



**Mounton Road,  
Chepstow**

**Arboricultural Baseline  
Note**

Prepared by:  
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Partnership Ltd**

On behalf of:  
**Barwood Development  
Securities Ltd**

October 2025

Report Reference  
**edp6238\_r006c**

## Document Control

### DOCUMENT INFORMATION

<b>Client</b>	Barwood Development Securities Ltd
<b>Report Title</b>	Arboricultural Baseline Note
<b>Document Reference</b>	edp6238_r006c

### VERSION INFORMATION

	<b>Author</b>	<b>Formatted</b>	<b>Peer Review</b>	<b>Proofed by/Date</b>
006_ <b>DRAFT</b>	DGa	EDa	LSh	-
006a	DGa	-	-	FMi 280224
006b	DGa	-	-	MWI 271124
006c	DGa	-	-	FMi 311025

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## APPENDICES

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## PLANS

Plan EDP 1: Tree Constraints Plan (edp6238_d006b 31 October 2025 JFr/DGa)
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## **Section 1**

### **Introduction**

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Barwood Development Securities Ltd (hereafter referred to as 'the Applicant') to undertake a BS 5837:2012 *Trees in Relation to Design, Demolition and Construction* compliant survey of trees in relation to the proposed development of Mounton Road, Chepstow (hereafter referred to as 'the Study Area').
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cardiff and Cheltenham. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website ([www.edp-uk.co.uk](http://www.edp-uk.co.uk)).
- 1.3 The Study Area is located to the west of Chepstow, which is located within the Local Planning Authority (LPA) of Monmouthshire County Council (MCC). It currently comprises field parcels used for grazing that are bordered by Mounton Road to the north, the A466 to the east, the A48 to the south and St Lawrence Lane to the west.
- 1.4 The purpose of this Baseline Note is to:
  - Identify principal trees suitable for retention;
  - Identify the benefits and constraints associated with retained trees to inform the design and layout of any forthcoming proposals; and
  - Once the proposals are fixed and the site layout is available, overlay the Tree Constraints Plan to inform an Arboricultural Impact Assessment.

## Section 2

### Methodology and Limitations

- 2.1 The methodology adopted for this survey is based on guidelines set out in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction*, especially Section 4.4, 'Tree Survey'. Study Area trees and other significant vegetation are as noted on the Tree Constraints Plan (**Plan EDP 1**) and this data has been derived from the Topographical survey. All surveyed items are detailed in **Appendix EDP 1**. No other trees are covered by this survey.
- 2.2 All trees have been visually inspected from ground level unless otherwise stated, with no climbing or further detailed investigative tests being undertaken. The comments on their condition are based on observable factors present at the time of inspection. All measurements are metric and have been recorded in accordance with the measurement conventions set out in Section 4.4.2.6 of BS 5837:2012.
- 2.3 Any recommendations given regarding longer-term management are made on the basis of optimising the life expectancy of site trees, given their current situation and any effects that may result from the development proposals.
- 2.4 The schedule in **Appendix EDP 1** provides information about the following factors in accordance with Section 4.4.2.5 of BS 5837:2012:
- Sequential reference number (recorded on **Appendix EDP 1**);
  - Species;
  - Height;
  - Stem diameter;
  - Branch spread;
  - Canopy clearance above-ground level;
  - Life stage;
  - Physiological condition;
  - Structural condition;
  - Comments/notes;
  - Estimated remaining contribution;
  - Category grading; and
  - Root protection radius.

- 2.5 All trees have been categorised according to the Cascade Chart for Tree Quality Assessment as set out in Table 1 of BS 5837:2012. A reproduction of this table is included in **Appendix EDP 2**.
- 2.6 Due to the changing nature of trees and other site circumstances, this report and any recommendations made are limited to a 24-month period from the survey date. Any alterations to the Study Area could change the current circumstances and may invalidate this report and any recommendations made.
- 2.7 Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer damage under average conditions. Regular inspections can help to identify potential problems before they become acute.
- 2.8 A lack of recommended work does not imply that a tree is safe and likewise, it should not be implied that a tree will be made safe following the completion of any recommended work.
- 2.9 The subject trees have not been tagged for identification purposes.

## Section 3

### Summary of Tree Stock

- 3.1 The survey has identified 63 individual trees, 23 groups of trees, 4 hedgerows and 1 woodland, totalling 91 items. Of these 91 items, 9 have been categorised as A, of high quality; 29 have been categorised as B, of moderate quality; and 44 have been categorised as C and are of low quality. In addition, 9 items have been categorised as U and are considered unsuitable for retention.
- 3.2 All surveyed items are as noted on **Plan EDP 1** and detailed in the schedule at **Appendix EDP 1**.
- 3.3 An illustrative summary of the species diversity, age distribution and categorisation for each item within the Study Area is provided in **Appendix EDP 3**.
- 3.4 Overall, the items identified across the Study Area are primarily of moderate to low quality, with the exception of 9 category A items. Category A and B items are predominantly located either around the periphery of the Study Area or outside of it, and these items therefore do not adversely constrain the main body of the Study Area. However, there are category A and B items located within the north-western corner of the Study Area and these items therefore may provide a constraint to development, dependent on forthcoming proposals.

## Section 4

### National and Local Planning Policy

#### NATIONAL POLICY

##### Planning Policy Wales (PPW)

4.1 Paragraph 6.4.37 of PPW states:

*“Trees, hedgerows, groups of trees and areas of woodland are of great importance for biodiversity. They are important connecting habitats for resilient ecological networks and make an essential wider contribution to landscape character, culture, heritage and sense of place, air quality, recreation and local climate moderation. They also play a vital role in tackling the climate emergency by locking up carbon, and can provide shade, shelter and foraging opportunities, wider landscape benefits such as air and diffuse pollution interception, natural flood management, and building materials. The importance of trees, in particular urban trees, in creating distinctive and natural places which deliver health and well-being benefits to communities, now and in the future should be promoted as part of plan making and decision taking<sup>135</sup>. Planning authorities must promote the planting of new trees, hedgerows, groups of trees and areas of woodland as part of new development.”*

4.2 Paragraph 6.4.38 of PPW states:

*“Welsh native tree and hedge species, characteristic of the local area, provide a strong ecosystem resilience function, and they provide resources for local wildlife, particularly other native plants and species. Native tree and hedge species can also complement opportunities for natural regeneration. Alongside broader woodland habitat types, such as wood pasture, parkland and traditional orchards, native tree and hedge species help to define our cultural heritage and landscape, creating a strong sense of place and connection to the past.”*

4.3 Paragraph 6.4.39 of PPW states:

*“Planning authorities must protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial green infrastructure function. Planning authorities should consider the importance of native woodland and valued trees, and should have regard to local authority tree strategies or SPG and the Green Infrastructure Assessment. Planning authorities should adopt appropriate, locally relevant, time sensitive, minimum tree canopy cover targets for their authority area and where appropriate the expansion of canopy cover. The Green Infrastructure Assessment and tools such as NRW’s Tree Cover in Wales’ Towns and Cities study and Forest Research’s i-Tree Eco tool will help establish a baseline of canopy cover and guide the identification of appropriate and measurable canopy targets. Tools to help with design and species choice in urban areas are also available.”*



4.4 Paragraph 6.4.40 of PPW states:

*“Where trees, woodland and hedgerows are present, their retention, protection and integration should be identified within planning applications. Where surveys identify trees, hedgerows, groups of trees and areas of woodland capable of making a significant contribution to the area, these trees should be retained and protected. The provision of services and utilities infrastructure to the application site should also avoid the loss of trees, woodlands or hedges and must be considered as part of the development proposal; where such trees are lost, they will be subject to the replacement planting ratios set out below.”*

4.5 Paragraph 6.4.41 of PPW states:

*“Whilst most focus within the planning system is targeted at urban trees, planning authorities should recognise the importance of trees within the countryside, either as woodlands, within hedgerows and hedgebanks, or free-standing trees in fields, or as wood pasture. This is particularly important as the effects of climate change are leading towards pests and diseases that are damaging many of our native species in the rural landscape. Positive mechanisms of rural tree retention should be considered, and measures taken to replace them in an effective and economic manner, either with new planting or by allowing them to grow to their full potential.”*

4.6 Paragraph 6.4.42 of PPW states:

*“Permanent removal of trees, woodland and hedgerows will only be permitted where it would achieve significant and clearly defined public benefits. Where individual or groups of trees and hedgerows are removed as part of a proposed scheme, planning authorities must first follow the step-wise approach as set out in paragraph 6.4.15. Where loss is unavoidable developers will be required to provide compensatory planting (which is proportionate to the proposed loss as identified through an assessment of green infrastructure value including biodiversity, landscape value and carbon capture). Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost. Where a woodland or a shelterbelt area is lost as part of a proposed scheme, the compensation planting must be at a scale, design and species mix reflective of that area lost. In such circumstances, the planting rate must be at a minimum of 1600 trees per hectare for broadleaves, and 2500 trees per hectare for conifers. The planting position for each replacement tree shall be fit to support its establishment and health, and ensure its unconstrained long-term growth to optimise the environmental and ecological benefits it affords.”*

## LOCAL POLICY

### Monmouthshire Replacement Local Development Plan (Deposit Plan, October 2024)

4.7 Policy G12: Trees Woodland and Hedgerows states:

*“Development proposals that would adversely impact on trees, woodland and hedgerows that are either a public amenity, of cultural heritage, provide important ecosystem services, are protected, or significantly contribute to GI connectivity will not be permitted.*

*Where trees, woodland and hedgerows are present, development will only be permitted where they are informed by appropriate surveys, assessment and plans to identify and inform biodiversity, GI and landscape value, methods for retention, integration, protective mitigation and long-term protection through maintenance and management.*

*If removal and/or damage is necessary, a scheme for replacement trees, woodland or hedgerows must be agreed as part of the development proposal design and will be subject to the minimum planning ratios as set out in National Policy.”*

4.8 Policy HA3: Land at Mounton Road, Chepstow states:

*“Development of the site should accord with the following parameters, placemaking principles and development requirements, which should be delivered in an appropriately phased manner and be formally tied to planning consents...*

*j) Existing western and northern boundary hedgerow and woodland shall be retained, buffered and protected. Trees with TPOs and other mature trees will be retained and protected within the Community Parkland and managed appropriately to maintain biodiversity value”.*

### Site-specific Findings

4.9 The Tree Survey identifies the presence of an Ancient Woodland directly adjacent to the Study area. This feature has been illustrated on **Plan EDP 1**, found to the rear of this report.

4.10 *Planning Policy Wales*<sup>1</sup> (PPW) provides guidance at paragraph 6.4.43 on the approach to be adopted in relation to important habitats, including Ancient Woodlands, in the following terms:

*“Ancient woodland and semi-natural woodlands and individual ancient, veteran and heritage trees are irreplaceable natural resources, and have significant landscape, biodiversity and cultural value. Such trees, woodlands and hedgerows are to be afforded protection from development which would result in their loss or deterioration unless very exceptionally there are significant and clearly defined public benefits; this protection must prevent potentially damaging operations and their unnecessary loss. In the case of a site recorded on the Ancient Woodland Inventory, authorities should consider the advice of NRW. Planning authorities should also have regard to the Ancient Tree Inventory, work to improve its completeness and use it to ensure the protection of trees and woodland and*

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<sup>1</sup> [https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11\\_0.pdf](https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf)

*identify opportunities for more planting as part of the Green Infrastructure Assessment, particularly in terms of canopy cover.”*

- 4.11 *Natural Resources Wales*<sup>2</sup> recognises the significant value of ancient woodlands and makes provision for their protection against damage or loss.
- 4.12 This is discussed further in **Section 7**.

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<sup>2</sup> <https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/our-role-in-planning-and-development/advice-to-planning-authorities-considering-proposals-affecting-ancient-woodland/?lang=en>

## **Section 5**

### **Statutory Protection**

#### **TREE PRESERVATION ORDERS (TPOS) AND CONSERVATION AREAS**

- 5.1 Consultation with the LPA has identified that 16 trees and groups are protected under TPO Ref.MCC:243 and OMC:16. This is discussed further in **Section 7**.
- 5.2 The Study Area is not within a designated conservation area.

## **Section 6**

### **Protected Wildlife and Trees**

#### **BATS**

- 6.1 All species of British bat comprise European Protected Species (EPS) and are afforded protection under the *Conservation of Habitats and Species Regulations 2017* (as amended). Further information is provided in **Appendix EDP 4**.

#### **NESTING BIRDS**

- 6.2 All wild birds, their nests and eggs are protected under Section 1 of the *Wildlife and Countryside Act 1981* (as amended). Harm to wild birds can mostly be avoided by timing works to avoid the main bird breeding season, considered to run between March and August inclusive. Further information on their protection is provided in **Appendix EDP 4**.

## Section 7

### Site-specific Constraints

- 7.1 As illustrated on **Plan EDP 1**, the surveyed items located across the Study Area are primarily of moderate to low arboricultural value with the exception of nine Category A items.
- 7.2 A number of items are located outside, but adjacent to the Study Area, and therefore these items are not under the control of the Applicant. Items outside of the Applicant's control require consideration when designing forthcoming proposals, to avoid interference with the tree canopies or Root Protection Areas (RPA).

#### ANCIENT WOODLAND

- 7.3 Ancient woodland is defined as an area which has been wooded continuously since at least 1600 AD<sup>3</sup> and includes Ancient Semi-Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). 'Wooded continuously' doesn't mean there has been a continuous tree cover across the whole site. Not all trees in the woodland must be old. Open space, both temporary and permanent, is also an important component of ancient woodland<sup>4</sup>.
- 7.4 Natural Resources Wales (NRW) advice to planning authorities considering proposals affecting ancient woodland states:

*"We advise that planning permission should be refused if development will result in the loss or deterioration of ancient woodland, given that ancient woodland is irreplaceable unless there are wholly exceptional reasons.*

*Where a decision maker is satisfied there is a wholly exceptional reason, every endeavour should be made to minimise and compensate for loss. Although a compensation strategy cannot fully compensate for loss of ancient woodland, it should include:*

- Planting of new native woodland or wood pasture to improve the resilience of ancient woodland;*
- Restoration or management of other ancient woodland, including plantations on ancient woodland sites, and wood pasture;*
- Proposals connecting woodland and ancient and veteran trees separated by development with green infrastructure;*
- Long-term management plans for new woodland and ancient woodland;*
- Planting individual trees that could become veteran and ancient trees in future;*
- Monitoring the ecology of the site over an agreed period."*

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<sup>3</sup> Spencer & Kirby (1992)

<sup>4</sup> <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences#history>

7.5 NRW Also advise on the Use of stand-off or protection zones:

*“The BS 5837:2012 Tree Survey... should be used to inform the stand-off or protection zone for each individual woodland and veteran and ancient tree. Some zones may only require a root protection area to prevent negative impacts on individual trees or groups of trees, and others are likely to extend further. For example, the effect of air pollution from development that results in a significant increase in traffic or point source.*

*Where possible, a stand-off or protection zone should:*

- *Contribute to wider ecological networks;*
- *Be part of the green infrastructure of the area.”*

### **TPO TREES**

7.6 16 items (**T1, T6, G14, T15, T16, T17, G23, T35, T36, G51, T60, T61, T62, T64, T65** and **T66**) are formally protected by a TPO, as identified in **Section 6**. Any works to, or felling of, TPO trees will require a formal application to the LPA. Alternatively, permission may also be sought through the approval of a tree schedule or impact assessment as part of an approved, detailed planning application.

7.7 Further information on above- and below-ground arboricultural constraints is provided in **Annex EDP 5**.

## Section 8

### Conclusion

- 8.1 Part of **W51** has been identified as a Restored Ancient Woodland Site (RAWS). Ancient Woodland is defined as an area which has been wooded continuously since at least 1600 AD<sup>5</sup> and includes ASNW, PAWS and RAWS. 'Wooded continuously' doesn't mean there has been a continuous tree cover across the whole site. Not all trees in the woodland must be old. Open space, both temporary and permanent, is also an important component of ancient woodland.
- 8.2 The Ancient Woodland should be protected from development in line with PPW and guidance from NRW, with a stand-off zone maintained between the woodland and any development boundary. Due to the off-site nature of the Ancient Woodland, this should not be an impediment to development.
- 8.3 A TPO formally protects 16 of the survey items within the Study Area. These items are **T1, T6, G14, T15, T16, T17, G23, T35, T36, G51, T60, T61, T62, T64, T65** and **T66** and all are illustrated on **Plan EDP 1** with a yellow box around the individual reference number. TPO trees should also be prioritised for retention and any works to, or felling of, TPO trees requires permission from the LPA, either by way of a TPO application or detailed planning consent.
- 8.4 Of the items surveyed, 9 have been categorised as A of high quality and 23 have been categorised as B, of moderate quality. These items should be prioritised for retention, where practicable.
- 8.5 The default position when designing any forthcoming scheme should be the retention of all items, and to position any built form outside of the RPA's of retained trees, as so far as is practicable, regardless of category grading. All trees provide positive environmental and ecological contributions, irrespective of current condition.
- 8.6 The arboricultural constraints information provided within this Baseline Note will feed into the detailed design and layout of the scheme and, in turn, will be used to undertake an Arboricultural Impact Assessment (AIA), to be submitted as part of the planning application.

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<sup>5</sup> Spencer & Kirby (1992)



## Appendix EDP 1

### Tree Survey Key and Schedule EDP 1

<b>Sequential Reference Number</b>	<p>T - Individual specimen;</p> <p>G - Group of trees that form cohesive arboricultural features either aerodynamically, visually or culturally;</p> <p>H - Linear group of specimens that form a hedge or boundary; and</p> <p>W - A larger group or area of trees that should be regarded as a single woodland unit.</p>
<b>Species</b>	Scientific names and common English names provide, the latter are used wherever possible for simplicity.
<b>Height</b>	An approximation of height (in metres) is provided for the highest point of the tree.
<b>Stem Diameter</b>	This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS 5837:2012 (# is used if estimated).
<b>Branch Spread</b>	This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on <b>Plan EDP 1</b> .
<b>Canopy Clearance Above Ground Level</b>	An approximation of height (in metres) of crown clearance above adjacent ground level.
<b>Life Stage</b>	<p>There are five classes to which trees are assigned:</p> <ul style="list-style-type: none"> <li>• Young;</li> <li>• Early Mature;</li> <li>• Mature;</li> <li>• Over Mature; and</li> <li>• Veteran.</li> </ul>
<b>Physiological Condition</b>	<p>An indication of the tree's physiological condition is represented and classed as good, fair, poor, or dead, this is informed by the following:</p> <ul style="list-style-type: none"> <li>• Canopy density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and</li> <li>• Leaf size and colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.</li> </ul>

<b>Structural Condition</b>	<p>An indication of the tree's structural condition is represented and classed as good, fair, poor, or dead.</p> <p>This is informed by “<i>the presence of any decay and physical defect</i>”<sup>6</sup>.</p>
<b>Comments/Notes</b>	<p>Observations on structural or physiological condition, historic pruning, any Site-specific constraints etc. noted at the time the survey is undertaken.</p>
<b>Estimated Remaining Contribution</b>	<p>The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity:</p> <ul style="list-style-type: none"><li>• Less than 10;</li><li>• 10+;</li><li>• 20+; and</li><li>• 40+.</li></ul>
<b>Category Grading</b>	<p>Trees have been assigned either U or category grading A to C in accordance with the cascade chart given in BS 5837:2012.</p>
<b>Root Protection Radius</b>	<p>Measurement (in m) based on the stem diameter and calculated in accordance with BS 5837:2012.</p>

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<sup>6</sup> BS 5837:2012 Section 4.4.2.5

<b>Client:</b>	Barwood	<b>Site:</b>	Mounton Road, Chepstow	<b>TPO Item</b>	
<b>Date of Survey:</b>	2/2/2024	<b>Consultant</b>	David Garrick		
<b>Tagged</b>	N/A	<b>Weather</b>	Overcast		

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
T1	Scots pine (Pinus sylvestris)	16	840	5	4	5	6	2	Mature	Fair	Good	Deadwood - Major Utility clearance pruned	40+	A1	10.08
T2	Sycamore (Acer pseudoplatanus)	19	680	5	5	5	5	1	Mature	Fair	Fair	Condition considered typical of species and age Multi-stemmed	20+	B1	8.16
T3	English elm (Ulmus procera)	10	170	2	3	3	3	2	Early Mature	Fair	Fair	Foreign object - Ingrown metal Competition - Adjacent trees	10+	C1	2.04
T4	Elder sp. (Sambucus spp.)	5	6x50	1	2	2	2	1	Early Mature	Fair	Fair	Competition - Adjacent trees Multi-stemmed	10+	C1	1.47
G5	Elder sp. (Sambucus spp.)	5	180	2	2	2	1	1	Early Mature	Fair	Fair	Deadwood - Minor Condition considered typical of species and age	10+	C2	2.16
T6	Horse chestnut (Aesculus hippocastanum)	14	820	5	7	6	5	2	Mature	Fair	Poor	Decay / structural defect - Localised Fungal fruiting body - Parasitic Deadwood - Major Decay / structural defect in crown limb / limbs - Localised Ganoderma sp. Fungal fruiting body at base of stem	10+	C1	9.84
T7	Common hawthorn (Crataegus monogyna)	4	250	3	2	2	2	N/A	Mature	Fair	Fair	Ivy or climbing plant	10+	C1	3
T8	Common hawthorn (Crataegus monogyna)	4	6x60	3	2	3	2	1	Early Mature	Fair	Fair	Multiple stems from base	10+	C1	1.76
T9	Sycamore (Acer pseudoplatanus)	12	410	6	6	6	6	1	Early Mature	Good	Fair	Condition considered typical of species and age	20+	B1	4.92
T10	Common ash (Fraxinus excelsior)	15	8x190	6	6	6	6	4	Mature	Fair	Fair	Ash Dieback Suspected Die-back - Mid crown	10+	C1	6.45
T11	Common ash (Fraxinus excelsior)	15	6x230	6	6	6	6	2	Mature	Good	Fair	Multi-stemmed	20+	B1	6.76
T12	Common ash (Fraxinus excelsior)	15	6x180	5	5	5	5	1	Mature	Fair	Fair	Ash Dieback Suspected Deadwood - Minor Die-back - Mid crown	10+	C1	5.29
T13	Common ash (Fraxinus excelsior)	11	180 260	5	5	5	4	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	20+	B1	3.79
G14	Common ash (Fraxinus excelsior), Field maple (Acer campestre), Prunus sp. (Prunus spp.)	15	350	5	5	5	5	2	Early Mature	Fair	Fair	Ivy or climbing plant Deadwood - Minor Shelterbelt	20+	B2	4.2
T15	English oak (Quercus robur)	16	1000	7	8	7	7	2	Over Mature	Fair	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant Deadwood - Major Die-back - Upper crown Form - Attenuated crown Notable tree	40+	A3	12
T16	Prunus sp. (Prunus spp.)	15	260 280	5	6	5	3	2	Early Mature	Fair	Fair	Competition - Adjacent trees	20+	B1	4.59
T17	Beech (Fagus sylvatica)	17	620	6	7	6	6	2	Mature	Fair	Fair	Competition - Adjacent trees Condition considered typical of species and age	20+	B1	7.44

**Sequential Reference Number** -T - Individual specimen; G - Group. Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.

**Species** -Common English names are used wherever possible for simplicity.

**Height** -An approximation of height (in metres) is provided for the highest point of the tree.

**Stem Diameter** -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.

**Branch Spread** -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.

**Canopy Clearance** -An approximation of height (in metres) of crown clearance above adjacent ground level.

**Life Stage** -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

**Physiological Condition** -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

**Structural Condition** -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".

**Management Recommendations** -These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

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Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
T18	Common ash (Fraxinus excelsior)	12	410	5	5	5	5	3	Early Mature	Fair	Fair	Ivy or climbing plant Ash Dieback Suspected Deadwood - Minor Die-back - Mid crown Epicormic growth - Crown	10+	C1	4.92
H19	Common hawthorn (Crataegus monogyna)	5	100	2	2	2	2	1	Early Mature	Fair	Fair	No Significant Faults Observed	10+	C1,3	1.2
H20	Common hawthorn (Crataegus monogyna)	5	100	2	2	2	2	1	Early Mature	Fair	Fair	No Significant Faults Observed	10+	C1,3	1.2
T21	Common ash (Fraxinus excelsior)	12	7x140	6	6	6	6	2	Early Mature	Fair	Fair	Multi-stemmed	20+	B1	4.44
T22	Common ash (Fraxinus excelsior)	12	320 380	5	5	5	5	2	Early Mature	Fair	Fair	Broken branch	20+	B1	5.96
G23	Beech (Fagus sylvatica), Birch sp. (Betula spp.), Common ash (Fraxinus excelsior), Elder sp. (Sambucus spp.), English oak (Quercus robur)	14	350	4	4	4	4	2	Early Mature	Fair	Fair	Ivy or climbing plant Deadwood - Minor Shelterbelt	20+	B2	4.2
T24	Common ash (Fraxinus excelsior)	12	240 270 340	5	5	6	4	1	Early Mature	Fair	Poor	Decay - Open cavity / cavities Foreign object - Ingrown metal Ash Dieback Suspected Decay / structural defect in crown limb / limbs - Extensive	<10	U	5.95
G25	Common hawthorn (Crataegus monogyna)	5	150	2	2	2	2	1	Mature	Fair	Fair	Ivy or climbing plant Remnant of hedge	10+	C2	1.8
G26	Common hawthorn (Crataegus monogyna)	5	200	2	2	2	2	1	Mature	Fair	Fair	Ivy or climbing plant Remnant of hedge	10+	C2	2.4
G27	Common hawthorn (Crataegus monogyna)	5	190	2	2	2	2	1	Mature	Fair	Fair	Ivy or climbing plant Remnant of hedge	10+	C2	2.28
G28	Common hawthorn (Crataegus monogyna)	5	200	2	2	2	2	1	Mature	Fair	Fair	Ivy or climbing plant Remnant of hedge	10+	C2	2.4
G29	Common hawthorn (Crataegus monogyna)	5	200	2	2	2	2	1	Mature	Fair	Fair	Ivy or climbing plant Remnant of hedge	10+	C2	2.4
G30	Common hawthorn (Crataegus monogyna)	5	200	2	2	2	2	1	Mature	Fair	Fair	Ivy or climbing plant Remnant of hedge	10+	C2	2.4
G31	Elder sp. (Sambucus spp.)	5	6x70	2	3	3	3	N/A	Early Mature	Fair	Fair	Multi-stemmed	10+	C2	2.06
T32	Common ash (Fraxinus excelsior)	12	6x180	5	5	5	5	1	Early Mature	Fair	Fair	Multi-stemmed	20+	B1	5.29
T33	Elder sp. (Sambucus spp.)	6	100 230	4	2	3	4	1	Early Mature	Fair	Fair	Competition - Adjacent vegetation	10+	C1	15
T34	Elder sp. (Sambucus spp.)	5	110	2	1	1	1	4	Dead	Dead	Dead	Dead tree / trees Fallen tree / trees - Partial collapse	<10	U	1.32
T35	Horse chestnut (Aesculus hippocastanum)	3	1000	1	1	1	1	2	Dead	Dead	Dead	Fallen tree / trees - Whole tree Stump / stumps	<10	U	12
T36	Horse chestnut (Aesculus hippocastanum)	3	1300	1	1	1	1	2	Dead	Dead	Dead	Fallen tree / trees - Whole tree	<10	U	15
T37	Common ash (Fraxinus excelsior)	12	430	6	5	5	5	2	Early Mature	Fair	Fair	Deadwood - Minor	20+	B1	5.16

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				North	East	South	West								
T38	Common ash (Fraxinus excelsior)	15	670	7	2	7	12	1	Over Mature	Fair	Poor	Decay - Open cavity / cavities Hollow trunk - Open cavity Decay / structural defect in crown limb / limbs - Localised Die-back - minor	<10	U	8.04
T39	Common ash (Fraxinus excelsior)	14	700	6	6	6	6	2	Mature	Fair	Fair	Ivy or climbing plant	20+	B1	8.4
T40	Common ash (Fraxinus excelsior)	12	330	4	4	4	4	4	Early Mature	Fair	Fair	Ivy or climbing plant	20+	B1	3.96
T41	Common ash (Fraxinus excelsior)	15	250 260 250	6	6	6	6	2	Mature	Fair	Fair	Ivy or climbing plant Multi-stemmed	20+	B1	5.27
G42	Common ash (Fraxinus excelsior)	15	400	5	5	5	5	2	Early Mature	Fair	Fair	Ivy or climbing plant	20+	B2	4.8
G43	Blackthorn (Prunus spinosa), Common hawthorn (Crataegus monogyna)	5	150	2	2	2	2	N/A	Early Mature	Fair	Fair	Ivy or climbing plant	10+	C2	1.8
T44	Sycamore (Acer pseudoplatanus)	15	720	6	7	7	7	1	Mature	Fair	Fair	Ivy or climbing plant	20+	B1	8.64
T45	Common ash (Fraxinus excelsior)	15	400 250 250	7	7	7	7	2	Mature	Fair	Fair	Deadwood - Minor	20+	B1	6.41
G46	Common hawthorn (Crataegus monogyna), Elder sp. (Sambucus spp.)	5	150	2	2	2	2	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	10+	C2	1.8
T47	Elder sp. (Sambucus spp.)	4	6x40	2	2	2	2	N/A	Young	Poor	Fair	Competition - Adjacent vegetation	10+	C1	1.18
T48	Elder sp. (Sambucus spp.)	4	120	2	2	2	2	1	Early Mature	Fair	Fair	Condition considered typical of species and age	10+	C1	1.44
T49	Elder sp. (Sambucus spp.)	4	6x40	1	1	1	2	N/A	Young	Fair	Fair	Condition considered typical of species and age	10+	C1	1.18
T50	Elder sp. (Sambucus spp.)	4	6x50	2	2	2	2	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	10+	C1	1.47
G51	Birch sp. (Betula spp.), Common ash (Fraxinus excelsior), Common hazel (Corylus avellana)	14	200	4	4	4	4	4	Early Mature	Fair	Fair	Ash Dieback Present Predominately birch group.	20+	B2	2.4
G52	Lawson's cypress (Chamaecyparis lawsoniana)	14	600	6	8	6	5	N/A	Mature	Good	Fair	Condition considered typical of species and age	20+	B2	7.2
G53	Blackthorn (Prunus spinosa), Common hawthorn (Crataegus monogyna), Elder sp. (Sambucus spp.)	6	80	2	2	2	2	N/A	Young	Fair	Fair	Condition considered typical of species and age	10+	C2	0.96
T54	Common hazel (Corylus avellana)	7	10x40	3	3	3	3	1	Early Mature	Fair	Fair	Multi-stemmed	10+	C1	1.52
T55	Elder sp. (Sambucus spp.)	4	70	2	2	2	2	1	Young	Fair	Fair	No Significant Faults Observed	10+	C1	0.84

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Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
G56	Common ash (Fraxinus excelsior)	20	750	8	8	8	8	2	Mature	Fair	Fair	Deadwood - Major Multi-stemmed	20+	B2	9
G57	Common hawthorn (Crataegus monogyna)	5	150	2	2	2	2	N/A	Mature	Poor	Fair	Hedgerow - Historic Remnant of hedge	10+	C2	1.8
H58	Common hawthorn (Crataegus monogyna)	5	150	2	2	2	2	1	Early Mature	Fair	Fair	No Significant Faults Observed	10+	C1,3	1.8
T59	Sycamore (Acer pseudoplatanus)	14	400 650	7	6	7	8	1	Mature	Fair	Fair	Decay - Minor	20+	B2	9.16
T60	Common ash (Fraxinus excelsior)	18	510 480	7	8	9	8	1	Over Mature	Fair	Poor	Lesion or fracture on stem / bole - Major Fallen tree / trees - Partial collapse	<10	U	8.4
T61	Common ash (Fraxinus excelsior)	17	660	5	8	6	7	4	Mature	Fair	Fair	Competition - Adjacent trees	20+	B1	7.92
T62	Common ash (Fraxinus excelsior)	19	480 370 510 480	10	8	7	9	2	Over Mature	Fair	Poor	Decay / structural defect - Principal stems Deadwood - Major Decay present within 2 of 4 stems	10+	C1	11.11
G63	Blackthorn (Prunus spinosa)	5	70	2	2	2	2	N/A	Young	Fair	Fair	Natural regeneration	10+	C2	0.84
T64	Sycamore (Acer pseudoplatanus)	24	1080	8	10	12	10	2	Mature	Fair	Good	Decay / structural defect in crown limb / limbs - Localised	40+	A1	12.96
T65	Sycamore (Acer pseudoplatanus)	17	760	7	7	7	7	1	Mature	Fair	Fair	Root damage - Stock Cavities on stem at sites of old pruning wounds	20+	B1	9.12
T66	Common lime (Tilia x europaea)	24	1530	9	9	9	9	1	Mature	Fair	Good	Deadwood - Minor Die-back - minor Epicormic growth - Crown	40+	A1,3	15
G67	Common hawthorn (Crataegus monogyna), Common hazel (Corylus avellana)	5	150	2	2	2	2	N/A	Early Mature	Fair	Fair	Off-site tree, all readings estimated	10+	C2	1.8
T68	Common hawthorn (Crataegus monogyna)	5	100 120	1	2	3	2	1	Early Mature	Fair	Fair	Competition - Adjacent trees	10+	C1	1.87
T69	Common hawthorn (Crataegus monogyna)	5	200	1	3	3	2	1	Early Mature	Fair	Fair	Competition - Adjacent trees	10+	C1	2.4
T70	Elder sp. (Sambucus spp.)	3	60 70	1	2	2	2	1	Young	Fair	Fair	Competition - Adjacent trees	10+	C1	1.11
T71	Elder sp. (Sambucus spp.)	5	180	2	2	3	2	1	Early Mature	Poor	Poor	Competition - Adjacent trees Decline - Evident / observed	<10	U	2.16
T72	Elder sp. (Sambucus spp.)	5	100 230	2	3	2	3	1	Mature	Poor	Fair	Competition - Adjacent trees	10+	C1	3.01
T73	Common hawthorn (Crataegus monogyna)	7	180 240	3	3	4	4	1	Mature	Fair	Fair	Condition considered typical of species and age	10+	C1	3.6
T74	Sycamore (Acer pseudoplatanus)	15	350 350	7	6	5	6	4	Mature	Fair	Fair	Off-site tree, all readings estimated	20+	B1	5.94

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				North	East	South	West								
T75	Cedar of Lebanon (Cedrus libani)	28	1300	12	12	12	12	12	Mature	Good	Good	Arboricultural work - Historic Off-site tree, all readings estimated	40+	A1	15
T76	Cedar of Lebanon (Cedrus libani)	20	900	10	10	10	10	1	Mature	Good	Good	Off-site tree, all readings estimated	40+	A1	10.8
T77	English oak (Quercus robur)	17	600 700	8	8	8	7	1	Mature	Good	Fair	Ivy or climbing plant Off-site tree, all readings estimated	40+	A1	11.06
T78	Elder sp. (Sambucus spp.)	5	6x60	2	2	2	2	1	Early Mature	Fair	Fair	Multi-stemmed	10+	C2	1.76
T79	Common lime (Tilia x europaea)	12	1200	4	3	9	3	N/A	Over Mature	Poor	Poor	Decay / structural defect - Bole Fallen tree / trees - Partial collapse Trunk has snapped at 2m. Crown is regrowth from natural pollard points	<10	U	14.4
G80	Blackthorn (Prunus spinosa), Common hazel (Corylus avellana), Elder sp. (Sambucus spp.)	5	100	2	2	2	2	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	10+	C2	1.2
W81	Common ash (Fraxinus excelsior), English oak (Quercus robur), Horse chestnut (Aesculus hippocastanum)	18	800	9	9	9	9	1	Mature	Fair	Good	Off-site tree, all readings estimated	40+	A2,3	9.6
T82	Elder sp. (Sambucus spp.)	6	100 90 120	3	3	1	3	2	Early Mature	Poor	Poor	Decline - Evident / observed Fallen tree / trees - Partial collapse	<10	U	2.16
H83	Beech (Fagus sylvatica), Common hawthorn (Crataegus monogyna)	1	70	1	1	1	1	N/A	Young	Fair	Fair	No Significant Faults Observed	10+	C1,3	0.84
T84	Prunus sp. (Prunus spp.)	10	550	6	6	6	6	2	Mature	Fair	Fair	Off-site tree, all readings estimated	20+	B1	6.6
T85	Blackthorn (Prunus spinosa)	7	120 120 150 150	4	5	3	4	2	Early Mature	Fair	Fair	Multi-stemmed Off-site tree, all readings estimated	10+	C1	3.26
G86	Common hawthorn (Crataegus monogyna), Common hazel (Corylus avellana), Cotoneaster sp. (Cotoneaster spp.), Prunus sp. (Prunus spp.)	8	200	4	4	4	4	N/A	Early Mature	Fair	Fair	Off-site tree, all readings estimated	10+	C2	2.4
T87	Prunus sp. (Prunus spp.)	9	250 300	5	5	5	5	3	Early Mature	Good	Fair	Off-site tree, all readings estimated	20+	B1	4.69
T88	Prunus sp. (Prunus spp.)	6	250	4	4	4	4	2	Early Mature	Fair	Fair	Off-site tree, all readings estimated	20+	B1	3
G89	Beech (Fagus sylvatica)	12	330	5	5	5	5	3	Early Mature	Fair	Fair	Off-site tree, all readings estimated	20+	B2	3.96
T90	Horse chestnut (Aesculus hippocastanum)	5	130	2	2	2	2	2	Young	Good	Fair	Off-site tree, all readings estimated	10+	C1	1.56
T91	Horse chestnut (Aesculus hippocastanum)	20	850 850	10	9	9	9	2	Mature	Good	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant Off-site tree, all readings estimated	40+	A1	14.42

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## Appendix EDP 2

### Cascade Chart for Tree Quality Assessment (Extract of BS 5837:2012, Table 1)

Category and Definition	Criteria (including subcategories where appropriate) Identification on Plan		
Trees Unsuitable for Retention (see Note)			
<b>Category U</b> <b>Those in such a condition that they cannot realistically be retained as living trees</b> in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"><li>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 (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).</li><li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.</li><li>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</li></ul> <p>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>		
	<b>1 Mainly arboricultural qualities</b>	<b>2 Mainly landscape qualities</b>	<b>3 Mainly cultural values, including conservation</b>
Trees to be Considered for Retention			
<b>Category A</b> <b>Trees of high quality</b> 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)



Category and Definition	Criteria (including subcategories where appropriate) Identification on Plan		
<b>Category B</b> <b>Trees of moderate quality</b> with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
<b>Category C</b> <b>Trees of low quality</b> with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

### Appendix EDP 3 Illustrative Summary of Survey Data

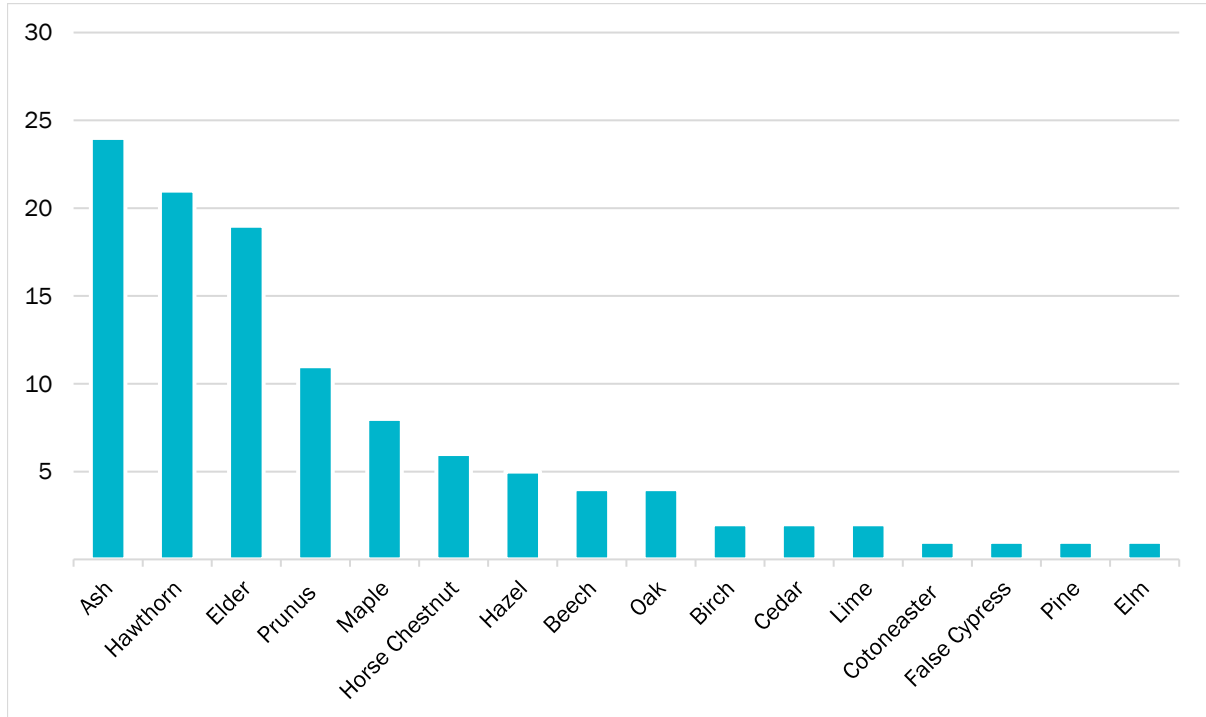


Image EDP A3.1: Species Diversity.

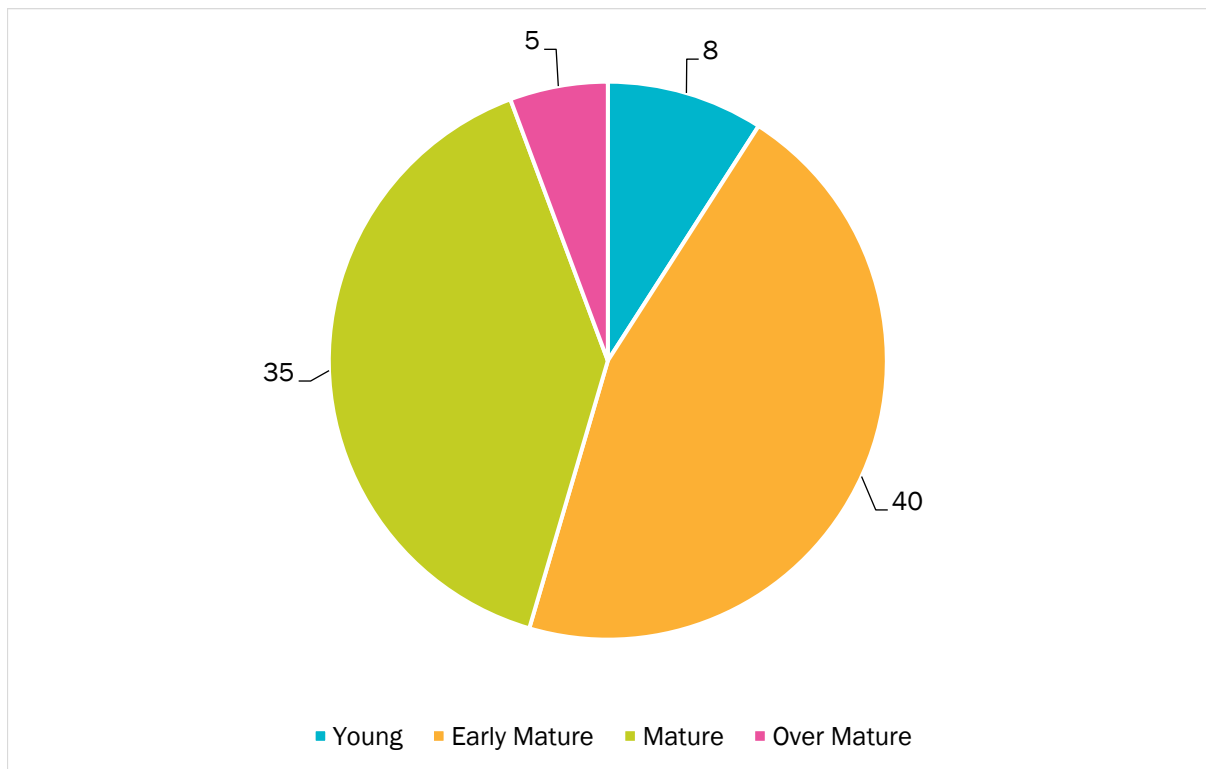
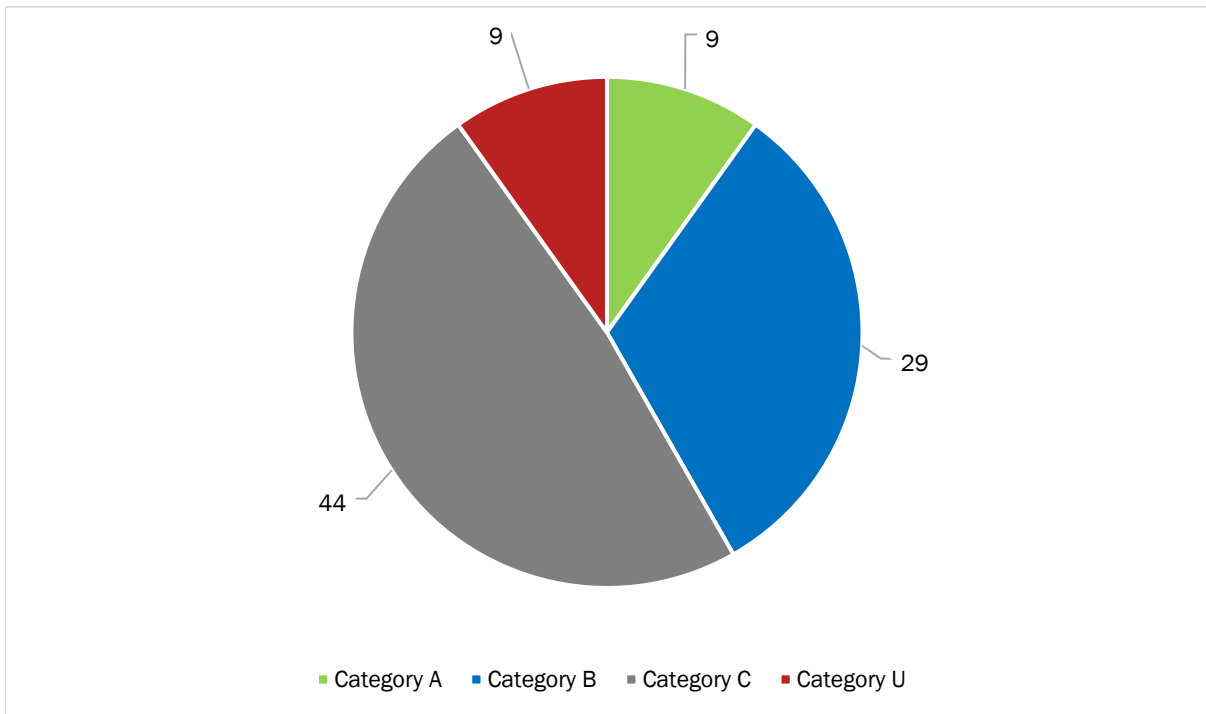


Image EDP A3.2: Age Distribution of Live Trees.



**Image EDP A3.3:** Category Grading.

## **Appendix EDP 4 Protected Species**

### **BATS**

- A4.1 All species of British bat comprise European Protected Species (EPS) and are afforded protection under the *Conservation of Habitats and Species Regulations 2017* (as amended), making it an offence to:
- Deliberately capture, injure or kill a wild individual of an EPS;
  - Deliberately disturb wild animals of an EPS wherever they are occurring, in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to affect significantly the local distribution or abundance of the species to which they belong, or in the case of hibernating or migratory species, to hibernate or migrate; or
  - Damage or destroy a breeding site or resting place of a wild individual of an EPS.
- A4.2 Additional protection for bats is also afforded under the *Wildlife and Countryside Act 1981* (as amended), making it an offence to intentionally or recklessly disturb bats whilst they are occupying a structure or place that is used for shelter or protection, or to obstruct access to this structure or place. As bats tend to re-use the same roosts, legal opinion is that roosts are protected whether or not bats are currently occupying these resting places/places of shelter.
- A4.3 Prior to undertaking any tree works or tree removal further advice should be sought from a suitably qualified ecologist.

### **NESTING BIRDS**

- A4.4 All wild birds, their nests and eggs are protected under Section 1 of the *Wildlife and Countryside Act 1981* (as amended). This makes it an offence to:
- Intentionally kill, injure or take any wild bird;
  - Take, damage or destroy the nest of any wild bird while it is in use or being built;
  - Take, damage or destroy the egg of any wild bird; or
  - To have in one's possession or control any wild bird (dead or alive), or egg or any part of a wild bird or egg.
- A4.5 In addition, further protection is afforded to those wild bird species listed on Schedule 1 of the Act, prohibiting any intentional or reckless disturbance to these species while they are nest building, or at a nest containing eggs or young, or to recklessly disturb the dependent young of such a bird.

## **Appendix EDP 5**

### **Consideration of Trees within the Design Process**

- A5.1 Construction activities pose a threat to the successful retention of trees if handled inappropriately. It is important to consider the relationship between development and trees during the design process.

#### **BELOW-GROUND CONSTRAINTS – ROOT PROTECTION AREA**

- A5.2 The below-ground constraints are defined as the likely spread and distribution of the root system and are depicted on **Plan EDP 1** with pink outlined areas, representing the RPA around each surveyed item.
- A5.3 The RPA is defined as the minimum area (in m<sup>2</sup>) around the tree that is deemed to contain sufficient roots and rooting volume to maintain the tree's viability.
- A5.4 Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, the shape of the RPA may be modified, but not reduced in area, and its shape should reflect a soundly based assessment of the likely root distribution.
- A5.5 Any deviation in the RPA from the original circular plot should take account of the following factors, whilst still providing adequate protection for the root system:
- The morphology and disposition of the roots, when known to be influenced by past or existing site conditions (e.g. the presence of roads, structures and underground services);
  - Topography and drainage;
  - The soil type and structure; and
  - The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age and condition and presence of other trees.

#### **ABOVE-GROUND CONSTRAINTS – PROXIMITY OF TREES TO STRUCTURES**

- A5.6 The above-ground parts of a tree, whilst being more visible and easily protected, are a potential constraint to development and consideration should be given to the current and ultimate height and spread of the trees.
- A5.7 Where the current and/or ultimate height of a category A, B or C tree will cause an unreasonable obstruction to the proposed development, this must be considered as a constraint. This is usually considered in terms of issues relating to shade and light.

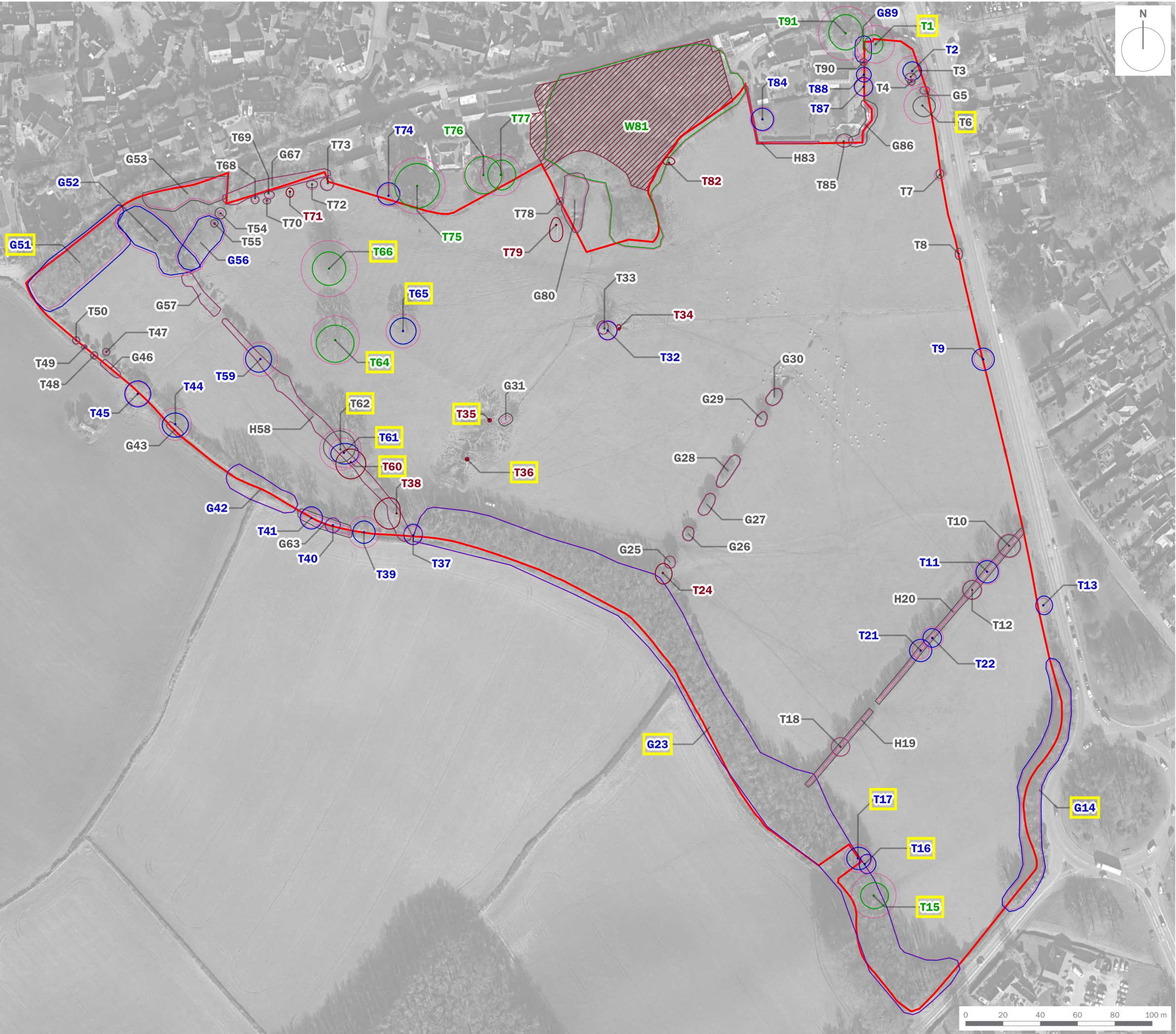
A5.8 The above-ground constraints can be a combination of factors such as:

- Shading of buildings and open space – a detailed daylight study may be necessary if any proposed buildings are in the immediate vicinity of retained trees;
- Direct damage to structures;
- Future pressure for removal;
- Seasonal nuisance (e.g. leaf fall blocking gutters, fruit fall creating slippery patches and honey dew dripping on vehicles and surfaces);
- Whether the tree is deciduous or evergreen; and
- Density of foliage.

## Plans

**Plan EDP 1:** Tree Constraints Plan  
(edp6238\_d006b 31 October 2025 JFr/DGa)





Site Boundary

T1

Tree/Group Number

Tree/Group Canopy

Tree Stem

Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

TPO Trees

Restored Ancient Woodland Site

client	Barwood Development Securities Ltd.		
project title	Mounon Road, Chepstow		
drawing title	Tree Constraints Plan		
date	31 OCTOBER 2025	drawn by	JFr
drawing number	edp6238_d006b	checked	DGa
scale	1:2,000 @ A3	QA	GYo





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