

Arbortrack Systems Ltd
The Granary Studio
Crewe Lane
Kenilworth
Warwickshire
CV8 2LA



Arboricultural Impact Assessment

& Method Statement:

Langley Bottom Farm Field
Langley Vale Road
Epsom
KT18 6AP

REPORT PREPARED FOR:

SDP
Bunton Barn
Bunton Lane
Bolney
RH17 5RE

REPORT PREPARED BY

James Bell
MSc. (Env). Arbor. A. Tech. Cert.

Ref: jwmb/rpt1/langleybottomfarm/AIAAMS

Date: 9th July 2025

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1.0 Introduction

1.1 Purpose & Use of the Impact Assessment & Method Statement

- 1.1.1 This arboricultural impact assessment & method statement report has been prepared for submission to Epsom & Ewell Borough Council (EEBC) to accompany an *outline* application for up to 110 dwellings (including affordable homes) with all matters reserved except for access from Langley Vale Road. This statement is intended to demonstrate the feasibility of construction without harm to the retained tree resource on and adjoining the site. See the material accompanying this report for full scheme details.
- 1.1.2 This document lays down the methodology for any proposed works that may have an effect upon the trees on and adjacent to the site. It is essential within the scope of any contracts related to the development proposals that this statement is observed and adhered to. It is recommended that this document form part of the work schedule and specification be issued to the building contractors and can be used to form part of the contract.
- 1.1.3 Copies of this document should be available for inspection on site. The developer will inform the local planning authority within twenty-four hours if the designated arboriculturist is replaced.

1.2 Terms of Reference

- 1.2.1 I am instructed by SDP to prepare an arboricultural impact assessment & method statement report to accompany an *outline* application for up to 110 dwellings (including affordable homes) with all matters reserved except for access from Langley vale Road with reference to British Standards publication: Trees in relation to design, demolition & construction - Recommendations (BS5837:2012).
- 1.2.2 The tree protection plan at Appendix A is based on Base Masterplan drawing reference 2503-SK04 Rev E from Paul J Hewett, Architect, 51 Foxdale Drive, The Dell, Angmering, West Sussex, BN16 4HF.

1.3 Tree Survey

- 1.3.1 A BS5837:2012 survey of the trees near the proposals was conducted on 14th February 2024 by James Bell of Arbortrack Systems Ltd. Full tree survey data is provided at Appendix B.
- 1.3.2 There are 43 surveyed trees or groups of trees on or near the site. Of these, 8 are 'B' (moderate quality) category, i.e. trees 8, 10, 16, 17, 25, 26, 29 & 32. 34 trees or groups of trees are 'C' (low quality) category and 1, i.e. tree 27, is 'U' (unsuitable for retention quality) category.
- 1.3.3 Data from the iGeology app from the British Geological Survey suggests that it is likely that the site has a bedrock geology of Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation – Chalk. The prevailing soil conditions evidently provide a reasonable medium for tree growth. Any potential for soil compaction (highly deleterious to root function) during development will depend on the proportion of clay present in the upper profile. The presence of clay in this location would appear to be unlikely, but cannot be precluded. Further to confirmation of the precise soil type present, a structural engineer may be able to advise further on the local geology and its implications, if any, for development.

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- 1.3.4 An area of Ancient Semi-Natural Woodland (ASNW) stands to the south east of the site, and this has been identified on the plan at Appendix A. See the Department for Environment Fisheries & Rural Affairs (DEFRA) MAGIC website for details at <https://magic.defra.gov.uk/MagicMap.html>. Current guidance recommends a minimum 15m buffer around the edge of ASNW (or 5m off branch tips), and this has been applied.

1.4 Development Proposals & Impact Assessment

- 1.4.1 The proposals are for an *outline* application for up to 110 dwellings (including affordable homes) with all matters reserved except for access from Langley Vale Road. See proposals at Appendix A and accompanying material for full details.
- 1.4.2 A total of 6 trees or groups of trees will be removed to allow or facilitate development, i.e. G1, 2-4, G33 & G40. These are 'C' (low quality) category, assessed against criteria detailed in BS5837:2012. In the context of this site & these proposals, this is a very low and acceptable impact.
- 1.4.3 There is very good potential for new tree planting, which will ensure that the landscape impact of the proposals has the scope to be neutral or positive. Details of proposed landscaping can be provided at the Reserved Matters stage of this application or via the discharge of a condition of an approved development.
- 1.4.4 The great majority of site works will take place beyond the root protection area (RPA) of retained trees and canopies. Retained trees will be protected throughout the course of development by fencing to the specification recommended by BS5837:2012 - see Appendix C for details.

1.5 Sequence of Works

- 1.5.1 The sequence of works should be as follows:
- tree works required to allow or facilitate development or for arboricultural best practice – see Appendix B
 - erection of tree protection barrier (TPB) on advised line(s) – see Appendix A
 - ground works, including laying of service runs
 - main construction phase
 - removal of TPB
 - soft landscaping

1.6 Site Supervision

1.6.1 An individual, e.g. the Site Agent, must be nominated to be responsible for all arboricultural matters on site. This person must:

- be present on-site for the majority of the time
- be aware of the arboricultural responsibilities
- have the authority to stop any work that is causing, or has the potential to cause, harm to any retained tree
- be responsible for ensuring that all site operatives are aware of their responsibilities toward trees on site and the consequences of the failure to observe these responsibilities
- make immediate contact with the local authority and/or the designated arboriculturist in the event of any tree-related problems occurring, whether actual or potential

1.7 Site Monitoring

1.7.1 The site agent will be responsible for monitoring all arboricultural works, inspecting protective fencing and monitoring all on-site works in the context of tree protection. The designated arboriculturist will be available for site visits on a basis to be agreed upon between the client and planning authority when/if appropriate or required, i.e. if required by condition. It is recommended that a record of site visits is maintained for inspection on-site and copies forwarded to the developer/agent and to the local planning authority. A certificate of practical completion can be produced for sites deemed by all parties to merit this.

1.7.2 It is the responsibility of the client to advise Arbortrack when the project begins and to forward on the approval notice when published on the planning portal, should supervision requirements be stipulated.

1.7.3 Principal contact information: 1/. Mr James Bell. Arbortrack Systems Ltd. Arboricultural Consultant. 07986 122074. 2/. EEBC Tree Officer. 01372 732000. 3/. Site agent. Details to be advised. 4/. Mr Paul Hewett. Project Architect. 07792 363270. hewett439@btinternet.com

1.8 Statement Adoption

1.8.1 It is recommended that, in due course, acceptance of the recommendations in this report is demonstrated by, for example, the architect specifying in writing to the building contractor that tree care conditions apply in the execution of the contract and by an estimate or written undertaking from the contractor to the architect demonstrating that the practical aspects of observation of such recommendations have been priced in.

1.8.2 If conflicts between any part of a tree and the proposals arise during the course of development, these can often be resolved quickly and at little cost if a qualified arboriculturist is consulted promptly. Lack of such care is often apparent quickly, and the decline and death of such trees can spoil design aims and can, of course, affect saleability, as well as reflecting poorly on the construction and design personnel involved. Trees that have been the recipients of careful handling during construction add considerably to the appeal and value of the finished development.

2.0 Pre-Development Site Preparation

2.1 Arboricultural Works

- 2.1.1 See Appendix B for full details of tree works required to allow or facilitate development. N.B. these removals are subject to the *outline* nature of the proposals.

2.2 Preparation of Surfaces - n/a

2.3 Installation of Tree Protective Barrier

- 2.3.1 The tree protection barrier (TPB) must be comprised of a vertical and horizontal scaffold framework, braced to resist impacts, with vertical tubes spaced at a maximum level of 3m. On to this, weldmesh panels should be securely fixed with wire scaffold clamps: see section 6.2.2 and Figure 2 of BS5837:2012 (Appendix C). A reinforced specification is also provided in Appendix C, and it is recommended that the use of fencing based on this more robust system is considered. The suggested location(s) of the TPB is shown in Appendix A.
- 2.3.2 This TPB is to be erected before any construction work commences on site, is to remain 'in situ' and undamaged for the duration of all work or each phase and is only to be removed once all work is completed. If any work other than preparatory tree work is deemed necessary prior to the erection of fencing, the designated arboriculturist should be informed to enable his/her presence to oversee the work being carried out.
- 2.3.3 The only other exception is the completion of soft landscaping, but if any excavations, however minor, are to be carried out as part of soft landscaping within RPAs, an arboricultural assessment must be carried out beforehand, and any arboricultural protection measures incorporated. The TPB should carry waterproof warning notices denying access within RPAs.
- 2.3.4 The Tree Protection Plan in Appendix A illustrates where the protective fencing should be located to form the boundary of the Tree Protection Zone (TPZ). The TPZ is an exclusion zone, and suitable steps should be taken to prevent access by pedestrians and vehicles and the storage of any works materials and equipment should be located outside of the TPZ.

2.4 Pre-Development Site Inspection

- 2.4.1 At the instigation of the client/site agent or EEBC, upon the erection of the fencing, the designated arboriculturist will meet the relevant local authority member on-site to check the standard of the work(s). If there are any amendments required to the protective fencing, these will be agreed upon at this meeting, confirmed in writing, and undertaken thereafter.

3.0 Development Phase

3.1 General Precautions

- 3.1.1 No fires shall be made on any part of the site or within 10m of the furthest extent of the canopy of any tree or group tree to be retained on-site or on land adjoining.
- 3.1.2 No spilling or pouring of fuels, oils, solvents, or tar shall be made on any part of the site.
- 3.1.3 No materials that are likely to have an adverse effect on tree health, such as oil, bitumen or cement, will be stored or discharged within 10 metres of the trunk of a tree that is to be retained.
- 3.1.4 No spillage or discharge of wet mortar or concrete shall be made on any part of the site.
- 3.1.5 No storage of materials shall be made within the protective fences.
- 3.1.6 No breaching or moving of the protective fences shall occur without the approval of the designated arboriculturist.
- 3.1.7 Alterations in levels within the tree protection fence areas shall be avoided.

3.2 Root Protection Areas

- 3.2.1 The RPA is a desirable zone of protection around the trees' rooting system, and these have been marked on the plan in Appendix A. The RPAs will lie within the TPZ and, therefore, be fully fenced off (see Appendix A) unless appropriate ground protection is offered (N.B. n/a on this site), or if the impact on the RPA is deemed very low and acceptable.

3.3 Site Access, Accommodation & Storage

- 3.3.1 Many site activities are potentially damaging to trees, e.g. material storage, parking, soil compaction and the use of plant machinery. In this latter example, particular care is required to ensure that the operational arcs of excavation and lifting machinery, including their loads, do not physically damage trees when in use or while accessing the site.

3.4 Routing & Installation of Services

- 3.4.1 Whilst service run details will likely be resolved at the Reserved Matters stage of the application, the following guidance will apply: any new service runs should avoid the RPAs of retained trees where possible. If unavoidable, any trenches within the RPAs of site trees should be hand-dug and kept as narrow as possible. They should not extend to within 1m from the base of any retained tree trunk. Exposed roots larger than 25mm in diameter should be retained with their bark intact and, when exposed, wrapped in dry hessian sacking. A mechanical mole should ideally be used for the section beneath a tree. The mechanical device is sent through the protected area at a depth of no less than 0.6m. Machinery should be selected which can be externally lubricated by water rather than oil etc. The designated arboriculturist should be informed in advance of such operations so that monitoring arrangements can be undertaken.
- 3.4.2 Where crown interference with mature trees is a possibility, over-ground services will be routed in an alternative direction. In relation to this, any landscaping taking place should accommodate the presence of overground services and take mature tree size into account.

3.5 Demolition Measures – n/a

3.6 Changes in Grade

- 3.6.1 The upper layer of topsoil (top 60cm) contains the majority of a tree's roots, and if this is disturbed by a change in ground level, serious damage can be caused. On this basis, as a minimum, level changes to soil should be avoided within RPAs.
- 3.6.2 If any significant section of ground level requires raising within RPAs, this should be achieved using coarse, granular material such as pebbles. See section 7.4.4.4 of BS5837:2012.
- 3.6.3 If ground levels need to be altered within 1.5 metres of any tree trunk, prior agreement must be sought from and given by the local authority tree officer.

3.7 Construction Measures

- 3.7.1 No specialist construction methods are required for the proposals in terms of trees.

3.8 Removal of Tree Protective Barrier

- 3.8.1 The protective fencing may be removed only upon completion of the development phase when all drainage and service runs have been installed, and any site machinery has been removed.

3.9 Post-Construction Landscaping

- 3.9.1 Following the development phase, retained trees may be subject to either landscaping or seeding beneath their canopies.
- 3.9.2 Any approved landscaping works should avoid the changing of ground levels or deep digging in the vicinity of trees except where already approved. Mechanised cultivation, such as tractor-mounted rotovation, must not be used within the RPA of retained trees.
- 3.9.3 Heavy machinery should not be used in the vicinity of any retained trees unless adequate ground protection is in place.
- 3.9.4 If herbicides are to be used, they should be appropriate to their purpose and not used in such a way as to damage any retained trees or vegetation.
- 3.9.5 Ideally, retained trees should be within a shrub area as this reduces the chances of compaction and disturbance of root systems.

4.0 Summary of Proposed Methods

4.1 Table of Impacts and Mitigation

4.1.1 The table below summarises the main areas where trees could become damaged by the proposed development and the methods that need to be adopted in order to prevent such damage:

<u>Impact</u>	<u>Mitigation</u>	<u>Reference</u>	<u>Trees Affected</u>
Passage of machinery and storage of materials over RPAs	Construction of protective fencing to acceptable standards	Sections 2.3. Fencing spec Appendix C, Tree Protection Plan Appendix A	5, 6, G7-30 & G31

5.0 Completion

5.1 Completion Meeting

- 5.1.1 Following completion of the approved works on site, the designated arboriculturist can meet with a local authority representative and agree upon any remedial works deemed necessary (if any).
- 5.1.2 Any works agreed upon in the above meeting will be confirmed in writing and should be performed to BS3998:2010.
- 5.1.3 Any work proposed post-development should be checked to avoid a penalty for performing illegal work on a protected tree.

APPENDIX A



Arbortrack Systems Ltd

The Granary Studio, Crewe Lane, Kenilworth, CV8 2LA
07986 122074 / james@arbortrackservices.com

Site: Langley Bottom Farm

Drawing Title: Tree Protection Plan1:1000@A1

Appendix: ARev B, June 2025

Key:

● Category A

● Category B

● Category C

● Category U

Tree Proposed for Removal

Tree Protection Fencing

Category

Root Protection Area

13

14

15

Crown Spread

Tree Number

Species

Category

NOTE: Tree/group numbers marked with an * have approximate locations.

Do not scale from this drawing. Please check all dimensions on site and notify us of any discrepancies.

This drawing was produced in colour. Do not rely on monochrome copies or those reduced in size.

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APPENDIX B

Site: Langley Bottom Farm
Date: 14th February 2024

Appendix B
BS5837:2012 Tree Survey Schedule

Arbortrack Systems Ltd
07986 122074
Surveyor(s): James Bell
Ref: jwmb/rpt1/langleybottomfarm/AIAAMS



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter		Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W											
G1	Cypress, Leyland	5	1.75	1.75	1.75	1.75	1.5	200	#	2.4	Early Mature	Normal	Fair	C	2	20+	Remote survey [RS] Offsite Row of 8 topped Leyland cypress with a ha: @ southern end
2	Sycamore	10	4	2.5	3	4	2.5	283	#	3.4	Early Mature	Normal	Good	C	2	20+	Offsite RS Ivy clad; SM sycamore 1.5m to N; codomin
3	Sycamore	9	2.5	3	2.5	3	2.5	280	#	3.4	Early Mature	Normal	Good	C	2	20+	Offsite RS Barbed wire absorbed into trunk
4	Cypress, Leyland	9	2.75	3	2	2	1.5	370	#	4.4	Semi-mature	Moderate	Good	C	2	20+	Offsite RS Ivy clad
5	Maple, Norway	7.5	1.5	1.5	1.5	1.5	1.5	280	#	3.4	Early Mature	Normal	Good	C	2	20+	Offsite RS Removed
6	Hawthorn, Common	4	2.75	2.75	2	3	1.5	180	#	2.2	Mature	Moderate	Fair	C	2	20+	Ivy smothered Offsite RS
6a	Cedar spp	3	2	2	2	2	0.5	200	#	2.4	Semi-mature	Moderate	Fair	C	2	20+	Offsite RS

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			N	S	E	W										
G7	Cypress, Lawson	2.5	1	1	2.5	2.5	0	150 #	1.8	Early Mature	Normal	Good	C	2	20+	Topped Effective screen
8	Sycamore cv	14	7	6	6	6	4	650 #	7.8	Mature	Normal	Fair	B	2	20+	Ivy smothered Bifurcation @ 3m RS
9	Smooth Arizona Cypress	8	3	3	3	3	1.75	350 #	4.2	Early Mature	Normal	Good	C	2	20+	Garden ornamental Offsite RS; removed
10	Oak, English	14	6	7	6	7	1.5	780 #	9.4	Mature	Moderate	Fair	B	2	20+	Offsite RS Chlorotic eastern crown; deadwood in east
G11	Cypress, Lawson	2.5	1	1	1	1	0	220 #	2.6	Early Mature	Normal	Good	C	2	20+	Topped Screen
12	Cypress, Lawson variety	8	1.5	1.5	1.5	1.5	1.75	260 #	3.1	Early Mature	Normal	Fair	C	2	20+	Garden ornamental Offsite RS
13	Spruce, Norway	9	2	1.5	2	2	2	180 #	2.2	Semi-mature	Normal	Good	C	2	20+	Offsite RS Garden ornamental

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			N	S	E	W											
14	Cypress, Lawson variety	9	1.75	1.75	1.75	1.75	1.75	180	#	2.2	Semi-mature	Normal	Fair	C	2	20+	Garden ornamental Offsite RS
15	Hawthorn, Common	4	2	2	2	2	0.5	350	#	4.2	Post-Mature	Poor	Fair	C	2	10+	Completely swamped in ivy; collapsed as of
16	Maple, Field	15	6	6	6	6	2.5	500	#	6.0	Mature	Normal	Good	B	2	20+	Offsite RS
17	Stone Pine	8	3	3	2	3	2.5	350	#	4.2	Early Mature	Normal	Good	B	2	20+	Offsite RS Lower western crown is yellowing
18	Judas Tree	5	3	3	2	6	2	330	#	4.0	Early Mature	Normal	Fair	C	2	10+	A sparser than normal canopy Rubbing trunks with wounds Garden ornamental; offsite; RS
19	Hazel, Common	4	2	2	2	2	0.5	290	#	3.5	Mature	Normal	Good	C	2	20+	Multi stemmed stool Ivy smothered
20	Apple, Cultivated	2.5	1.5	1.5	1.5	1.5	0.5	120	#	1.4	Young	Normal	Good	C	2	20+	Garden fruit tree Ivy smothered

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			N	S	E	W											
21	Apple, Cultivated	2	1.5	1.5	1.5	1.5	0.5	120	#	1.4	Young	Normal	Good	C	2	20+	Garden fruit tree
22	Cherry, Wild (Gean)	4	2.5	2.5	2.5	2.5	1	150	#	1.8	Semi-mature	Normal	Good	C	2	20+	
23	Apple, Cultivated	2.5	1	2	1	1	0.5	120		1.4	Young	Moderate	Fair	C	2	10+	Garden fruit tree
24	Cherry, Wild (Gean)	5	2	3	2.5	2	1.75	271	#	3.2	Early Mature	Normal	Good	C	2	20+	Offsite RS
25	Whitebeam	8.5	4	6	5	6	2.5	480	#	5.8	Mature	Normal	Good	B	2	20+	Offsite RS Branches into 4 @ 2m; minor basal suckers
26	Oak, English	15	9	8	7	8	2.5	850	#	10.2	Mature	Normal	Good	B	2	>40	Fused branches @ 3m Asymmetry (minor) Entry wounds; ownership unclear; minor de
27	Apple, Cultivated	2	1	.5	.5	.5	0.5	125		1.5	Semi-mature	Poor	Poor	U		<10	Quite possibly dead

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			N	S	E	W											
28	Maple, Field	3	2.5	1.75	1.75	2.5	2	250	#	3.0	Early Mature	Normal	Good	C	2	20+	Offsite RS
29	Maple, Field	9	5	4	5	5	2.5	400	#	4.8	Early Mature	Normal	Good	B	2	20+	RS Offsite No view of base
29a	Maple spp	3.5	2	2	1.5	2	2.5	200	#	2.4	Early Mature	Moderate	Poor	C	2	10+	RS Offsite No view of base; cut back & some deadwood crown
H29b	Mixed Broadleaves	1.5	.5	.5	.5	.5	0	75	#	0.9	Early Mature	Normal	Good	C	2	20+	Mostly acer or cornus
30	Ash, Common	4	1	1.5	1.75	1.25	2	242	#	2.9	Early Mature	Moderate	Fair	C	2	10+	No view of base Offsite RS
G31	Mixed Broadleaves	8.5	2	2	2	2	0	225	#	2.7	Semi-mature	Normal	Good	C	2	20+	Field edge group of field maple, hazel & 2 T oak @ southern end of group
32	Beech, Common	12	4.5	4.5	4.5	4.5	4	580		7.0	Mature	Normal	Good	B	2	20+	Approx 6-7m from field edge; young hazel, hawthorn & gean coppice between base & top

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			N	S	E	W										
G33	Hawthorn, Common	1	.5	.5	.5	.5	0	75 #	0.9	Semi-mature	Normal	Good	C	2	20+	Low hedge
34	Cherry, Wild (Gean)	7.5	4	6	6	4	2	400 #	4.8	Early Mature	Moderate	Good	C	2	20+	Canker Dying back (lead stem /centre) RS; cornus with dog rose & old man's beard roadside to SSE around derelict building
G35	Mixed Broadleaves	8	2.5	2.5	2.5	2.5	1	200 #	2.4	Semi-mature	Normal	Good	C	2	20+	Landscape planting beside horse ride: ash, cherry
36	Hazel, Common	4.5	2	2	2	3	1.5	180	2.2	Early Mature	Normal	Good	C	2	20+	
37	Elder	2	1.5	1.5	1.5	2	0.5	75 #	0.9	Semi-mature	Normal	Fair	C	2	10+	Irrelevant
38	Ash, Common	18	8	6	6	6	3.5	873 #	10.5	Mature	Normal	Good	C	2	10+	Rubbing trunks U cat if chalaras takes hold; growing onto flint
G39	Ash, Common	11	2	2	2	2	2	180 #	2.2	Semi-mature	Normal	Good	C	2	10+	Landscape planting Ivy smothered Extensive twiggy dieback= chalaras; growing hazel, elder, hawthorn & oak

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Ref: jwmb/rpt1/langleybottomfarm/AIAAMS



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
G40	Ash, Common	4	1.5	1.5	1.5	1.5	1.5	141 #	1.7	Semi-mature	Moderate	Fair	C	2	10+	Monitor ongoing condition Vulnerable to chalara

Site: Langley Bottom Farm

Date: 14th February 2024

Appendix B Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt1/langleybottomfarm/AIAAMS



Tree No.	English Name	Height	Stem Diameter	Crown Spread				BS Cat	Sub Cat	Recommended Works	Comments / Reasons
				N	S	E	W				
G1	Cypress, Leyland	5	200	1.75	1.75	1.75	1.75	C	2	Remove	Remote survey [RS] Offsite Row of 8 topped Leyland cypress with a hazel @ southern end To permit development
2	Sycamore	10	283	4	2.5	3	4	C	2	Remove	Offsite RS Ivy clad; SM sycamore 1.5m to N; codominant trunks To permit development
3	Sycamore	9	280	2.5	3	2.5	3	C	2	Remove	Offsite RS Barbed wire absorbed into trunk To permit development
4	Cypress, Leyland	9	370	2.75	3	2	2	C	2	Remove	Offsite RS Ivy clad To permit development
30	Ash, Common	4	242	1	1.5	1.75	1.25	C	2	Monitor ongoing condition	No view of base Offsite RS Recommended husbandry 3

Site: Langley Bottom Farm

Date: 14th February 2024

Appendix B

Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt1/langleybottomfarm/AIAAMS



Tree No.	English Name	Height	Stem Diameter	Crown Spread				BS Cat	Sub Cat	Recommended Works	Comments / Reasons
				N	S	E	W				
G33	Hawthorn, Common	1	75	.5	.5	.5	.5	C	2	Remove	Low hedge To permit development
38	Ash, Common	18	873	8	6	6	6	C	2	Monitor ongoing condition	Rubbing trunks U cat if chalara takes hold; growing onto flint w Recommended husbandry 3
G39	Ash, Common	11	180	2	2	2	2	C	2	Monitor ongoing condition	Landscape planting Ivy smothered Extensive twiggy dieback= chalara; growing wi hazel, elder, hawthorn & oak Recommended husbandry 2
G40	Ash, Common	4	141	1.5	1.5	1.5	1.5	C	2	Remove	Monitor ongoing condition Vulnerable to chalara To permit development

Appendix B

Notes on Tree Survey Schedule:

- **Height** describes the approximate height of the tree measured in metres from ground level.
- The **Crown Spread** refers to the crown radius in metres from the stem centre and is expressed as an average of **NSEW** aspect if symmetrical.
- **Ground Clearance** is the height in metres of crown clearance above adjacent ground level.
- **Clear Stem Height** is the distance between trunk base and first branch separation measured in metres.
- **Stem Diameter** is the diameter of the stem measured in millimetres at 1.5m from ground level for single stemmed trees. See section 4.6 of BS5837:2012 for details of treatment for multistems.
- **Protection Radius** is a radial distance in metres measured from the trunk centre.
- **Growth Vitality** - **Normal** growth, **Moderate** (below normal), **Poor** (sparse/weak), **Dead** (dead or dying tree).
- **Structural Condition** - **Good** (no or only minor defects), **Fair** (remediable defects), **Poor** - Major defects present.
- **B.S. Category** refers to (British Standard 5837:2012 Table 1) and refers to tree/group quality and value; '**A**' - High, '**B**' - Moderate, '**C**' - Low, '**U**' - Unsuitable for Retention.
- **Sub Cat** refers to the retention criteria values where **1** is mainly **arboricultural** qualities, **2** is mainly **landscape** qualities and **3** is mainly **cultural** values including conservation.
- **Useful Life** is the tree's estimated remaining contribution in years.
- **First Significant Branch (FSB)** is the height of the first significant branch above ground level taken at the trunk separation point.

Notes on Recommended Tree Works:

- **1, 2, 3** Urgent (ASAP), Standard (6-12 months), Non-Urgent (2-3 years)
- **CB** Cut back to boundary/clear from structure
- **CL#** Crown lift to given height in meters
- **CT#%** Crown Thinning by identified %
- **CCL** Crown clean (remove deadwood/crossing & hazardous branches & stubs)
- **CR#%** Crown Reduce by given maximum percentage (of outermost branch & twig length)
- **DWD** Remove deadwood
- **Fell** Fell to ground level
- **FInv** Further Investigation (generally with decay detection equipment)
- **Pol** Pollard or re-pollard
- **Mon** Monitor ongoing condition (annually by staff/owners & every 2-3 years by consultant). Svr Ivy/Clr Bs Sever Ivy/clear base and re-inspect base/stem for concealed defects

APPENDIX C

Appendix C Tree Protective Fencing Detail (from BS5837:2012)

Figure 2 Default specification for protective barrier

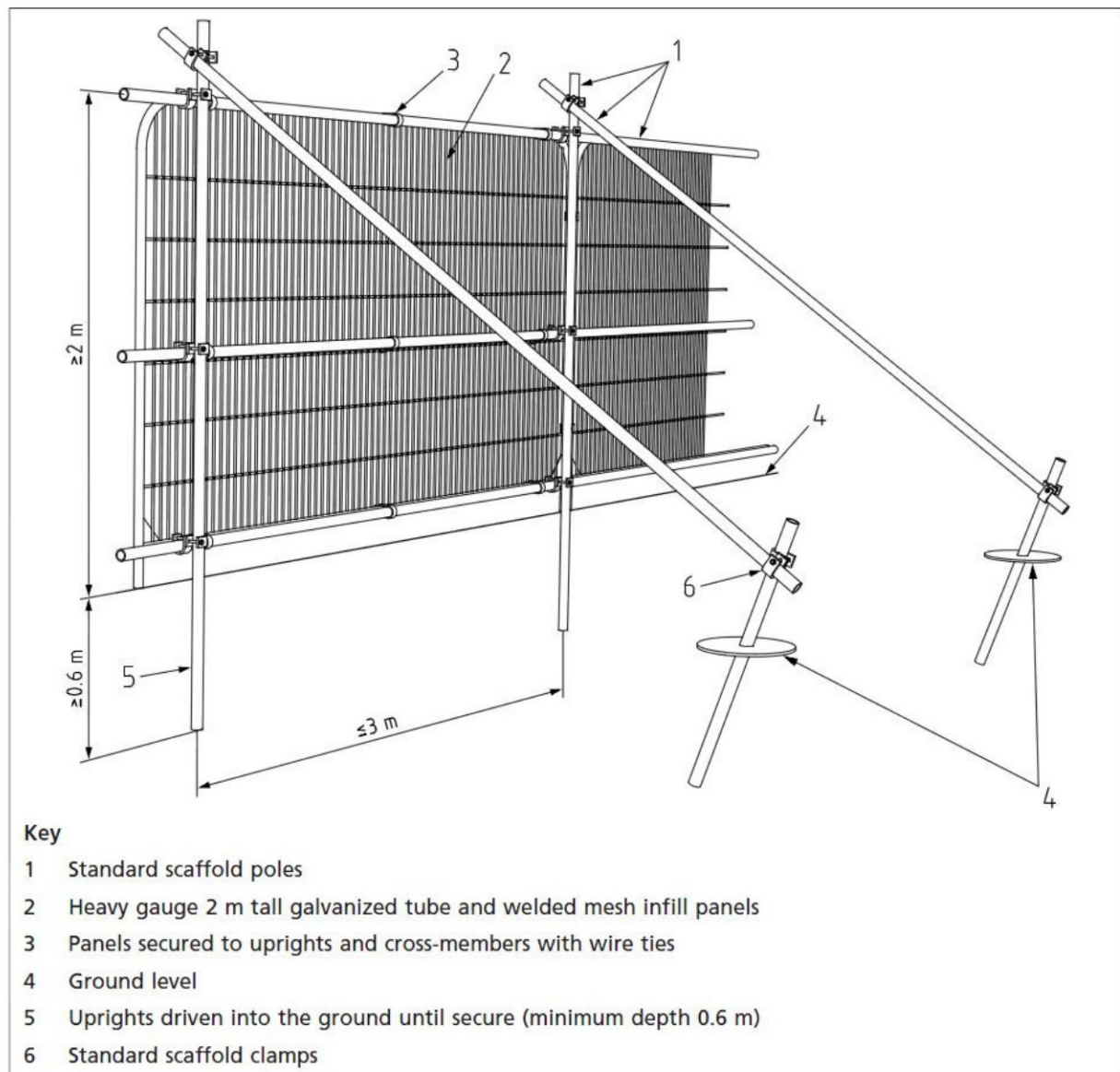
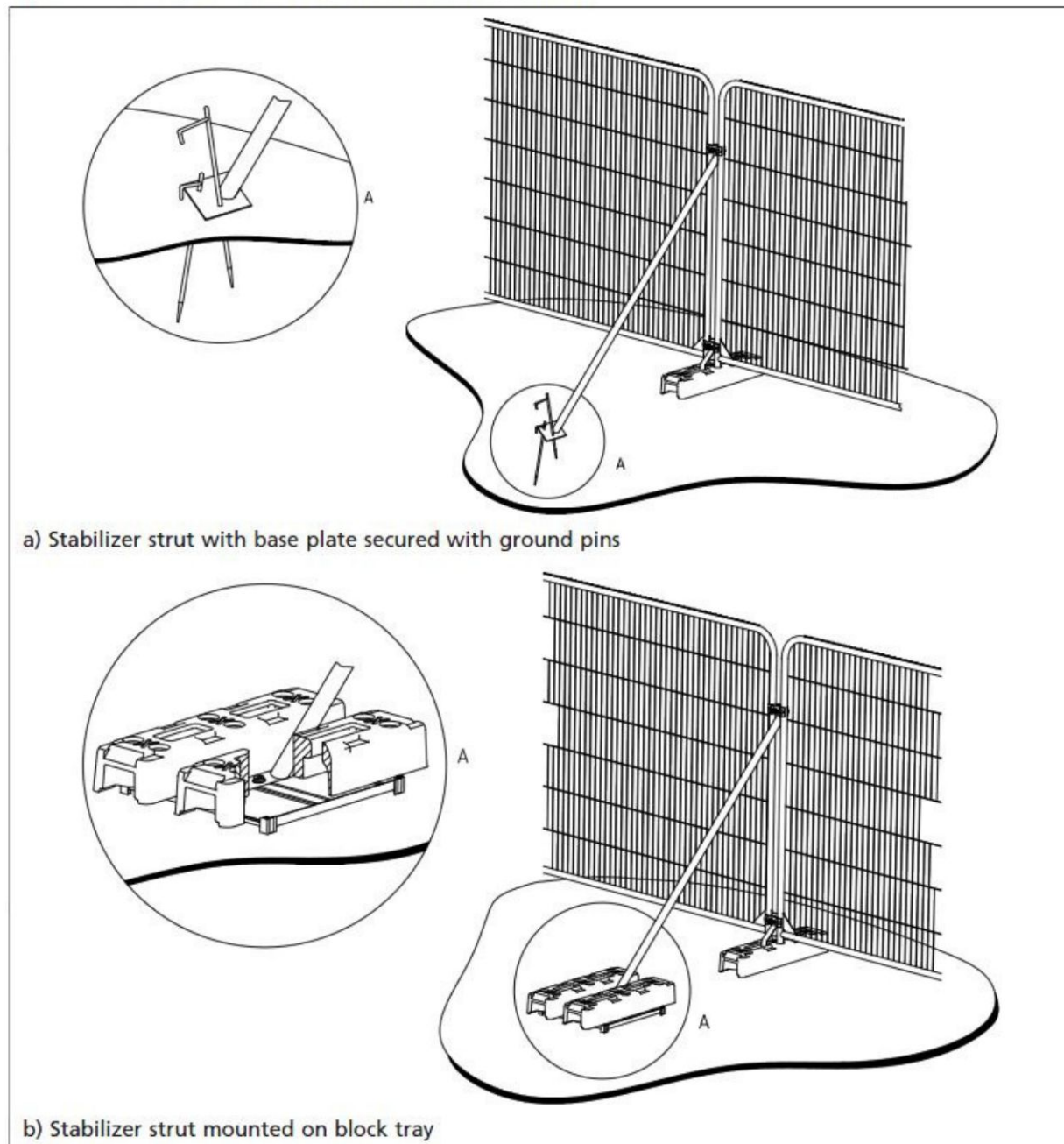


Figure 3 Examples of above-ground stabilizing systems





Illustrative example of strengthened tree RPA ground protection set forward of protective barrier.

An adaptation of BS 5837: 2005 Trees in Relation to Construction (Figure 3.)

Installation by Tree Projects 2008.



APPENDIX D

Appendix D

1.0 Glossary of Terms

Canker	Disease damaged area of a tree, usually caused by fungus or bacteria.
Co-dominant Stem	A stem which has grown in direct competition to the main stem and which has formed a substantial size influencing the appearance of the tree.
Crown Lift	The removal of the lowest branches, usually to a given height. It allows more residual light and greater clearance underneath for vehicles etc.
Crown reduce	The reduction of a tree's height or spread while preserving its natural shape.
Crown thin	The removal of some of the density of a tree's crown, usually 5-25% allowing more light through its canopy and reducing wind resistance.
Deadwood	The removal of all dead, dying and diseased branches from a tree. Also, wood which is dead.
Dieback	Where branches are beginning to show signs of death usually at the tips in the crown.
Epicormic shoots	Small branches that grow in uncharacteristic clusters around the base or the stem of a tree, usually as a result of bad pruning or some other stress factor.
Formative pruning	The trimming of a tree to remove weaknesses and irregularities which may lead to problems. The formative pruning operation is aimed at reducing the potential for future weaknesses or problems within the tree's crown.
Included bark	Where the bark on two adjoining branches or stems is growing tightly together, forming a joint with limited physical strength.
Pollarding	A method of tree management in which the main trunk of the tree is cut at about 4m, and the resulting branches are then cropped on a regular basis.
Remedial pruning	The removal of old stubs, deadwood, epicormic growth, rubbing or crossing branches and other unwanted items from the tree's crown. Sometimes referred to as crown cleaning.
Topping	Topping is a form of pruning that removes terminal growth leaving a 'stub' cut end. Topping causes serious health problems to a tree.

2.0 General Guidelines

- 2.1 All work must be to BS 3998:2010 – Tree work - Recommendations
- 2.2 Staff carrying out the work must be qualified, experienced and ideally be Arboricultural Association approved contractors, and should be covered by adequate public liability insurance.
- 2.3 Any defects seen by a contractor or the client that were not apparent to the consultant must be brought to the consultant's attention immediately.
- 2.4 No liability can be accepted by the consultant in respect of the trees unless the recommendations of this method statement are carried out under the supervision of the designated arboriculturist.
- 2.5 It is advisable to have trees inspected by designated arboriculturist regularly.

APPENDIX E



Arbortrack Systems Ltd

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Site: Langley Bottom Farm

Drawing Title: Tree Constraints Plan

Appendix: A

1:1000@A1

Rev E,
June 2025

Key:

Category A

Category B

Category C

Category U

Category

Root Protection Area

Crown Spread

Tree Number

Species

Category

NOTE: Tree/group numbers marked with an * have approximate locations.

Do not scale from this drawing. Please check all dimensions on site and notify us of any discrepancies.

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