the foundations for the replacement dwelling.
- 4.5 **Garden room:** The garden room will be remodelled and extended. It is within the RPA of T13. New foundations will occupy the footprint of the existing building which already has substantial foundations within the root zone, with the extended foundations giving only a very small increase in overall area. The new foundations will be carefully positioned and designed and a methodology of construction adopted to minimise potential impact on the tree, so that the proposed extension of the slab will not have a significant adverse impact on the tree. The approach will involve the removal and replacement of the existing slab (assumed to be circa 250mm thick on deep strip foundations) in the same position as the existing but with a slightly larger area; the new slab to be only circa 150mm thick and supported on a grid of piles; piles to be installed using a mini rig to minimise potential disturbance to roots and canopy; the mini piling rig to be restricted to the footprint of the building; piles to be hand dug for the first 500mm and where roots are encountered, relocated; and with appropriate tree protection to remain in place throughout. With these precautions in construction and with temporary protection measures including temporary fencing and measures relating to landscaping and decking, there will be no significant adverse effects on retained trees from the changes to the garden room.
- 4.6 **Installation of replacement/new drive access surfacing:** Parts of the proposed access and parking are within RPAs. Where surfaces are proposed within RPAs, they will be installed using a 'no-dig' specification. Excavation into areas previously unsurfaced will be limited to the removal of the vegetation layer, a nominal 10cm, to be carried out by hand. Areas already surfaced will have the existing wearing course removed, again by hand. In both cases, there will be no excavation into previously undisturbed ground. The levels allow surfacing to be installed using a no-dig form of construction and will allow the use of the proposed 'stabilised gravel' system. This utilises preformed plastic trays with an hexagonal cell matrix filled with gravel. For the avoidance of doubt, this method of construction will be used as a minimum in the areas indicated on plan AC1 by diamond hatching i.e. within the RPAs. In practice it is likely that this method of resurfacing will be used for the whole drive access and for the new parking alongside, including those areas outside RPAs. Where new /replacement surfacing is proposed in these areas, a geotextile membrane will be installed over the previously undisturbed ground level, with the 'stabilised gravel' system laid over the membrane. The 'stabilised gravel' system surface

will be retained by an edging of wooden boards secured by driven wooden pegs. The very small change of levels from the new access surface past the edging to the existing ground levels will be managed by a batter formed from good quality topsoil. The restrictions on excavation and the use of a geotextile membrane and 'stabilised gravel' system in accordance with the guidelines in Section 7.4 of BS 5837 will limit the risk of damage to tree roots to an acceptable level.

- 4.7 **Services:** The site is already serviced, and this establishes the principle of services to the site and their maintenance and repair. At present services run out to Sinah Lane and the proposal is for all replacement and new services to do the same. The RPAs of retained trees extend across parts of the access. The presence of a TPO means that the Council will expect any activities within the RPAs of retained trees to be in accordance with the latest guidelines and recommendations. For services where there is the need to run pipework within tree protection zones, such pipework will be installed in trenching in accordance with the recommendations in NJUG Publication: Volume 4: Issue 2: 16/11/2007: *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*. Within the root protection areas for trees trenches will be dug by hand and any roots over 2.5cm in diameter will be retained undamaged. The trench backfill round the roots shall be a granular material that can be compacted to the point where it can bear the new surfacing without subsiding but without abrasion of tree roots and without raising the soil bulk density to the point where root growth cannot take place. A reasonable alternative is to use trenchless technology e.g. thrust or augur boring. The Council may reasonably require details of service routes to be provided as a condition of consent. The same principles apply to the disposal of surface water, where soakaways can be located outside RPAs; and to the repair / replacement of the existing services to the garden room.
- 4.8 **Construction access:** The RPAs of retained trees do not unduly affect construction access and provided that the temporary tree protective fencing as proposed, is installed/retained, there will be no significant adverse effects on trees from construction access.
- 4.9 **Storage and movement of materials:** Materials will be delivered to site using the existing access. Once into the main parking area round the dwelling there are no significant tree constraints and materials may be stored and moved with comparative freedom. Materials may be moved to the garden room location and the decking area outside RPAs and stored temporarily in the rear garden outside RPAs, being moved to the installation locations by hand.

- 4.10 **Landscaping/decking:** Landscape proposals will be submitted separately, and will include opportunities for good quality planting, including new trees where appropriate, planted where they will develop into good specimens with amenity value. Such planting may reasonably be secured by condition, together with the landscape scheme, with details subject to approval by the Council. The landscaping proposals will also include proposals relating to the levelling of low bunds across parts of the north site edge. These are within the RPAs of the trees on the group T12, T12a and T12b. These bunds appear to be of imported material, installed well after the trees were established, and separated from the trees in some places by low retaining structures including driven sleeper walls. The careful removal of bund materials will be by hand, with no excavation into the original ground levels. Decking is proposed in association with the garden room and the slipway. Decking is typically installed over existing ground and supported on wooden posts set in small post holes dug by hand. With this type of installation there will be no significant risk of harm to retained trees from the proposed decking.

5 PROTECTIVE MEASURES

- 5.1 **Protective fencing:** Temporary tree protective fencing is proposed for identified retained trees. This will be erected at the locations shown on plan AC1. It will be to the BS5837:2012 section 6.2 recommendations i.e. braced preformed galvanised steel mesh panels ('Heras' or similar) facings. It will be installed prior to the commencement of any development-related activity including demolition and retained at the locations shown until construction is completed. It may be moved or removed only with notice to and consent from the Council. Provided that the fencing is properly specified, installed and maintained, there will be no significant adverse effects on the health or amenity value of these trees.

6 POST OCCUPANCY PRESSURES ON TREES

- 6.1 **Effects on trees post occupancy:** The location and character of the proposal has been achieved in consideration of all the site factors including the presence of trees. The proposed replacement dwelling has generally a similar relationship with retained trees to that of the existing dwelling, with no trees so close that there are any issues of obscuring sunlight, occupying daylight or being dominant to any significant degree. The redevelopment will not bring new pressures on trees and where formal tree protection measures apply, the Council will be able to resist unreasonable applications for tree work, with such decisions likely to be supported at appeal.

7 CONSENT CONDITIONS

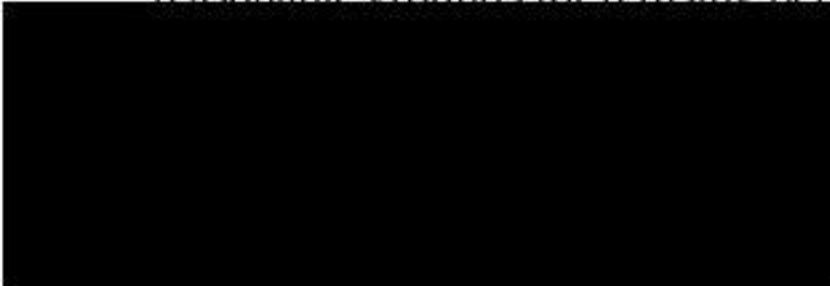
- 7.1 **Conditions:** In tree terms the proposals include elements that have the potential to affect retained trees e.g. the installation of services, the installation of surfaces, the installation of foundations. In these circumstances it would be reasonable for any additional details that the Council requires to be submitted post-consent, as determined by the Council and defined in appropriate conditions.
- 7.2 **Arboricultural method statement heads of terms:** The recommendation in BS5837:2012 is that where details might need to be submitted to allow for changes that might occur after planning permission has been granted, heads of terms for an arboricultural method statement (AMS) would be appropriate. That is appropriate for sites with a range of arboricultural protection measures and methods to be determined. Here the protection during demolition is likely to be slightly different from the protection appropriate during the construction phase. Suggested heads of terms include:
- Removal of existing structures (and hard surfacing if applicable)
 - Installation of temporary tree protective measures including fencing
 - Installation of replacement/new hard surfacing where applicable
 - Installation of services
 - Preparatory works for new landscaping

8 SUMMARIES

- 8.1 **Summary of control during development:** In order to minimise any adverse effects on the retained trees identified, I advise that:-
- Tree surgery including tree removal is carried out prior to the erection of protective fencing and before the commencement of development
 - Temporary tree protective fencing is installed at appropriate locations before commencement of development and is retained until the completion of development
 - Tree protective fencing may be moved only with the consent of the Council
 - New surfacing within RPAs shall be installed with a 'no-dig' specification
 - Existing surfacing within RPAs shall be broken up by hand and there shall be no excavation into previously undisturbed ground

- There will be no fires within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree

8.2 **Summary of the impact on local amenity:** This layout retains the significant trees on and adjacent to the site, with scope for proper provisions for their protection during development, and their subsequent management, where they lie within the site. If adequate precautions to protect the retained trees are implemented as recommended in this report and as may reasonably be required by consent conditions, the overall impact of the proposal on local amenity will be low and limited to the short term only. The proposals also take proper account of potential pressures for pruning and felling post-occupancy. Where formal tree protection measures apply, the Council could properly refuse consent for inappropriate works and could expect to be supported in such decisions at appeal. These submissions demonstrate that it is reasonably practicable to redevelop in accordance with the proposals for the submitted scheme without significant harm to retained trees. Any additional information required for reassurance can reasonably be required by way of conditions attached to the planning permission. There are therefore no supportable or reasonable grounds for refusing permission in terms of trees.



Jonathan Fulcher DipArb FARborA

Appendix 1

Brief qualifications and experience of Jonathan Fulcher

- 1. Qualifications:** I hold the City and Guilds Certificate in Arboriculture, and the Royal Forestry Society's Professional Diploma in Arboriculture, which is one of the premier qualifications within the Arboricultural Profession. I am also a Registered Consultant of the Arboricultural Association.
- 2. Practical experience:** I have worked in local government tree management for over twenty years. After cutting my teeth as an arborist at London Borough of Redbridge, I moved to London Borough of Islington where I supervised direct works for three years. I joined New Forest District Council in 1987, where I made and administered Tree Preservation Orders and advised on arboricultural issues relating to planning applications. In 1991, I moved to Poole Borough Council as Senior Arboricultural Officer, leading a small professional team providing a comprehensive arboricultural service to the Council. Duties included arboricultural consultancy on major development proposals, acting as arboricultural witness at Public Inquiries and setting and running tree work contracts. I joined Barrell Treecare as a self-employed arboricultural consultant in March 1998, leaving in early 2003 to become a fully independent consultant. My clients include local and national development companies, schools, public utilities and Local Planning Authorities. From 2003-2008 I was also one of a small number of arboricultural consultants appointed by the Department for Communities and Local Government (DCLG) for the determination of Tree Preservation Order application appeals. This function was transferred to the Planning Inspectorate in 2008, when I was appointed as a contracted Inspector for Tree Preservation Order application and High Hedge appeals, serving until 2016.
- 3. Continuing professional development:** I am a Fellow of the Arboricultural Association by examination, and have served the Association as a member of their Local Authority Committee, including one year as committee chair. I have been co-organiser of national seminars on Tree Strategies and Tree Preservation Order Enforcement, and given papers and chaired sessions at the Association's annual conferences. I am currently a member of the Association's Consultants Working Party, have until recently been interim lead assessor for the Association's Registered Consultant scheme and am currently an assessor for that scheme. I keep professionally current through professional reading, subscription to professional journals and by regular attendance at seminars and conferences.

Appendix 2
40 Sinah Lane, Hayling Island
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
TA	Oak (<i>Quercus robur</i>)	16	70?	7	5	5	EM	On adjacent land	40+	A	8.4
				4	4						
TB	Austrian pine (<i>Pinus nigra</i>)	16	40?	4	4	9	EM	On adjacent land	40+	A	4.8
				4	4						
T3	Silver birch (<i>Betula pendula</i>)	13	43	5	3	2.5	EM		20+	B	5.1
				5	2						
T24	Silver birch	13	29	5	5	4	EM		20+	B	3.6
				5	5						
T22	Silver birch	11	41	6	6	2	EM		20+	B	4.8
				6	6						
T21	Oak	13	41	3	7	2	EM	One-sided	20+	B	4.8
				5	7						
T20	Holm oak (<i>Quercus ilex</i>)	9	43	5	5	1	EM	Two stems from 1.5m	20+	B	5.1
				5	5						
T4	Silver birch	11	45	5	5	2.5	EM		20+	B	5.4
				5	5						
T19	Norway maple (<i>Acer platanoides</i>)	8	24+18	3	3	1	SM	Stem lesions (verticillium wilt?), minor dead wood and die-back	10+	C	3.0
				3	3						
T15	Horse chestnut (<i>Aesculus hippocastanum</i>)	8	29	4	4	1	SM	Canker on main stem, minor dead wood and die-back	10+	C	3.6
				4	4						

Appendix 2
40 Sinah Lane, Hayling Island
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
T17	Norway maple	9	21	3	3	2	SM	Dead wood and die-back, poor structure	10+	C	2.4
				3	3						
T13	Monterey cypress (<i>Cupressus macrocarpa</i>)	14	156	12	12	2	M		40+	A	15.0
				12	12						
T12	Oak	<9	M<60	7	7	3	EM	Multiple stems from ground level, possibly old hedge line/ coppice	40+	A	7.2
				7	7						
T12a	Oak		75	7	7		EM		40+	A	9.0
				7	7						
T12b	Oak		M<60	7	7		EM	Multiple stems from ground level, possibly old hedge line/ coppice	40+	A	7.2
				7	7						
T11	Oak	13	41	6	4	3	EM		20+	B	4.8
				1	3						

Appendix 2
40 Sinah Lane, Hayling Island
Tree Schedule and Explanatory Notes

Explanatory Notes

Abbreviations:

m	: Metre
nm	: Not measured
>	: Greater than
<	: Less than

- **Species:** Species identification is based on visual observations. Entries in **bold** are understood to be included in a tree preservation order.
- **Height:** Height is estimated to the nearest metre.
- **Trunk diameter:** Trunk diameter for accessible trees has been measured with a diameter tape and recorded in centimetres.
- **Crown spread:** Crown spread for trees within the site is estimated at the four cardinal compass points. The distances given as appropriate correspond to crown spreads to the four cardinal compass points as shown in the grid below:

N	E
W	S

- **Crown height above ground:** The height of the crown clearance above the ground over the site is estimated to the nearest 0.5m.
- **Life stage:** The life stage categories correspond to the classes given in BS 5837:2012, which are Young (Y), Semi-mature (SM), Early Mature (EM), Mature (M) and Over-mature (OM). There are no over mature or veteran trees included in the schedule.
- **General observations:** These comment on the health and physiological and structural condition of the tree, with management recommendations where appropriate.
- **Estimated contribution in years:** <10, 10+, 20+, 40+, as advised in BS 5837:2012.
- **BS 5837 category:** As advised in BS 5837:2012. This grading is based on the estimated remaining contribution in years i.e. A - more than 40; B - 20-40; C - 10-20; U - less than 10.
- **Root protection area:** The area of root protection should be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This column gives the radius of such a circle; the distance may not be the same as the distance for protective fencing.