

Preliminary Arboricultural Impact Assessment



**Tyler
Grange**

**Dunsbury Park Plots 600 and 601
3rd June 2026**

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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 and Removal 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 two industrial plots 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 a mix of trees, groups and hedgerows which range from large individuals providing high arboricultural value to areas of low value young self-seeded trees and scrub. The majority of the trees are located on the peripheries of the site or offsite. Only one low value category C group is located internally at the centre of the site.</p> <p>The proposed development requires the removal of one small section of a category B group, the removal of a category C group, one category C tree and the partial removal of one category C hedgerow. The trees to be removed are not considered to be of important amenity value as referenced within local planning policy. The remaining trees will be retained and appropriately buffered from the development.</p> <p>The removals can be compensated with new tree planting. There are opportunities to plant new trees within open spaces shown within the proposed site plan, particularly on the eastern edge of the proposed HGV parking area.</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 of 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 plots 600 and 601. The site itself consists of an agricultural field bordered by tree cover on all sides. The tree stock is more sparse on the southern edge of the site where it leads to an area of currently unused grassland and a residential area. A public bridle way runs along the eastern border of the site but does not fall within the application boundary.



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 3/09/2025. 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 seven high value category A trees all of which were located outside of the redline boundary for plots 600 and 601. All but two of these trees, T23 and T24 both English oak <i>Quercus robur</i> are provided a suitable distance from the proposed development to remain unaffected. Both T23 and T24 were located on either side of the already present partially constructed access to plots 600 and 601, they were identified to have high amenity and arboricultural value to the area due to their overall good condition, these trees were accessible from the bridleway that runs along eastern side of the site.</p> <p>One moderate value category B individual tree, T27 common ash <i>Fraxinus excelsior</i> was identified on the northern boundary of the field. Four moderate value category B tree groups were identified in close proximity to the site on the east, south and western boundaries and made up of mixed native species. G6 is the only group which is to be affected by the proposed development. These groups offered good separation from the neighbouring areas providing screening to properties located outside of Dunsbury park.</p> <p>The remaining trees and groups on the plots 600 and 601 site consisted of three individual trees, three tree groups and one hedgerow all identified to be category C and of low value. All but one were located on the peripheries of the site with only G9 being located in the centre. While these</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.



	have low arboricultural value they still provide a minor aspect of screening and arboricultural value to the site.
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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.

Tree Retention and Removal

- 2.3. Trees anticipated to be retained or removed for the development is shown on the **Tree Retention and Removal Plan (See Plan 2)** and are further detailed in Table 4 below. These have been identified by an overlay of the tree survey the proposed site plan.

Table 4. Summary of potential removal of arboricultural features

Tree Number	Tree Category Grading	Description of Loss
T32	Category C	Removal of a low value early mature English oak <i>Quercus robur</i> to allow for the road access and the footpath access.
G12	Category B	Removal of approx. 3.6m ² of the group made up of English oak, Blackthorn <i>Prunus spinosa</i> and Common hawthorn <i>Crataegus monogyna</i> to allow for footpath along access road.
G9	Category C	Removal of a low value group made up mostly of scrub with an early mature English oak in the centre of the site to allow for the main building.
H1	Category C	Partial removal of approx. 166m ² of low value planted hedgerow along established road to enable the proposed site vehicle and pedestrian access.

- 2.4. The proposed development of plots 600 and 601 at Dunsbury park will require the removal of a small section approx. 3.6m² of category B group G12, as well as an approximately 166m² section of H1, a category C hedgerow of mixed species at the south western point of the boundary of the plot 600 and 601. T32, a category C early mature English oak also requires removal. These removals are required to allow for the access road as well as an access footpath to the site. The only other removal required is G9, a category C group in the centre of the site to allow for the proposed level changes and buildings.
- 2.5. These losses will not alter the overall arboricultural merit of the site as the removals are localised; not requiring the removal of any high value trees and only small portions of a moderate value group.



Tree Planting Opportunities

- 2.6. It is recommended that replacement tree planting is provided to compensate for the removal of trees on the site. This can be secured via approval of a detailed soft-landscaping scheme that includes new tree planting. The site offers opportunities for new tree planting along the borders of the development and along the eastern edge of the proposed HGV parking area.

Development Parameters and Retained Trees

- 2.7. The proposed development provides appropriate buffers from the retained trees and avoids impacts within RPAs. There are no undue pressures for tree work anticipated post-completion of the development given the suitable buffers provided.
- 2.8. The proposed access has been suitably located to avoid the high value oak tree T23 and avoids impacts within the RPA of this tree.

Construction Mitigation

- 2.9. 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.
- 2.10. 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;
 - 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

- 2.11. The proposed development does not impact trees of high arboricultural value and the proposed losses are localised, and necessary to facilitate access into the site. The proposed tree removal can be compensated by new tree planting. The proposal is therefore considered consistent with the Havant Borough Core Strategy March 2011 as it relates to arboricultural matters by avoiding the loss of important arboricultural features.
- 2.12. 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."
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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

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				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

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				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

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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

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				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.

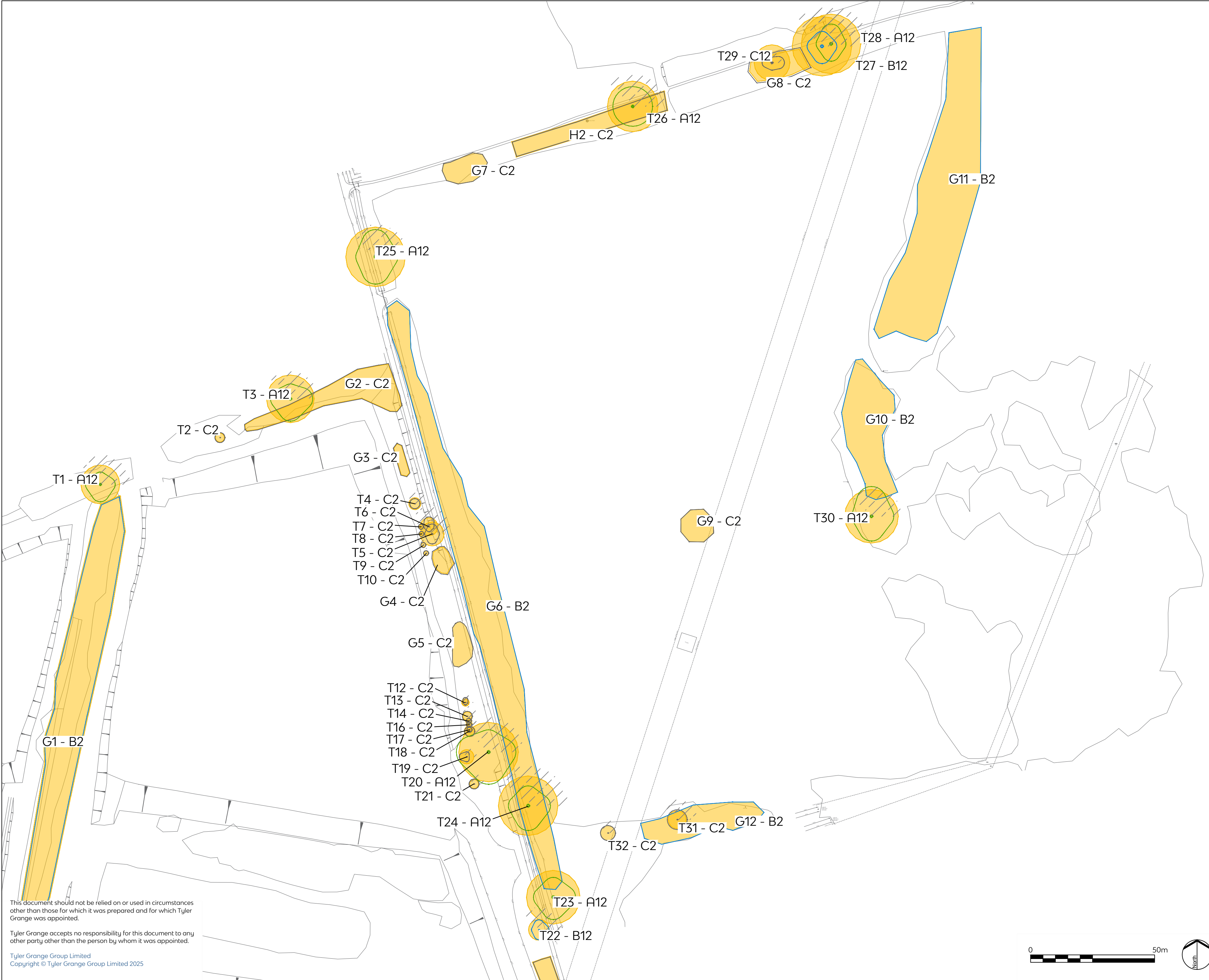


Plans

Tree Constraints Plan

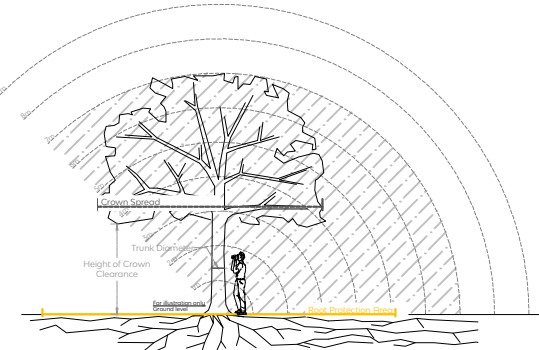
Preliminary Tree Retention and Removal Plan



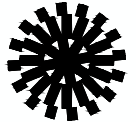


- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Root Protection Areas
- Tree Shading Constraints

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



A	New tree survey data	17.09.2025
Rev	Description	Date



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Project title
Dunsbury Park, Plot 600 and 601

Drawing title
Tree Constraints Plan

Scale	1:1000 @ A2	Drawn	AS
Date	17.09.2025	Checked	RM

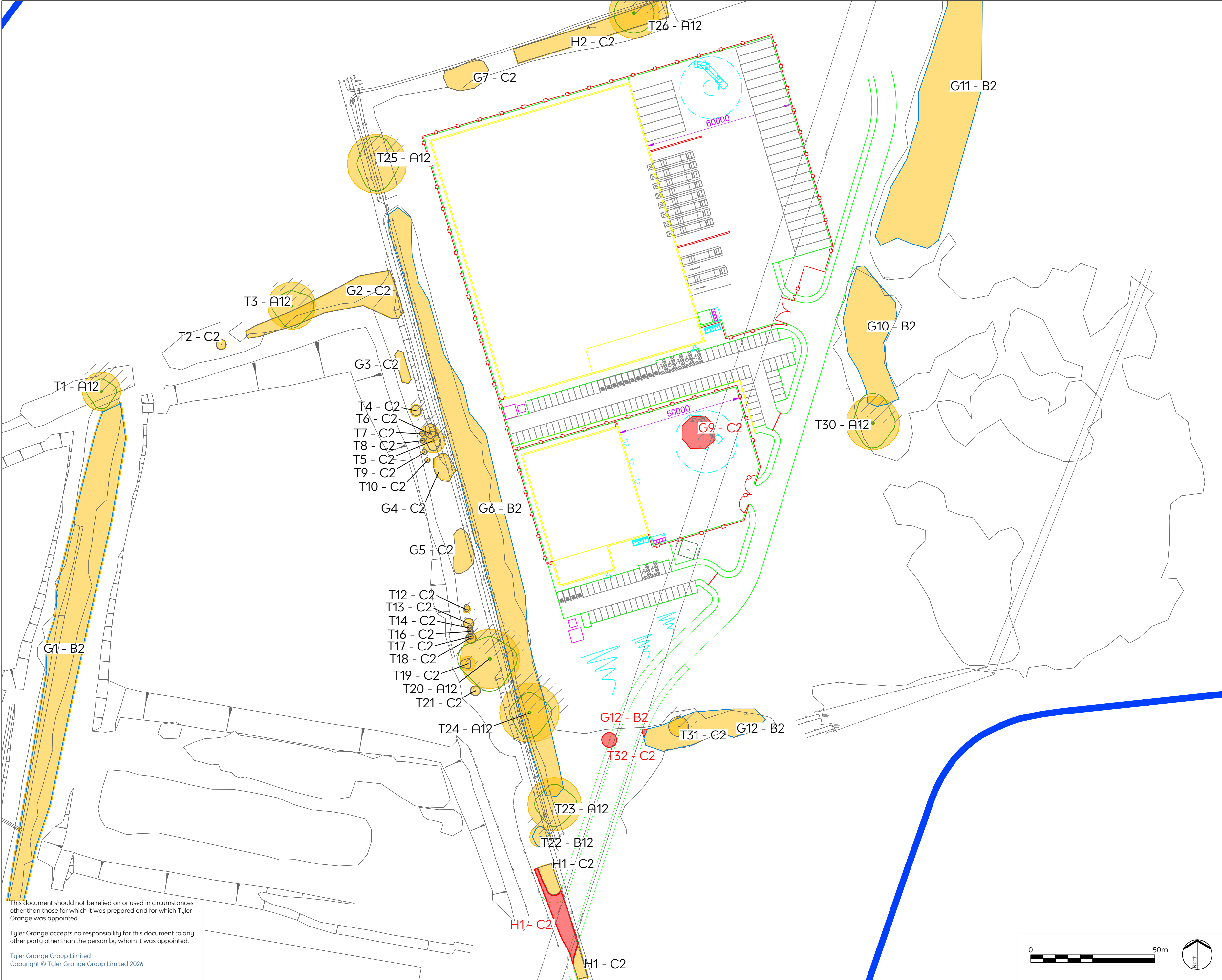
Drawing number	Revision
18237_P01	-

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

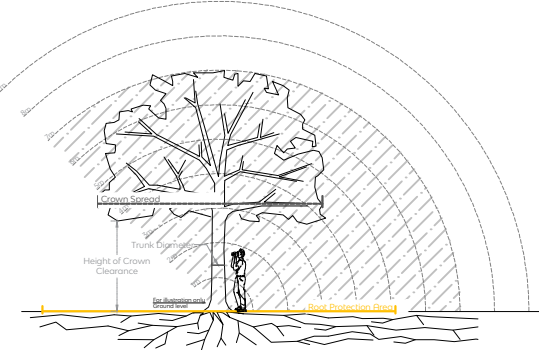
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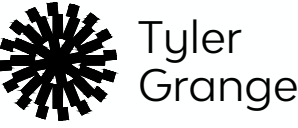


- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Root Protection Areas
- Tree Shading Constraints
- Trees to be removed

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



A	Updated Layout	03.06.2026
Rev	Description	Date



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Project title
Dunsbury Park, Plot 600 and 601

Drawing title
Tree Retention and Removal Plan

Scale	1:1000 @ A2	Drawn	AS
Date	03.06.2026	Checked	JP

Drawing number
18237_P04

Revision
A

The background is a dark blue-grey color. In the center is a large, irregular yellow shape. Surrounding this shape are various geometric elements: a light blue square, a purple arrow pointing down, a purple asterisk, a black hand icon, a black leafy branch, a black fan-like shape, a light blue triangle, and a black and white polka-dot triangle. The text 'Step into our world' is centered within the yellow shape in a black, sans-serif font.

Step into our world

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Grange**

Landscape | Ecology | Arboriculture