

Preliminary Arboricultural Impact Assessment



**Tyler
Grange**

**Dunsbury Park Plot 100
23rd September 2025**

TG Report No. 18237_R02_AS

Project No:	Report No.	Date	Revision
18237	R02	23rd September 2025	-
Author		Approved	
Alfie Slater FdSc		Jamie Pratt BSc (Hons) MArborA	

Disclosure:

This report, all plans, illustrations, and other associated material remains the property of Tyler Grange Group Ltd until paid for in full. Copyright and intellectual property rights remain with Tyler Grange Group Ltd.

The contents of this report are valid at the time of writing. Tyler Grange shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of ecological, landscape, and arboricultural resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Tyler Grange Group Ltd Terms & Conditions, Tyler Grange Group Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than 12 months after the date of this report.



Contents:

Overview & Summary	2
Section 1: Arboricultural Baseline	2
Section 2: Preliminary Arboricultural Impact Assessment	5

Appendices:

Appendix 1: Planning Policy Relating to Trees
Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment
Appendix 3: Tree Survey Schedule
Appendix 4: Report Limitations

Plans:

Tree Constraints Plan
Preliminary Tree Retention Plan



Overview & Summary

Table 1. Overview and Summary

Purpose of report	
This report includes the necessary arboricultural information to support an outline planning application in line with the recommendations of the British Standard ¹ . It identifies the potential arboricultural impact of the proposed development parameters and where further work may be required under matters of detail.	
Application type and description	Outline planning application for the development of a single industrial plot with associated infrastructure.
Report prepared on behalf of	Portsmouth City Council
Local Planning Authority (LPA)	Havant Borough Council
Site Location	Grid ref: SU 70022 09341 Address: Park Lane, Leigh Park, Havant PO9 4HT
Planning policies relating to arboricultural features	Havant Borough Core Strategy 2011 and Havant Borough Design Guide SPD. Planning policy is further detailed at Appendix 1.
Report Summary	
<p>The survey identified seven individual trees all of either high or moderate value, one large high value group, one moderate value group and two low value groups. All these trees were located offsite behind palisade fencing. The higher value trees provide a high degree of visual amenity and arboricultural value to site's locality.</p> <p>No tree removals are required to facilitate the proposed development. Suitable buffers are provided between the development and the boundary trees to safeguard their long-term retention.</p> <p>Opportunities for new tree planting are available on the western edge of the site. While no trees are being removed, new tree planting is recommended to enhance the site should this be possible.</p> <p>Further work is recommended to include an Arboricultural Method Statement to accompany a subsequent reserved matters application and / or discharge of suitably worded planning conditions should consent be granted.</p> <p>At this outline planning stage, the development is considered consistent with both the Havant Borough Core Strategy 2011 and Havant Borough Design Guide SPD. This is subject to the protection and the retained trees during construction.</p>	

¹BS5837:2012 Trees in relation to design, demolition and construction- Recommendations, London: British Standards Institute



Section 1: Arboricultural Baseline

- 1.1. The site is situated approximately 3.5km northeast of the town of Havant. It is a proposed extension to Dunsbury industrial park made up of a single plot named plot 100. The site itself consists of a brownfield site bordered by dense tree cover on the east and south side. The road used to access the industrial park runs along the west and north edges of the site. A palisade fence runs around the boundary of the site separating it from the wooded areas.



Figure 1:- Site Location with Approximate Boundary (Google Earth ©).



Table 2. Survey Methodology and Findings

Survey approach:	The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange on 16/09/2025. The survey was completed in accordance with BS5837. A measured topographical survey was used to identify the location of trees and their surrounding context.
Survey findings:	Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 2). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.
Survey mapping:	The distribution of the trees surveyed is illustrated on the Tree Constraints Plan (TCP) together details of their constraints to new development in accordance with BS5837, including, tree quality gradings ² , Root Protection Areas (RPAs) ³ , tree canopy spreads ⁴ and tree shading ⁵ .
Survey Summary:	<p>The survey identified four high value individual trees, all English oak <i>Quercus robur</i>. These trees were located on the eastern side of the site behind the palisade fence and were excellent examples of their species and offering amenity and arboricultural value to the sites locality. One large category A group was also identified during the survey. This group made up of predominantly English oak extended to the south and east of the site providing an mature green buffer to the site from the south.</p> <p>Four category B English oak trees are located on the eastern side of the site behind the palisade fence. While in good condition these trees are of moderate value due to their smaller size in comparison to the other larger individuals of the same species identified during the survey. One category B group was identified, this group was made up of six similar English oak along the eastern boundary of site. It has been separated from the larger A category group due to the smaller size of the trees in comparison to majority of the higher value group.</p> <p>Finally, two low value category C groups were found located close to the palisade fence on site. These groups offer low amenity and arboricultural value to the area and are made up of semi mature trees falling within the understory of the larger high value groups.</p>

² The arboricultural value of surveyed features under the criteria shown at Appendix 1. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

³ a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

⁴ Dimensions of the trees crown spread and clearance from ground level.

⁵ Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development.



Table 3. Designations relating to trees

Designation Type	TG Tree Reference Number(s)
Tree Preservation Orders ⁶	None
Conservation Area ⁷	None
Ancient Woodland ⁸	None
Woodland Habitat ⁹	None

⁶ Identified following a desktop search of available mapping at the time of writing the report, or via known sources provided to TG such as client supplied order documents / correspondence. A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁷ Identified following a desktop search of available mapping at the time of writing the report. Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁸ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to identify ancient woodland designations on or adjacent to a site.

⁹ Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for woodland on or adjacent to a site.



Section 2: Preliminary Arboricultural Impact Assessment

- 2.1. This Preliminary Arboricultural Impact Assessment has been undertaken to address the outline development proposals in relation to existing trees.
- 2.2. The proposed development is presented in outline ahead of preparing fully detailed designs. This assessment therefore should be considered as an initial appraisal of expected arboricultural impacts given the indicative nature of the proposed scheme layout. It is reasonable to expect that changes to the general layout of the development would form part of subsequent detailed designs. Further assessment work will therefore be required to provide a definitive assessment of arboricultural impacts based on proposals presented in detail.
- 2.3. This assessment is based on an overlay of the proposed site plan and the tree survey which is shown on the **Tree Retention Plan (TRP)** located to the rear of this report.

Tree Retention and Removal

- 2.4. No tree removals are required to enable the proposed development as all trees identified during the survey were located offsite behind palisade fencing.

Tree Planting Opportunities

- 2.5. As no trees require removal as part of the development no compensatory planting is required. However, new tree planting is recommended where possible. Along the western edge of the development there is open greenspace which offers opportunity for new tree planting.

Development Parameters and Retained Trees

- 2.6. The proposed development will be contained to the existing brownfield area of the site, and the boundary trees will be retained. The proposed development area is located outside the canopy spread and RPAs of the retained trees. The proximity of the development to the trees does not give rise to undue post-development impacts.

Construction Mitigation

- 2.7. A detailed methodology for tree protection will be required as part of future detailed design. It is recommended that an Arboricultural Method Statement (AMS) is prepared as part of a reserved matters application or to discharge applicable and suitably worded planning conditions should consent be granted.
- 2.8. An AMS will set out a practical methodology for the protection of retained trees based on detailed designs, including groundworks, services and new landscaping. The AMS will typically include the following key items:
 - A schedule and specification of tree removal and pruning works (if required);
 - Specifications for tree protection barriers and ground protection;



- Procedures for any specialist construction techniques / any supervised excavations within RPAs (if required)
- Phasing of work;
- Site monitoring (where required); and
- A Tree Protection Plan.

Conclusion

- 2.9. The proposed development is considered consistent with local planning policy as it relates to trees as no trees will be removed and the retained trees will not be adversely impacted. This is subject to the adoption of tree protection measures during the construction stage.
- 2.10. Further work is recommended to include an Arboricultural Method Statement to accompany a subsequent reserved matters application and / or discharge of suitably worded planning conditions should consent be granted.



Appendix 1: Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
National Planning Policy Framework (NPPF)	Section 12, paragraph 136	"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, 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"
	Section 15, paragraph 187	"Planning policies and decisions should contribute to and enhance the natural and local environment by: (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;"
	Section 15, paragraph 188	"Plans should: take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."
	Section 15, paragraph 193	"When determining planning applications, local planning authorities should apply the following principles: (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 and a suitable compensation strategy exists;"
Havant Borough Core Strategy March 2011	DM8 Conservation, Protection and Enhancement of Existing Natural Features	<p>Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria as set out below:</p> <ol style="list-style-type: none"> 1. Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality. 2. Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival. 3. Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments. 4. Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough.



Supplementary Planning Documents	Havant Borough Design Guide SPD	"Development sites typically have constraints. These include neighbouring developments, landscape including trees and hedges, protected habitats and species, flood risk, land/soil contamination risk and services and utilities. Constraints may lead to a reduction in the developable area of the site. Special design solutions, specific construction techniques or mitigation measures will be needed to overcome or minimise them."
----------------------------------	---------------------------------	---



Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none">Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).			DARK RED
	<ul style="list-style-type: none">Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.			
	<ul style="list-style-type: none">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)			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial 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 benefits.	MID BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 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 collective landscape value; and/or trees offering low or temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY



Appendix 3: Tree Survey Schedule



BS5837: 2012 Tree Survey Schedule

Surveyed by: AS/NC

Surveyed: 09/2025

Recommended resurvey: 2027

Dunsbury Park Plots 100, 600 and 601

18237_TSS001a

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T1	English oak (Quercus robur)	12m	650 (1)	5.00	6.00	7.00	6.00	0.00	Mature	Fair	Fair	A12	Large tree on group edge. No access to tree.	7.8	191
T2	Common hawthorn (Crataegus monogyna)	2m	150 (1)	2.00	2.00	2.00	2.00	0.00	Early Mature	Fair	Fair	C2	Tree on site boundary within scrub vegetation.	1.8	10
T3	English oak (Quercus robur)	11m	800 (1)	6.00	9.00	9.00	8.00	2.00	Mature	Fair	Fair	A12	Tree on site boundary. Ivy on stem. Deadwood in crown with historic large limb failures.	9.6	289
T4	Goat willow (Salix caprea)	5m	200 (1)	2.00	2.00	2.00	2.00	2.00	Early Mature	Fair	Fair	C2	Tree on site boundary along footpath. Fresh pruning of lower limbs.	2.4	18
T5	Goat willow (Salix caprea)	8m	400 (1)	4.00	3.00	4.00	3.00	2.00	Mature	Fair	Fair	C2	Multi stem tree alongside footpath.	4.8	72
T6	English oak (Quercus robur)	8m	300 (1)	4.00	2.00	2.00	2.00	2.00	Early Mature	Fair	Fair	C2	Tree alongside footpath. Biased crown due to suppression from T5.	3.6	41
T7	English oak (Quercus robur)	2m	75 (1)	1.00	1.00	1.00	1.00	1.00	Young	Fair	Fair	C2	Small tree on site boundary.	.9	3

BS5837: 2012 Tree Survey Schedule

Surveyed by: AS/NC

Surveyed: 09/2025

Recommended resurvey: 2027

Dunsbury Park Plots 100, 600 and 601

18237_TSS001a

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T8	English oak (Quercus robur)	2m	75 (1)	1.00	1.00	1.00	1.00	1.00	Young	Fair	Fair	C2	Small tree on site boundary.	.9	3
T9	English oak (Quercus robur)	2m	75 (1)	1.00	1.00	1.00	1.00	1.00	Young	Fair	Fair	C2	Small tree on site boundary.	.9	3
T10	English oak (Quercus robur)	2m	75 (1)	1.00	1.00	1.00	1.00	1.00	Young	Fair	Fair	C2	Small tree on site boundary.	.9	3
T11	English oak (Quercus robur)	3m	120 (1)	2.00	1.00	1.00	1.00	1.00	Early Mature	Poor	Poor	C2	Small tree on site boundary. Significant squirrel damage.	1.4	7
T12	English oak (Quercus robur)	3m	120 (1)	2.00	1.00	1.00	1.00	1.00	Early Mature	Poor	Poor	C2	Small tree on site boundary. Significant squirrel damage.	1.4	7
T13	English oak (Quercus robur)	4m	150 (1)	2.00	2.00	2.00	2.00	1.00	Early Mature	Fair	Fair	C2	Small tree on site boundary.	1.8	10
T14	English oak (Quercus robur)	3m	100 (1)	1.00	1.00	1.00	1.00	1.00	Young	Fair	Fair	C2	Small tree on site boundary.	1.2	5

BS5837: 2012 Tree Survey Schedule

Surveyed by: AS/NC

Surveyed: 09/2025

Recommended resurvey: 2027

Dunsbury Park Plots 100, 600 and 601

18237_TSS001a

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T15	English oak (Quercus robur)	3m	100 (1)	1.00	1.00	1.00	1.00	1.00	Young	Fair	Fair	C2	Small tree on site boundary.	1.2	5
T16	English oak (Quercus robur)	3m	100 (1)	1.00	1.00	1.00	1.00	1.00	Young	Fair	Fair	C2	Small tree on site boundary.	1.2	5
T17	English oak (Quercus robur)	3m	100 (1)	1.00	1.00	1.00	1.00	1.00	Young	Fair	Fair	C2	Small tree on site boundary.	1.2	5
T18	Silver birch (Betula pendula)	3m	180 (1)	2.00	2.00	2.00	2.00	2.00	Early Mature	Fair	Fair	C2	Tree on site boundary.	2.2	15
T19	Goat willow (Salix caprea)	4m	240 (1)	2.00	1.00	2.00	3.00	2.00	Early Mature	Poor	Poor	C2	Tree on site boundary. Unsympathetic previous pruning.	2.9	26
T20	English oak (Quercus robur)	14m	1000 (1)	9.00	11.00	13.00	13.00	2.00	Mature	Good	Good	A12	Large tree along public footpath. Minor deadwood in crown. Good form and vigour. No access.	12.0	452
T21	English oak (Quercus robur)	4m	150 (1)	2.00	2.00	2.00	2.00	1.00	Early Mature	Fair	Fair	C2	Small tree on site boundary.	1.8	10
T22	English oak (Quercus robur)	9m	350 (1)	4.00	4.00	4.00	3.00	2.00	Early Mature	Fair	Fair	B12	Ivy covered tree along footpath.	4.2	55
T23	English oak (Quercus robur)	14m	900 (1)	8.00	9.00	9.00	8.00	2.00	Mature	Good	Good	A12	Dense ivy cover on stem. Large tree along footpath. Minor deadwood within crown.	10.8	366
T24	English oak (Quercus robur)	16m	1000 (1)	8.00	9.00	10.00	8.00	2.00	Mature	Good	Good	A12	Tree within linear group. Ivy cover on stem. Large deadwood within crown.	12.0	452
T25	English oak (Quercus robur)	13m	1000 (1)	11.00	9.00	11.00	8.00	2.00	Mature	Fair	Fair	A12	Large tree along public footpath. Significant deadwood within crown.	12.0	452

BS5837: 2012 Tree Survey Schedule

Surveyed by: AS/NC

Surveyed: 09/2025

Recommended resurvey: 2027

Dunsbury Park Plots 100, 600 and 601

18237_TSS001a

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T26	English oak (Quercus robur)	13m	850 (1)	8.00	8.00	8.00	8.00	2.00	Mature	Fair	Fair	A12	Large tree outside site boundary along public footpath.	10.2	327
T27	Common ash (Fraxinus excelsior)	15m	1000 (1)	6.00	6.00	7.00	6.00	5.00	Mature	Fair	Fair	B12	Large tree along footpath. Deadwood in crown. Signs of ash die back.	12.0	452
T28	English oak (Quercus robur)	15m	1000 (1)	8.00	6.00	7.00	6.00	5.00	Mature	Fair	Fair	A12	Large tree alongside footpath. Significant deadwood in crown.	12.0	452
T29	Common ash (Fraxinus excelsior)	4m	600 (1)	1.00	5.00	3.00	4.00	0.00	Mature	Poor	Poor	C12	Tree in significant decline. Large snapouts at top of tree.	7.2	163
T30	English oak (Quercus robur)	12m	900 (1)	12.00	9.00	10.00	8.00	0.00	Mature	Good	Good	A12	Large tree on site boundary. Dense ivy cover on stem and in crown.	10.8	366
T31	Goat willow (Salix caprea)	8m	300 (1)	4.00	4.00	4.00	4.00	1.00	Mature	Fair	Fair	C2	Tree located on site boundary within unmaintained hedgerow.	3.6	41
T32	English oak (Quercus robur)	5m	250 (1)	3.00	3.00	3.00	3.00	1.00	Early Mature	Fair	Fair	C2	Small tree in good condition. Reduce value due to small size.	3.0	28
T33	Common Oak (Quercus robur)	18m	400	8.00	8.00	8.00	8.00	6.00	Mature	Good	Good	B1	Not fully accessible, stem diameter estimated. Growth vigorous and healthy. Good screening between sites.	4.8	72.4
T34	Common Oak (Quercus robur)	16m	375	6.00	6.00	6.00	6.00	6.00	Mature	Fair	Good	B1	Not fully accessible, stem diameter estimated. Deadwood in crown characteristic of age and species. Minor areas of dieback in canopy but tree growing and developing well.	4.5	63.6

BS5837: 2012 Tree Survey Schedule

Surveyed by: AS/NC

Surveyed: 09/2025

Recommended resurvey: 2027

Dunsbury Park Plots 100, 600 and 601

18237_TSS001a

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T35	Common Oak (Quercus robur)	25m	400, 200, 250, 150	10.00	7.00	9.00	7.00	10.00	Mature	Good	Good	A1	Not fully accessible, stem diameter estimated. Multi-stemmed, linear, possibly part of old lapsed hedge line.	6.4	128.9
T36	Common Oak (Quercus robur)	23m	500	9.00	9.00	4.00	5.00	10.00	Mature	Good	Good	B1	Not fully accessible, stem diameter estimated. Growing very close to T5, crowns interlocking.	6	113.1
T37	Common Oak (Quercus robur)	23m	500	4.00	9.00	8.00	8.00	10.00	Mature	Good	Good	B1	Not fully accessible, stem diameter estimated. Growing very close to T4, crowns interlocking.	6	113.1
T38	Common Oak (Quercus robur)	20m	600	10.00	10.00	10.00	10.00	6.00	Mature	Good	Good	A1	Not fully accessible, stem diameter estimated. From parts of the tree visible form appears more short and squat with larger stem than other oaks on site.	7.2	162.9
T39	Common Oak (Quercus robur)	25m	800	15.00	15.00	15.00	15.00	9.00	Mature	Good	Good	A1	Not fully accessible, stem diameter estimated. Very tall with large spreading crown. Located to south-east corner of site.	9.6	289.5
H1	English oak (Quercus robur) Common hazel (Corylus avellana) English oak	2m	100 (1)	1.00	1.00	1.00	1.00	0.00	Early Mature	Poor	Poor	C2	Planted hedgerow along footpath. Large northern most portion has been burned.	1.2	5
H2	English oak (Quercus robur) Common hawthorn	2m	100 (1)	1.00	1.00	1.00	1.00	0.00	Early Mature	Poor	Poor	C2	Hedgerow along footpath.	1.2	5
G1	Goat willow (Salix caprea) Common hawthorn (Crataegus	5m	200 (1)	2.00	2.00	2.00	2.00	0.00	Early Mature	Fair	Fair	B2	Linear group along site boundary. Good screening value from neighbouring properties. No access to stems	2.4	18

BS5837: 2012 Tree Survey Schedule

Surveyed by: AS/NC

Surveyed: 09/2025

Recommended resurvey: 2027

Dunsbury Park Plots 100, 600 and 601

18237_TSS001a

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G2	Goat willow (Salix caprea) Common hawthorn	4m	150 (1)	2.00	2.00	2.00	2.00	0.00	Early Mature	Fair	Fair	C2	Linear group on site boundary. Scrub vegetation throughout south side of group.	1.8	10
G3	Goat willow (Salix caprea)	4m	150 (1)	2.00	2.00	2.00	2.00	0.00	Early Mature	Fair	Fair	C2	Three trees on site boundary.	1.8	10
G4	Goat willow (Salix caprea) English oak (Quercus robur)	6m	300 (1)	4.00	4.00	4.00	4.00	0.00	Early Mature	Fair	Fair	C2	Dense group along field boundary and footpath. No access to stems.	3.6	41
G5	Goat willow (Salix caprea) English oak (Quercus robur)	6m	250 (1)	3.00	3.00	3.00	3.00	0.00	Mature	Fair	Fair	C2	Group of multi stem trees along site boundary.	3.0	28
G6	Goat willow (Salix caprea) English oak (Quercus robur) Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna)	6m	250 (1)	3.00	3.00	3.00	3.00	0.00	Mature	Fair	Fair	B2	Linear group along footpath and site boundary. Densely grown provide good screening from public footpath to site.	3.0	28
G7	Goat willow (Salix caprea)	7m	250 (1)	3.00	3.00	3.00	3.00	0.00	Mature	Fair	Fair	C2	Multi stem group outside redline boundary. Along public footpath.	3.0	28
G8	Goat willow (Salix caprea) Common hawthorn (Crataegus monogyna) Common ash (Fraxinus excelsior)	5m	200 (0)	3.00	3.00	3.00	3.00	0.00	Early Mature	Fair	Fair	C2	Group along footpath.	2.4	18

BS5837: 2012 Tree Survey Schedule

Surveyed by: AS/NC

Surveyed: 09/2025

Recommended resurvey: 2027

Dunsbury Park Plots 100, 600 and 601

18237_TSS001a

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G9	English oak (Quercus robur)	5m	250 (0)	3.00	3.00	3.00	3.00	0.00	Early Mature	Fair	Fair	C2	Trees surrounded by scrub. No access to stems. Dense foliage.	3.0	28
G10	English oak (Quercus robur) Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna)	5m	250 (0)	3.00	3.00	3.00	3.00	0.00	Early Mature	Fair	Fair	B2	Dense linear group along site boundary.	3.0	28
G11	English oak (Quercus robur) Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna)	5m	250 (0)	3.00	3.00	3.00	3.00	0.00	Early Mature	Fair	Fair	B2	Dense group along site boundary. Dense undergrowth.	3.0	28
G12	English oak (Quercus robur) Common hawthorn (Crataegus monogyna) Goat willow (Salix caprea)	5m	250 (0)	3.00	3.00	3.00	3.00	0.00	Early Mature	Fair	Fair	B2	Dense group along site boundary. Dense undergrowth.	3.0	28

BS5837: 2012 Tree Survey Schedule

Surveyed by: AS/NC

Surveyed: 09/2025

Recommended resurvey: 2027

Dunsbury Park Plots 100, 600 and 601

18237_TSS001a

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G13	Goat Willow (Salix caprea), Common Oak (Quercus robur), Common Ash (Fraxinus excelsior)	12m	200	4.00	4.00	4.00	4.00	0.00	Semi Mature	Fair	Fair	C2	Not fully accessible, stem diameter estimated. Understorey/edge group to the east of trees along western site boundary.	2.4	18.1
G14	Common Oak (Quercus robur)	22m	450	7.00	7.00	7.00	7.00	0.00	Semi Mature	Good	Good	B2	Not fully accessible, stem diameter estimated. Six very similar oaks of even age and dimensions growing along east boundary.	5.4	91.6
G15	Goat Willow (Salix caprea), Common Ash (Fraxinus excelsior)	12m	350	6.00	6.00	6.00	6.00	0.00	Semi Mature	Fair	Fair	C2	Not fully accessible, stem diameter estimated. Growing around and in existing water course to the south of the site. Edge effect to woodland/tree groups further to the south.	4.2	55.4
G16	Common Oak (Quercus robur)	20m	650	10.00	10.00	10.00	10.00	0.00	Mature	Good	Good	A2	Not fully accessible, stem diameter estimated. Located to the south beyond G3. Deadwood visible in canopies characteristic of the ages and species. Ivy present on stems not yet influencing canopy. Trees in overall good condition, excellent examples of species.	7.8	191.1

Appendix 4: Report Limitations

Limitations

The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.

No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.

A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.



Plans

Tree Constraints Plan

Preliminary Tree Retention Plan

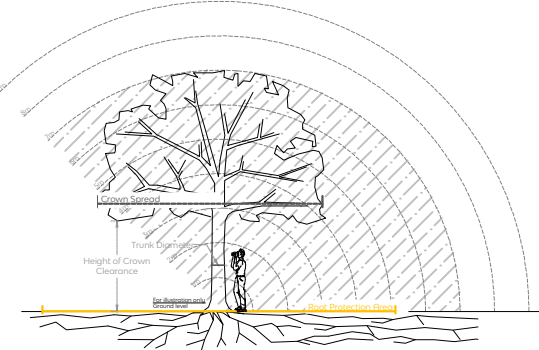




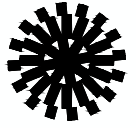
Young trees under 75mm in diameter not plotted but located along the southwestern border - combination of self-set goat willow and planted oak.

-  Category A - Trees of High Quality and Value
-  Category B - Trees of Moderate Quality and Value
-  Category C - Trees of Low Quality and Value
-  Root Protection Areas
-  Tree Shading Constraints

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*



Rev	Description	Date
-----	-------------	------



Tyler Grange
Head Office: 97 Icknield Street, Hockley,
Birmingham, B18 6RU
E: info@tylergrange.co.uk
W: www.tylergrange.co.uk

Project title
Dunsbury Park, Plot 100

Drawing title
Tree Constraints Plan

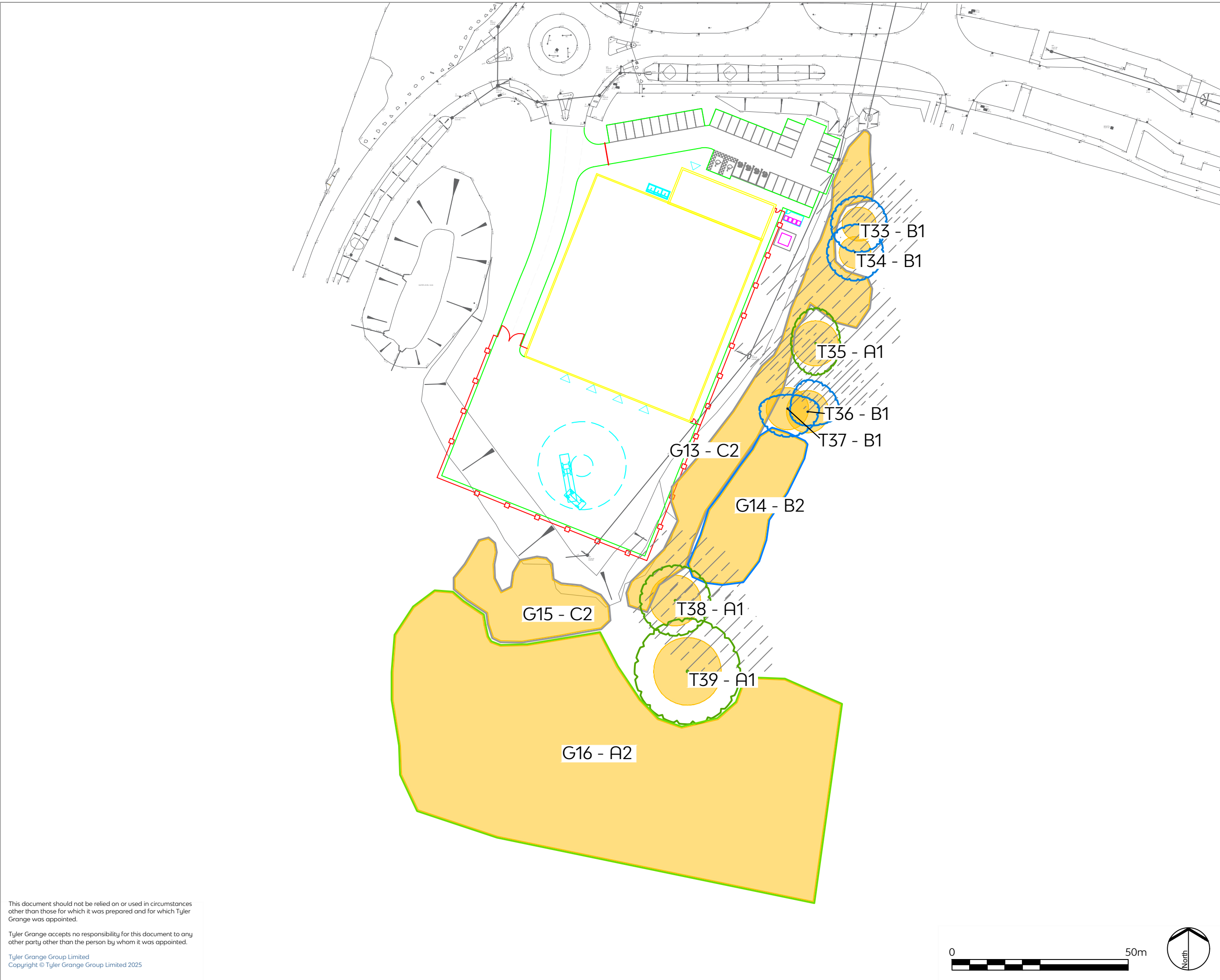
Scale	1:1000 @ A2	Drawn	AS
Date	17.09.2025	Checked	NC
Drawing number	18237_P03	Revision	-

This document should not be relied on or used in circumstances other than those for which it was prepared and for which Tyler Grange was appointed.

Tyler Grange accepts no responsibility for this document to any other party other than the person by whom it was appointed.

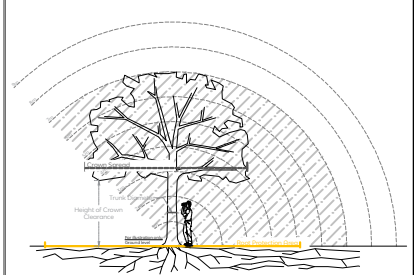
Tyler Grange Group Limited
Copyright © Tyler Grange Group Limited 2025





- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Root Protection Areas
- Tree Shading Constraints

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*



Rev	Description	Date
-----	-------------	------



**Tyler
Grange**
Head Office: 97 Icknield Street, Hockley,
Birmingham, B18 6RU
E: info@tylergrange.co.uk
W: www.tylergrange.co.uk

Project title
Dunsbury Park, Plot 100

Drawing title
Tree Retention Plan

Scale	1:1000 @ A3	Drawn	AS
Date	23.09.2025	Checked	JP
Drawing number	18237_P05	Revision	-

Step into
our world

www.tylergrange.co.uk



Step into
our world

www.tylergrange.co.uk



Landscape | Ecology | Arboriculture