Arboricultural Feasibility Assessment

Axis Land Partnership

Station Fields, Foxton, Cambridge

Ref:	19-1766
Version:	1
Date:	06th December 2019
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Position:	Director

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REVISION HISTORY

Rev	Description of change	Date	Initials
1	Original draft	06.12.2019	NB

EXECUTIVE SUMMARY

Lockhart Garratt has been instructed to undertake a survey to assess quality and extent of the existing tree stock on land to the west of the village of Foxton, near Cambridge.

The purpose of the assessment is to assist in determining the feasibility of the site for development purposes.

A site visit was undertaken on 3rd December 2019 by Nick Bolton, a director and arboricultural consultant for Lockhart Garratt Ltd

This survey has identified that the majority of the tree stock exists on the boundaries of the site. The western boundary is formed through a screen of planted blocks of trees as well as a woodland. The northern boundary has several good quality individual trees along the roadside, although the presence of a deep storm water drain is noted at the base of the trees constricting the likely rooting environment. The eastern boundary of the site is partially formed by the village of Foxton, but there are several good quality individual trees on the roadside, while the southern boundary is framed by the A10 and has a mix of tree species planted along its length. These trees are generally of moderate to low quality.

There are a large number of trees at the site that are subject to a Tree Preservation Order although the age of the Order (1974) means that a number of the trees that were protected may no longer exist at the site.

The survey did not identify any trees or woodlands that are classified as ancient or veteran. Both local and national planning policies seek to protect such trees and their absence means there is more potential for development within the site. However, local planning policy specifically seeks to protect green infrastructure and as trees and hedges for an important component of these features, consideration will need to be given to this during any development.

TABLE OF CONTENTS

Attachments

Description	Reference	Version
Tree Schedule	19-1747	1
Tree Constraints Plan	19-1749	1

PURPOSE OF DOCUMENT

This report has been commissioned to provide a high level assessment of the trees at Foxton, near Cambridge in accordance with the guidelines provided by BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.

It consists of a **Tree Survey** that records all relevant information about the trees on or adjacent to the site that may be impacted by the proposals. This includes a **Tree Constraints Plan** that shows the location of the trees on the site irrespective of any development considerations.

The purpose of this report is to assist in determining the feasibility of developing the site. This report should not be used to support a planning application.

The aim is to present the information in a manner that can easily be understood by people without specific knowledge of tree related matters.

1. INTRODUCTION

Instruction

1.1 Written instruction was received from Axis Land Partnership on 28th November 2019 to undertake a tree survey and to prepare a Feasibility Assessment to assist in determining the potential of the site for development.

Site Description

1.2 The overall landholding under review, hereinafter referred to as Station Fields covers approximately 90ha of arable land located to the west of the village.

1.3 It is dissected by a mainline railway connected between London and Cambridge.

1.4 Station Fields is bounded on three sides by public highway and/or the village of Foxton, with principle highway being the A10 on the southern boundary.

1.5 The western boundary is formed through a planted screen of trees on the northern side of the railway, while to the south of the railway, a small woodland block referred to as Brown Spinney forms the principal feature. The western boundary is also formed by a water management systems that consists of ponds and streams.

Caveats and Limitations

1.6 While all reasonable efforts have been made to identify defects in the subject trees, the statements made in this report do not take into account the effects of extreme weather events, vandalism or accidents, or changes to the site that may affect trees that have taken place since the date of the survey.

1.7 While the author warranties that the survey has been undertaken in accordance with industry best practice recommendations and guidance, no warranty is provided in relation to changes to the site that occur after the date of the survey that may have an impact on the tree stock present at the time of the survey.

1.8 All comments and observations made within this report will cease to be valid either within two years of the date of the survey (unless specifically stated elsewhere within the report), or when site conditions change or any works to trees take place that have not been specified within this report, whichever is the sooner.

1.9 The survey was undertaken without the benefit of a topographical survey and therefore the positions of all trees, groups, woodlands and hedges are indicative. They have been plotted using a GPS enabled tablet device but no warranty is provided as the accuracy of this information.

1.10 This survey has been limited to identifying arboricultural features within the site. It therefore does not include any ecological assessment or landscape appraisal of trees, groups, woodlands or hedges beyond the scope of BS5837.

2. TREE SURVEY AND CONSTRAINTS

Scope

2.1 The survey has been carried out in accordance with the recommendations laid down by BS5837:2012 *Trees in relation to design, demolition and construction - Recommendations.*

2.2 Information collected during the survey has been used to assist in the preparation of a report to accompany a planning application. This report includes:

- A schedule of the relevant trees to include basis data and condition assessment;
- A Tree Constraints Plan (TCP) that provides illustrative information on the constraints posed by trees to any development proposal;

2.3 The purpose of the tree survey has been to provide guidance to the local authority as to the existing tree stock in order to assist in determining the feasibility of this site being developed.

Tree Survey

2.4 A tree survey was undertaken on 3rd December 2019 by Nick Bolton.

2.5 A copy of the recorded data can be seen in the tree schedule attached to this report.

2.6 This survey considered all trees within the potential development site boundary as well as trees that are outside the boundary, but within influencing distance. The extent of the tree survey has been marked on the TCP.

2.7 The tree survey has been undertaken without influence of the proposed site layout and prior to any works being undertaken on the site.

Tree Constraints

2.8 Above ground constraints posed by canopy spread are plotted as a continuous line around the tree, shown in the corresponding BS5837 retention category colour.

2.9 Below ground constraints posed by the Root Protection Area (RPA) have been plotted as a magenta line with the text RPA inscribed, and the extent of the RPA has been hatched.

2.10 A summary of the assessment of the quality of trees, groups of trees, hedges and woodlands that have been identified on the site is summarised in the table and charts below:

Table 1: An overview of the quality of trees on the site

	Category A	Category B	Category C	Category U	Total
Quality	**High**	**Moderate**	**Low**	**Poor**	
Trees	2	26	18	3	**49**
Hedges	0	1	4	0	**5**
Woodlands	1	1	0	0	**2**
Groups	0	18	12	0	**30**
Total	**3**	**46**	**34**	**3**	**86**

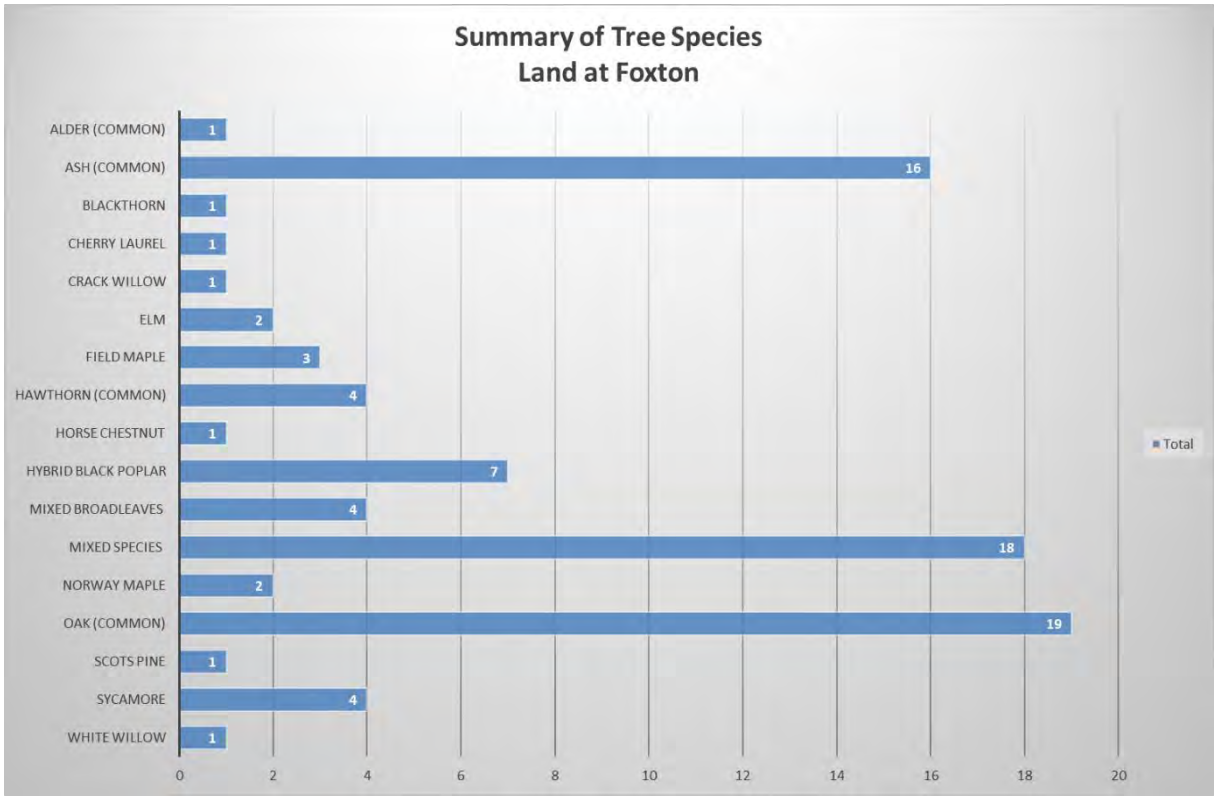

Plate 1: Summary of tree species across the site

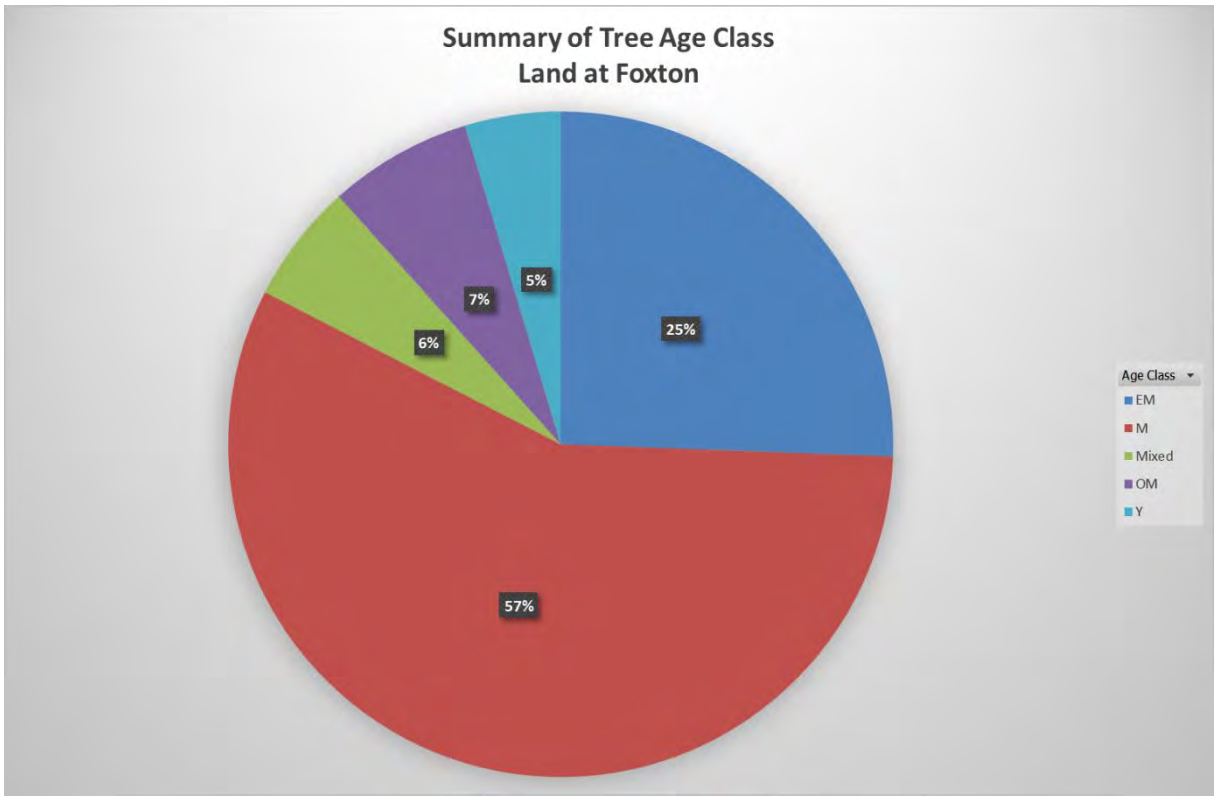

Plate 2: Summary of tree quality across the site

2.11 Full details of the assessment criteria for the tree survey can be found in Appendix 1.

Soils

2.12 An online search has been undertaken with the Geology of Britain[1] viewer to provide a summary of the geological materials that underlie the site. This show:

- Bedrock: West Melbury Marly Chalk Formation
- Superficial deposits: River Terrace Deposits, 1 - 2 - Sand and Gravel. The map shows there is a strip of Alluvium - Clay, Silt, Sand And Gravel running down the western boundary of the site.

Plate 3 - Extract of Soilscape of Foxton (Source: British Geological Society)

Statutory Considerations

2.13 Foxton is located within the boundary of the South Cambridgeshire District Council (SCDC), the Local Planning Authority (LPA). A search has been undertaken on the SCDEC website to determine the presence or otherwise of Tree Preservation Orders or Conservation Areas.

2.14 The site is not located within a conservation area although it is noted that the Foxton Conservation Area abuts the site on the southern side of the A10.

2.15 There are a number of trees that are subject to Tree Preservation Orders within the site. An extract from the LPA website is produced below to show the extent of the TPO across the site.

[1] http://mapapps.bgs.ac.uk/geologyofbritain/home.html?

2.16 The TPO were made as Area, Group and Individual TPO in 1974. None of these have been updated since this date.

Plate 4 - Extract from SCDC website with details of TPO

Table 2: Summary of TPO trees

TPO Ref	Description	TCP Ref
A43 (1/74)	Elm, Ash, Poplar, Sycamore and Willow	Trees within G1, G5, W6, H7, G8 & G82
A43 (2/74)	Ash, Willow, Poplar, Elm and Sycamore	Trees within G81
A42 (2/74)	Willow	Trees within G80, G78, G77 & G73
A41 (2/74)	Willow, Ash and Sycamore	Trees within G63, G66, T67 & W63
T3 (2/74)	Oak	Oak within G50
T2 (2/74)	Elm	Part of G51
G7 (2/74)	Elms (Group of 5)	G45
T1 (2/74)	Sycamore	Part of G45
G12 (2/74)	2 Elm & 1 Oak	T43
A51 (1/74)	Several Elm and Oak	T15-T32
A47 (1/74)	Several Elm	T9-T14
A44 (2/74)	Several Willows and Thorn	Offsite block at southern end of H86

2.17 No direct communication has been made with the LPA to confirm the details above. Given the age of the TPO several of the protected trees will no longer exist, while newly planted or self-seeded trees that have grown since the TPO was made will not be subject to the Order.

National and Local Planning Policies

National Planning Policy Framework 2019

2.18 National Planning Policy is currently defined by the National Planning Policy Framework (NPPF). This provides the most current and up to date planning guidance.

2.19 At the heart of the NPPF is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.

2.20 Section 15 of the NPPF recognises the importance of conserving and enhancing the natural environment, and specifically acknowledges the role of trees and woodland in the provision of natural capital and ecosystem services.

2.21 It further acknowledges the importance of ancient woodlands and veteran trees for habitats and biodiversity and requires that planning consent should be refused where development schemes require the removal of such features unless there are wholly exceptional reasons, stating that:

> *"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." (Paragraph 175, c)*

2.22 Where the LPA does not have a development plan or the development plan is out of date, the LPA should grant planning consent insofar as the development proposals do not breach the NPPF.

2.23 A search on Natural England's MAGIC website indicates that there are no ancient woodland sites within or in close proximity to the site at Foxton.

2.24 The tree survey did not identify any ancient or veteran trees as defined by BS5837.

Local Planning Policy

2.25 The LPA has a statutory obligation to ensure that provision is made for the protection of trees through section 197 of the Town and Country Planning Act (1990). SCDC is currently preparing a specific development plan which includes trees and the natural environment. This plan is South Cambridgeshire Local Plan 2018.

2.26 A review of the plan has been undertaken to assist design and layout of the site. This has ensured that the existing trees on site have been considered in the context of planning policy and have influenced the design proposals submitted as part of this application.

South Cambridgeshire Local Plan 2018

2.27 The relevant policy relating to trees for any development proposal at Foxton is *NH/7 Ancient Woodlands and Veteran Trees*.

2.28 This states that:

1. *Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland (as shown on the Policies Map) or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.*
2. *Development proposals affecting ancient woodland or veteran trees will be expected to mitigate any adverse impacts, and to contribute to the woodland's or veteran tree's management and further enhancement via planning conditions or planning obligations.*

2.29 *Policy NH/6: Green Infrastructure* is also relevant to trees, woodlands and hedges as these features form a key component of Green Infrastructure. This policy states that:

1. *The Council will aim to conserve and enhance green infrastructure within the district. Proposals that cause loss or harm to this network will not be permitted unless the need for and benefits of the development demonstrably and substantially outweigh any adverse impacts on the district's green infrastructure network.*
2. *The Council will encourage proposals which:*
   a. *Reinforce, link, buffer and create new green infrastructure; and*
   b. *Promote, manage and interpret green infrastructure and enhance public enjoyment of it.*
3. *The Council will support proposals which deliver the strategic green infrastructure network and priorities set out in the Cambridgeshire Green Infrastructure Strategy, and which deliver local green infrastructure.*
4. *All new developments will be required to contribute towards the enhancement of the green infrastructure network within the district. These contributions will include the establishment, enhancement and the on-going management costs.*

2.30 As this does not contain ancient or veteran trees, but does have a strong natural infrastructure on the western boundary, there is potential for development within the site that provides opportunity to improve the green infrastructure in accordance with Policy NH/6.

3. REFERENCES & BIBLIOGRAPHY

British Standards Institution (2012) *BS5837: Trees in relation to design, demolition and construction – recommendations*. London: BSI

British Standards Institution (2010) *BS3998: Tree Works – recommendations.* London: BSI

Ministry of Housing, Communities and Local Government (2019). *The National Planning Policy Framework*. London: HMSO.

Mapapps.bgs.ac.uk. (2019). *Geology of Britain viewer* | British Geological Survey (BGS). [online] Available at: http://mapapps.bgs.ac.uk/geologyofbritain/home.html? [Accessed: 06th December 2019].

South Cambridgeshire District Council. (2019). Available at: www.scambs.gov.uk [Accessed 06th December 2019].

Natural England's MAGIC (2019) Available at: https://magic.defra.gov.uk/home.htm [Accessed 06th December 2019]

4. APPENDICES

Appendix 1: Tree Survey Criteria (BS5837:2012)

4.1 The assessment of the trees has been carried out in accordance with the guidance provided in paragraph 4.4.2.6 of BS5837 which recommends that:

> **4.4.2.6** The measurement conventions should be as follows.
>
> a) height, crown spread and crown clearance should be recorded to the nearest half metre (crown spread should be rounded up) for dimensions up to 10 m and the nearest whole metre for dimensions over 10 m;
>
> b) stem diameter should be recorded in millimetres, rounded to the nearest 10 mm (0.01 m);
>
> c) estimated dimensions (e.g. for off-site or otherwise inaccessible trees where accurate data cannot be recovered) should be clearly identified as such (e.g. suffixed with a "#").

Plate 5 - Source: BS5837 (2012) p.7

4.2 All observations were made from ground level, without detailed investigation with regard to the general condition of the tree.

4.3 Trees that are located outside of the application boundary (red line) to a distance of 15m have been considered as part of this survey and have been annotated on the accompanying plan as such.

4.4 The trees are categorised in an order defined in **Table 1** of BS5837, a copy of which can be seen below in **Figure 1**, but which can be summarised as:

- **A Category** Trees of high quality and value in such a condition as to be able to make a substantial contribution for a minimum of 40 years.
- **B Category** Trees of moderate quality and value in such a condition as to make a significant contribution for a minimum 20 years.
- **C Category** Trees of low quality and value currently in adequate condition able to remain until new planting can be established. These trees are expected to remain for a minimum of 10 years. It also includes young trees with a stem diameter less than 150mm measured at 1.5 metres above ground level.
- **U Category** Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural or forestry management.

4.5 Additionally, BS5837 (2012) provides subcategories 1-3 within the category system outlined above which indicate the area(s) in which a tree or group retention value lies. Details of those subcategories is provided in Table 1 of BS5837, and a copy of this table is reproduced below:

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
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	• 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) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • 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; see 4.5.7.*			See Table 2
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
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)	See Table 2
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 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	See Table 2
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 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	See Table 2

Plate 6 - Cascade chart for the quality assessment (Source: BS5837(2012) p.9)

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RESTORATION & AFTERCARE MANAGEMENT PLAN (RAMP) | SOIL SURVEY & ADVICE

Client:	**Axis Land Partnership**			**Reference:**	19-1747
Site:	**Land north of Foxton**	**Surveyor:**	Nick Bolton	**Date of survey:**	04/12/2019

Key to Notations

			Age Class	Definition	Category Grading		ERC	Sub category
Stem Dia:	Stem diameter (mm) at 1.5m above ground level	**Y**	Young	Trees that have not yet reached 1/3 of their expected mature height	**Category**			
C.C.	Height of crown clearance above ground level	**EM**	Early Mature	The stage in the life cycle of a tree between youth and maturity	**A**	High Quality & Value	40+	**1** Mainly arboricultural value
L.B.	Lowest branch height in meters	**M**	Mature	Close to full height and crown size	**B**	Moderate Quality & Value	20+	**2** Mainly landscape value
D.L.B.	Direction of Lowest Branch	**OM**	Over Mature	Close to full height and crown size while main-stem diameter increases more slowly	**C**	Low Quality & Value	10+	**3** Mainly cultural value
E.R.C	Estimated Remaining Contribution (in years)	**V**	Veteran	A tree that has survived the rigours of life and shows signs of ancientness	**U**	Unsuitable for retention	<10	If a tree is designated as veteran, the RPA calculation is determined as 15x the stem diameter for greater protection
Physiological condition	**Good**	No significant health problems		**Fair** Symptoms of health that can be remediated	**Poor**	Significant ill health	**NOTES:**	
Structural condition	**Good**	No significant defects		**Fair** Significant defects that can be remediated	**Poor**	Significant defects with no remedy		

Tree No.	Species	Botanical Name	H (m)	Stem Dia.	No of Stems	Branch Spread (m)				CC (m)	LB (m)	DLB (m)	Age	PC	SC	Observations	Recommendations	ERC	Cat.	RPA (m2)	RPA Radial distance (m)
						N	E	S	W												
G1	Mixed Broadleaves	Mixed Broadleaf	15	450	1	-	-	-	-	3	-	-	M	Fair	Fair	Mixed group of mature ash (7) hawthorn, young beech and cherry.	None	20+	B2	92	5.40
G2	Ash (Common)	Fraxinus excelsior	14	300	1	-	-	-	-	2	-	-	EM	Fair	Fair	Linear group of ash on field boundary	None	20+	B2	41	3.60
T3	Ash (Common)	Fraxinus excelsior	18	532	2	4	4	4	4	8	8	West	M	Good	Fair	Single twin stemmed ash	None	20+	B1	125	6.30
T4	Ash (Common)	Fraxinus excelsior	12	350	1	4	4	4	4	4	4	East	EM	Fair	Fair	Single field boundary tree growing in bramble thicket	None	20+	B1	55	4.20
G5	Ash (Common)	Fraxinus excelsior	15	450	1	-	-	-	-	4	-	-	M	Fair	Fair	Linear group of 5 mature and one young ash . One limb of twin stemmed ash on western side of group has failed.	None	20+	B2	92	5.40
W6	Mixed Species	Mixed Species	15	0	0	-	-	-	-	-	-	-	Mixed	Fair	Fair	Mixed woodland type group around pond. Ash, alder, willow, beech, hawthorn, apple, Scots pine, Monterey cypress, field maple, cherry and horse chestnut. Some trees in poor condition with failures from natural or squirrel damage.	None	20+	B3	-	-
H7	Mixed Broadleaves	Mixed Broadleaf	8	0	0	-	-	-	-	-	-	-	Mixed	Fair	Fair	Mixed broadleaf hedge interspersed with trees. Storm ditch on southern side between track and hedge. Ash, hawthorn, willow are predominant species	None	20+	B3	-	-
G8	Mixed Broadleaves	Mixed Broadleaf	12	0	0	-	-	-	-	-	-	-	EM	Fair	Fair	Mixed species field boundary group screening barn. Goat willow, elder, ash, alder & cherry	None	20+	B2	-	-
T9	Oak (Common)	Quercus robur	18	500	1	4	6	6	7	2	4	South	M	Good	Good	Roadside tree on edge of water treatment compound. Slight northern lean. Dense ivy cover on stem	None	40+	B1	113	6.00
T10	Oak (Common)	Quercus robur	16	700	1	4	5	5	5	1	1	West	M	Good	Good	Roadside tree but field ploughed upto stem on south side. Dense ivy cover up stem	None	40+	B1	222	8.40
T11	Lime (Common)	Tilia x europaea	8	450	1	4	4	4	4	1	1	West	EM	Good	Fair	Managed as a coppice on roadside	None	20+	C1	92	5.40
G12	Mixed Species	Mixed Species	8	450	1	4	3	3	3	-	-	N/A	M	Fair	Fair	Group of 2 roadside trees (field maple and hawthorn).	None	20+	C3	92	5.40
T13	Oak (Common)	Quercus robur	18	700	1	6	6	5	6	1	2	East	M	Good	Fair	Roadside tree with field ploughed to stem edge on south side. Minor basal cavity on north side. Ivy on stem has been severed.	None	20+	B1	222	8.40
T14	Oak (Common)	Quercus robur	15	1000	1	7	6	4	6	1	3	South	OM	Fair	Fair	Old tree with multiple breakout wounds and several potential roosting features (PRF). Top has blown out in past.	None	40+	A1	452	12.00
T15	Oak (Common)	Quercus robur	15	650	1	4	6	5	6	1	2	East	M	Fair	Fair	Roadside tree densely covered in ivy. Field ditch on southern side at base. Deadwood in canopy and several PRF.	None	20+	B1	191	7.80
T16	Oak (Common)	Quercus robur	12	800	1	6	5	4	5	1	1	West	M	Fair	Fair	Roadside tree with drainage ditch on southern side. Deadwood in canopy and several PRF.	None	20+	B1	290	9.60

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Key to Notations								
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E.R.C	Estimated Remaining Contribution (in years)	V	Veteran	A tree that has survived the rigours of life and shows signs of ancientness	U	Unsuitable for retention	<10	
Physiological condition	Good No significant health problems			Fair Symptoms of health that can be remediated	Poor	Significant ill health	NOTES:	If a tree is designated as veteran, the RPA calculation is determined as 15x the stem diameter for greater protection
Structural condition	Good No significant defects			Fair Significant defects that can be remediated	Poor	Significant defects with no remedy		

Tree No.	Species	Botanical Name	H (m)	Stem Dia.	No of Stems	Branch Spread (m)				CC (m)	LB (m)	DLB (m)	Age	PC	SC	Observations	Recommendations	ERC	Cat.	RPA (m2)	RPA Radial distance (m)
						N	E	S	W												
T17	Oak (Common)	Quercus robur	12	700	1	5	8	4	5	1	2	East	M	Fair	Fair	Roadside tree with small drainage ditch on southern side.	None	40+	B1	222	8.40
H18	Mixed Broadleaves	Mixed Broadleaf	6	0	0	-	-	-	-	-	-	-	M	Fair	Fair	Mixed species hedge. Ash, hawthorn	None	20+	C2	-	-
T19	Ash (Common)	Fraxinus excelsior	5	197	3	3	3	3	3	-	-	N/A	Y	Fair	Fair	Twin stem from base	None	10+	C1	18	2.40
T20	Ash (Common)	Fraxinus excelsior	7	252	4	3	3	3	3	-	-	N/A	Y	Fair	Fair	Multistemmed from base with ivy cover	None	10+	C1	28	3.00
T21	Oak (Common)	Quercus robur	15	1000	1	7	7	6	8	1	3	East	OM	Fair	Fair	Roadside tree with drainage ditch on southern side. Top previously failed on western side and history of pruning works visible. Main stem covered with ivy. Several PRF. Small elm growing at base.	None	40+	B1	452	12.00
T22	Sycamore	Acer pseudoplatanus	9	430	2	3	3	3	4	1	1	North	EM	Fair	Fair	Ivy clad main stem growing in verge with drainage ditch on southern side.	None	20+	C1	82	5.10
T23	Oak (Common)	Quercus robur	18	1000	1	8	8	8	8	1	2	East	OM	Fair	Fair	Roadside tree with drainage ditch on southern side and multiple historic wounds providing PRF. Main stem densely covered in ivy. Tree growing on sharp bend in highway.	None	40+	B1	452	12.00
T24	Oak (Common)	Quercus robur	20	1050	1	5	4	6	5	1	2	South	M	Fair	Fair	Roadside tree with drainage ditch on western side. Main stem densely covered in ivy.	None	40+	B1	499	12.60
T25	Oak (Common)	Quercus robur	5	120	1	2	2	2	2	1	1	North	Y	Fair	Fair	Self set roadside tree with drainage ditch on western side.	None	40+	C1	7	1.50
T26	Oak (Common)	Quercus robur	16	900	1	8	7	7	7	-	2	East	M	Fair	Fair	Roadside tree with drainage ditch on western side and ivy throughout stem & canopy. Slight eastern lean.	None	40+	B1	366	10.80
T27	Hawthorn (Common)	Crataegus monogyna	0	0	0	-	-	-	-	-	-	-	EM	Fair	Fair	Small roadside tree	None	20+	C1	-	-
T28	Hawthorn (Common)	Crataegus monogyna	3	0	0	-	-	-	-	-	-	-	EM	Fair	Fair	Small roadside tree	None	20+	C1	-	-
T29	Oak (Common)	Quercus robur	11	600	1	5	5	6	5	2	2	South	M	Fair	Fair	Base densely covered in bramble. Roadside tree with drainage ditch on western side.	None	40+	B1	163	7.20
T30	Oak (Common)	Quercus robur	18	700	1	8	7	8	7	1	1	South	M	Fair	Fair	Roadside tree covered with ivy with drainage ditch on western side.	None	40+	B1	222	8.40
T31	Oak (Common)	Quercus robur	18	1000	1	7	7	7	7	1	1	North	M	Fair	Fair	Roadside tree with drainage ditch on western side and stem covered with ivy.	None	40+	B1	452	12.00
T32	Oak (Common)	Quercus robur	18	980	1	8	7	7	8	1	1	South	M	Fair	Fair	Roadside tree with drainage ditch on western side and ivy cover throughout main stem.	None	20+	B1	430	11.70
G33	Mixed Species	Mixed Species	18	0	0	-	-	-	-	-	-	-	M	Fair	Fair	Mixed group of hybrid poplar and leylandii growing on edge of neighbours garden. Hawthorn and field maple understory.	None	20+	B3	-	-
G34	Mixed Species	Mixed Species	9	0	0	-	-	-	-	-	-	-	M	Fair	Fair	Offsite group of poplar and sweet chestnut with hawthorn understory	None	20+	B3	-	-
T35	Sycamore	Acer pseudoplatanus	15	550	1	7	6	5	4	1	1	North	M	Fair	Good	Roadside tree with elder growing at base.	None	20+	B1	137	6.60

LOCKHART GARRATT

Key to Notations								
		Age Class		Definition	Category Grading			
Stem Dia:	Stem diameter (mm) at 1.5m above ground level	Y	Young	Trees that have not yet reached 1/3 of their expected mature height	Category		ERC	Sub category
C.C.	Height of crown clearance above ground level	EM	Early Mature	The stage in the life cycle of a tree between youth and maturity	A	High Quality & Value	40+	1 Mainly arboricultural value
L.B.	Lowest branch height in meters	M	Mature	Close to full height and crown size	B	Moderate Quality & Value	20+	2 Mainly landscape value
D.L.B.	Direction of Lowest Branch	OM	Over Mature	Close to full height and crown size while main-stem diameter increases more slowly	C	Low Quality & Value	10+	3 Mainly cultural value
E.R.C	Estimated Remaining Contribution (in years)	V	Veteran	A tree that has survived the rigours of life and shows signs of ancientness	U	Unsuitable for retention	<10	
Physiological condition	Good No significant health problems			Fair Symptoms of health that can be remediated	Poor	Significant ill health	NOTES:	If a tree is designated as veteran, the RPA calculation is determined as 15x the stem diameter for greater protection
Structural condition	Good No significant defects			Fair Significant defects that can be remediated	Poor	Significant defects with no remedy		

Tree No.	Species	Botanical Name	H (m)	Stem Dia.	No of Stems	Branch Spread (m)				CC (m)	LB (m)	DLB (m)	Age	PC	SC	Observations	Recommendations	ERC	Cat.	RPA (m2)	RPA Radial distance (m)
						N	E	S	W												
T36	Oak (Common)	Quercus robur	15	650	1	7	6	6	4	1	1	South	M	Fair	Fair	Roadside tree with history of breakouts. Ivy on main stem	None	40+	B1	191	7.80
T37	Field maple	Acer campestre	8	450	1	5	4	4	3	1	1	South	M	Fair	Fair	Roadside tree. Drainage gully 2m to north east in road.	None	40+	B1	92	5.40
T38	Ash (Common)	Fraxinus excelsior	7	450	1	4	3	4	3	1	1	South	EM	Fair	Fair	Small roadside, open grown tree with low crown break and small amount of	None	20+	C1	92	5.40
T39	Oak (Common)	Quercus robur	7	270	1	3	3	3	3	1	1	North	EM	Fair	Fair	Small roadside tree, open grown with even crown	None	40+	C1	34	3.30
T40	Sycamore	Acer pseudoplatanus	12	500	1	5	5	4	4	1	1	North	M	Fair	Fair	Early mature roadside tree which low crown break approximately 0.5m above ground level	None	40+	B1	113	6.00
T41	Hawthorn (Common)	Crataegus monogyna	3	0	0	-	-	-	-	-	-	-	M	Fair	Fair	Field edge/roadside tree growing in proximity of junction	None	20+	C1	-	-
T42	Field maple	Acer campestre	9	400	1	6	6	5	3	-	-	N/A	M	Good	Good	Field edge/roadside tree growing in	None	40+	B1	72	4.80
T43	Oak (Common)	Quercus robur	17	1000	1	10	8	7	7	1	1	North	M	Fair	Fair	Heading to over mature with several PRF.	None	40+	A1	452	12.00
G44	Field maple	Acer campestre	8	600	4	7	5	5	4	-	-	N/A	M	Fair	Fair	Group of 2, north tree multistemmed from base	None	20+	B1	163	7.20
G45	Lime (Common)	Tilia x europaea	20	500	1	-	-	-	-	-	-	-	M	Fair	Fair	Group of 5 limes on edge of busy highway. Field ploughed to base of trees	None	20+	B3	113	6.00
G46	Norway Maple	Acer platanoides	10	450	1	-	-	-	-	-	-	-	M	Good	Good	Group of 3 widely spaced tree on edge of busy highway	None	40+	B3	92	5.40
H47	Mixed Species	Mixed Species	1	0	0	-	-	-	-	-	-	-	M	Good	Good	Field boundary hawthorn hedge maintained through flailing.	None	40+	C3	-	-
T48	Ash (Common)	Fraxinus excelsior	9	350	1	3	5	3	4	2	2	West	EM	Fair	Fair	Field boundary tree growing in hawthorn hedge on side of A10	None	20+	B1	55	4.20
G59	Norway Maple	Acer platanoides	9	370	1	3	5	4	4	2	2	West	EM	Good	Good	Group of 3 widely spaced trees.	None	40+	B1	64	4.50
G50	Mixed Species	Mixed Species	15	650	1	-	-	-	-	-	-	-	M	Fair	Poor	Group of 2 tree (1xoak, 1xelm). Oak dominated by ivy creating heavy sail area.	None	10+	C3	191	7.80
G51	Mixed Species	Mixed Species	8	0	0	-	-	-	-	-	-	-	M	Fair	Fair	Mixed linear roadside group of ash, sycamore, field maple and oak.	None	20+	B3	-	-
T52	Ash (Common)	Fraxinus excelsior	13	470	1	4	5	5	6	1	1	West	M	Fair	Fair	Field boundary tree over public footpath	None	20+	B1	102	5.70
T53	Ash (Common)	Fraxinus excelsior	13	520	1	4	6	5	7	1	1	West	M	Fair	Fair	Field boundary tree over public footpath	None	20+	B1	125	6.30
G54	Ash (Common)	Fraxinus excelsior	6	0	0	-	-	-	-	-	-	-	EM	Fair	Fair	Very spaced linear group of roadside ash with occasional hawthorn	None	20+	C3	-	-
G55	Mixed Species	Mixed Species	8	0	0	-	-	-	-	-	-	-	EM	Fair	Fair	Linear roadside group of sycamore and ash	None	20+	C3	-	-
G56	Blackthorn	Prunus spinosa	4	0	0	-	-	-	-	-	-	-	M	Fair	Fair	Group of 2 roadside bushes	None	20+	C3	-	-
G57	Sycamore	Acer pseudoplatanus	9	0	0	-	-	-	-	-	-	-	EM	Good	Fair	Linear group along roadside	None	20+	B3	-	-
T58	Ash (Common)	Fraxinus excelsior	3	0	0	-	-	-	-	-	-	-	-	-	-	Small multistemmed tree	None	10+	C1	-	-
G59	Mixed Species	Mixed Species	3	0	0	-	-	-	-	-	-	-	M	Fair	Fair	Mixed group of 2 hawthorn blackthorn.	None	20+	C3	-	-

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Key to Notations								
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C.C.	Height of crown clearance above ground level	EM	Early Mature	The stage in the life cycle of a tree between youth and maturity	A	High Quality & Value	40+	1 Mainly arboricultural value
L.B.	Lowest branch height in meters	M	Mature	Close to full height and crown size	B	Moderate Quality & Value	20+	2 Mainly landscape value
D.L.B.	Direction of Lowest Branch	OM	Over Mature	Close to full height and crown size while main-stem diameter increases more slowly	C	Low Quality & Value	10+	3 Mainly cultural value
E.R.C	Estimated Remaining Contribution (in years)	V	Veteran	A tree that has survived the rigours of life and shows signs of ancientness	U	Unsuitable for retention	<10	
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Structural condition	Good No significant defects			Fair Significant defects that can be remediated	Poor	Significant defects with no remedy		

Tree No.	Species	Botanical Name	H (m)	Stem Dia.	No of Stems	Branch Spread (m)				CC (m)	LB (m)	DLB (m)	Age	PC	SC	Observations	Recommendations	ERC	Cat.	RPA (m2)	RPA Radial distance (m)
						N	E	S	W												
G60	Mixed Species	Mixed Species	6	0	0	-	-	-	-	-	-	-	EM	Fair	Fair	Mixed field boundary group with young roadside trees. Hawthorn, ash, dogrose, blackthorn, sycamore. Thickens towards western end where blackthorn dominates.	None	20+	C3	-	-
G61	Horse Chestnut	Aesculus hippocastanum	23	0	0	-	-	-	-	-	-	-	M	Fair	Poor	Offsite group of 3 trees within influencing distance of site, but on west side of watercourse.	None	20+	C3	-	-
W62	Mixed Species	Mixed Species	20	0	0	-	-	-	-	-	-	-	M	Fair	Fair	Mixed species woodland. Predominantly ash.	None	40+	A3	-	-
G63	Mixed Species	Mixed Species	20	0	0	-	-	-	-	-	-	-	M	Fair	Fair	Offsite group of willow and hybrid black poplar. All growing on western side of watercourse	None	20+	B3	-	-
T64	Hybrid Black Poplar	Populus serotina	18	500	0	1	5	8	3	3	4	South	M	Fair	Poor	Offsite tree on western side of watercourse but leaning over ditch into site.	None	10+	C1	113	6.00
T65	Hybrid Black Poplar	Populus serotina	23	450	0	5	4	4	4	6	6	South	M	Fair	Fair	Offsite tree on western side of watercourse	None	20+	B1	92	5.40
G66	Ash (Common)	Fraxinus excelsior	20	0	0	-	-	-	-	-	-	-	M	Fair	Fair	Offsite group of 3ash. All on western side of watercourse	None	20+	B3	-	-
T67	Hybrid Black Poplar	Populus serotina	18	602	0	1	7	8	4	2	2	South	M	Fair	Poor	Twin stemmed offsite tree with notable lean over watercourse and into site	None	10+	C1	163	7.20
T68	Hybrid Black Poplar	Populus serotina	21	500	0	5	9	7	5	2	2	South	M	Poor	Fair	Offsite tree growing on western side of watercourse. Whole tree dominated by ivy and leaning over site boundary	None	<10	U	113	6.00
T69	Hybrid Black Poplar	Populus serotina	14	439	0	5	4	3	4	1	1	North	EM	Fair	Poor	Offsite tree on western side of watercourse	None	10+	C1	92	5.40
T70	Hybrid Black Poplar	Populus serotina	23	500	0	8	8	7	4	8	8	East	M	Fair	Poor	Offsite tree on western side of watercourse heavily dominated by ivy.	None	<10	U	113	6.00
T71	Ash (Common)	Fraxinus excelsior	9	478	0	5	5	2	4	1	1	North	EM	Fair	Fair	Offsite tree on national rail land.	None	20+	C1	102	5.70
T72	Ash (Common)	Fraxinus excelsior	9	400	0	5	5	2	5	1	1	North	M	Fair	Fair	Offsite tree on national rail land. Densely covered in ivy.	None	20+	C1	72	4.80
G73	Mixed Species	Mixed Species	8	0	0	-	-	-	-	-	-	-	EM	Fair	Fair	Offsite group separated from site by deep watercourse. Ash, willow, oak, beech, blackthorn	None	40+	B3	-	-
T74	Cherry Laurel	Prunus laurocerasus	4	75	0	2	2	2	2	-	-	N/A	M	Good	Good	None	None	20+	C1	3	0.90
G75	Scots Pine	Pinus sylvestris	7	270	0	-	-	-	-	-	-	-	EM	Good	Good	Small new plantation of 14 trees.	None	20+	C3	34	3.30
T76	Hawthorn (Common)	Crataegus monogyna	6	250	0	2	2	2	2	-	-	N/A	OM	Poor	Poor	Dense ivy covers whole tree.	None	<10	U	28	3.00
G77	Ash (Common)	Fraxinus excelsior	8	0	0	-	-	-	-	-	-	-	EM	Fair	Fair	Offsite group separated by deep watercourse. Hawthorn also present in group	None	20+	C3	-	-
G78	Crack Willow	Salix fragilis	20	1000	0	-	-	-	-	-	-	-	OM	Fair	Poor	Overmature offsite group which is starting to fail.	Pollard all trees in group	10+	C3	452	12.00
T79	Alder (Common)	Alnus glutinosa	9	380	0	3	3	3	3	2	2	South	EM	Good	Good	Offsite tree	None	20+	B1	64	4.50

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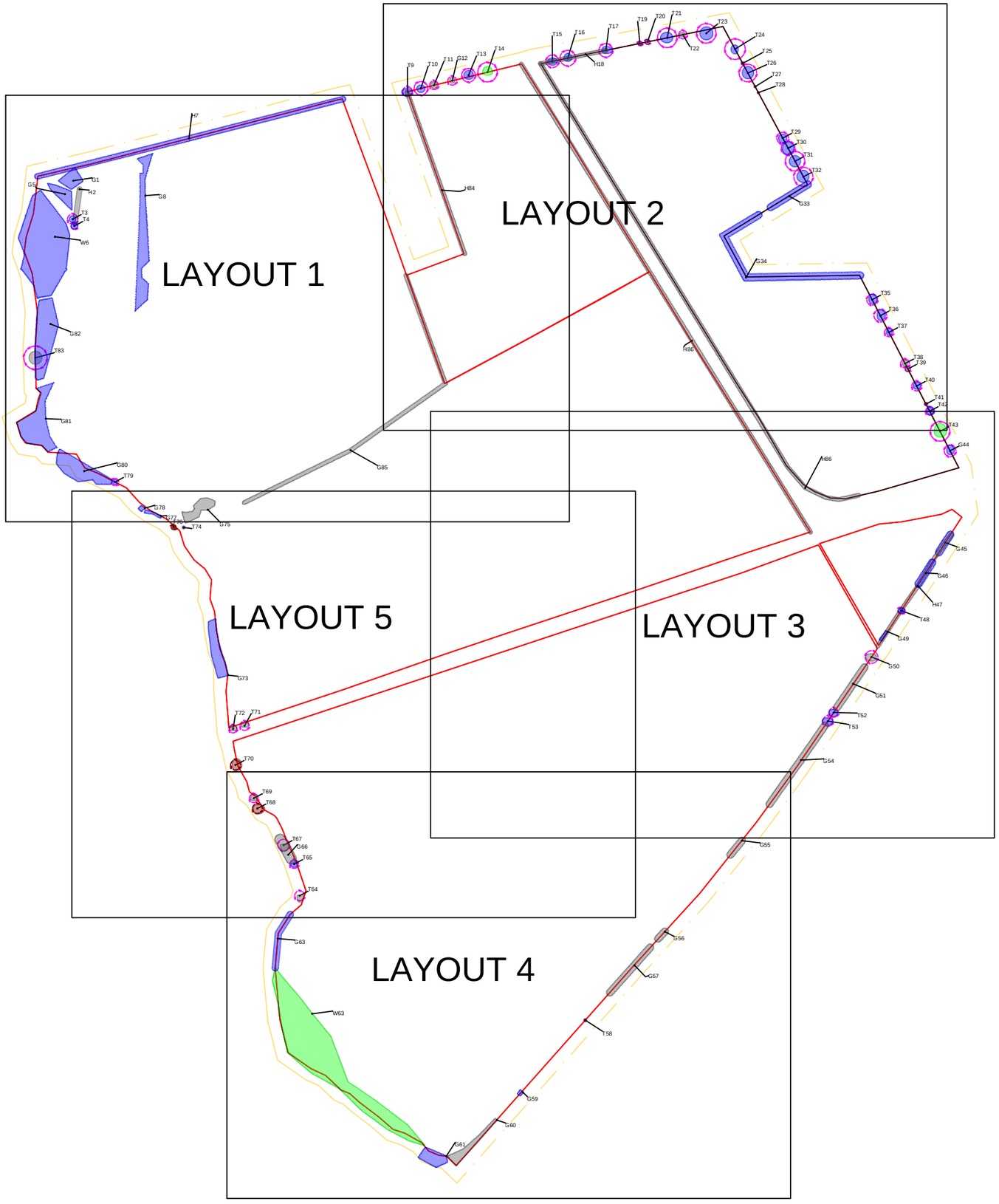
Structural condition	Good No significant defects			Fair Significant defects that can be remediated	Poor	Significant defects with no remedy		

Tree No.	Species	Botanical Name	H (m)	Stem Dia.	No of Stems	Branch Spread (m)				CC (m)	LB (m)	DLB (m)	Age	PC	SC	Observations	Recommendations	ERC	Cat.	RPA (m2)	RPA Radial distance (m)
						N	E	S	W												
G80	Hybrid Black Poplar	Populus serotina	20	800	0	-	-	-	-	-	-	-	M	Good	Fair	Offsite group of 8 trees all within influencing distance offsite. Located on west side of watercourse.	None	20+	B3	290	9.60
G81	Mixed Species	Mixed Species	20	0	0	-	-	-	-	-	-	-	Mixed	Fair	Fair	Mixed group surrounding balancing pond. Hybrid poplar, Norway spruce, ash, horse chestnut, willow, alder, corsican pine	None	40+	B3	-	-
G82	Mixed Species	Mixed Species	20	0	0	-	-	-	-	-	-	-	Mixed	Fair	Fair	Mixed group of willow, corsican pine, field maple, alder, horse chestnut, hawthorn and white beam. Very open and large space between trees.	None	40+	B3	-	-
T83	White Willow	Salix alba	20	1200	0	8	8	8	8	3	3	West	OM	Good	Poor	Unmanaged willow on bank of watercourse with extensive basal cavity on south side. Cavities also present at 3m and 6m on east side.	Pollard	20+	C1	651	14.40
H84	Mixed Species	Mixed Species	4	0	0	-	-	-	-	-	-	-	M	Fair	Fair	Offsite hedge screening water treat works. Hawthorn blackthorn mix.	None	20+	C3	-	-
G85	Mixed Species	Mixed Species	4	0	0	-	-	-	-	-	-	-	Y	Fair	Poor	Mixed species linear group evenly spaced along access track. Lime, ash, alder. Damage evident from passing vehicles.	None	10+	C3	-	-
H86	Mixed Species	Mixed Species	4	0	0	-	-	-	-	-	-	-	Mixed	Fair	Fair	Mixed species hedge running along both side of railway line under power lines. Hawthorn, blackthorn,sycamore mix. All located outside field boundary fence. Southern end thickens out to small woodland block with mature trees but inaccessible due to railway lines.	None	20+	C3	-	-

N



Legend:

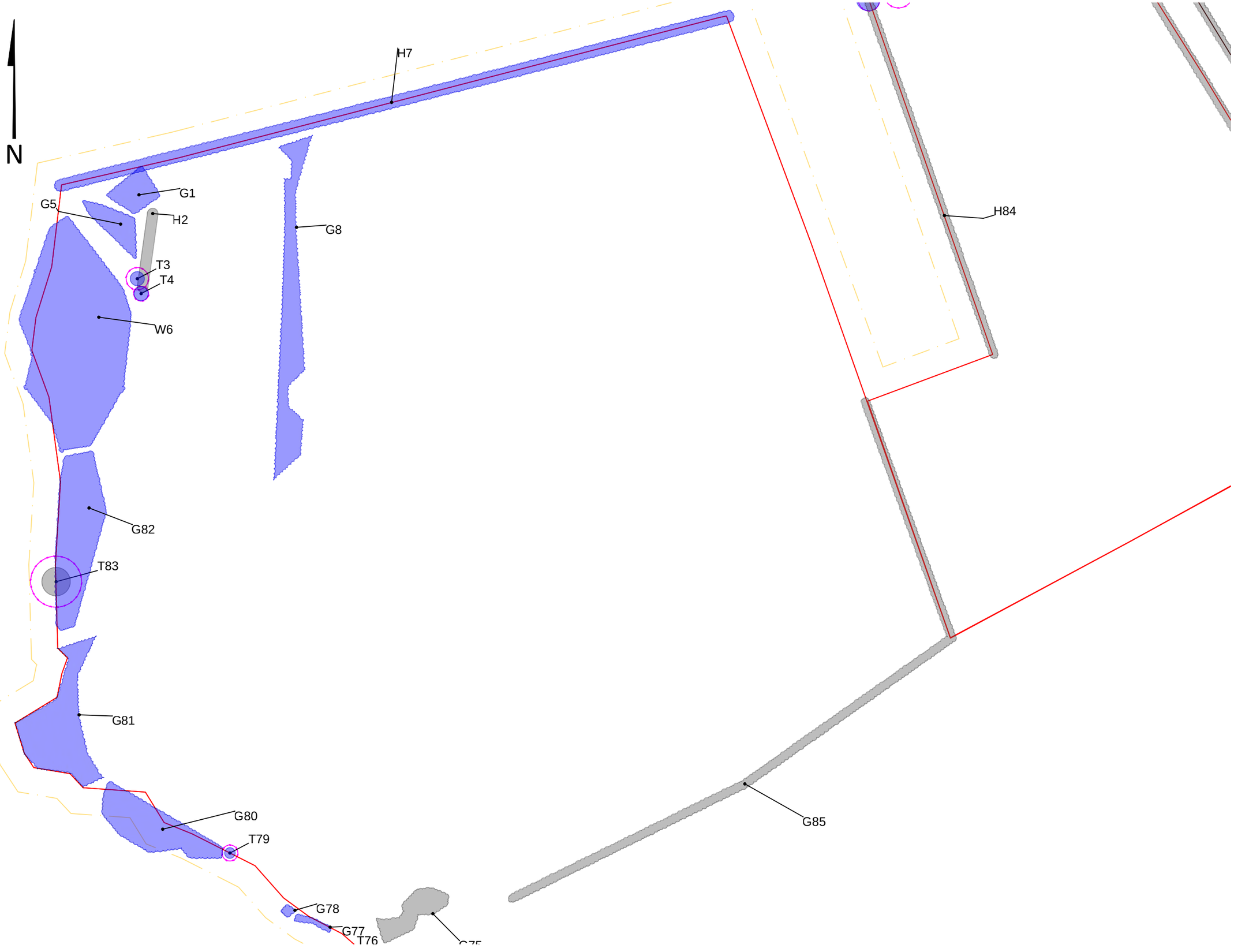
- Site Boundary
- Survey Extents
- Category A Trees (Stem and Canopy Spread)
- Category B Trees (Stem and Canopy Spread)
- Category C Trees (Stem and Canopy Spread)
- Category U Trees (Stem and Canopy Spread)
- Root Protection Area

LOCKHART GARRATT

TITLE:	Tree Constraints Plan
LAYOUT:	Site Overview
PROJECT/SITE:	Station Fields, Foxton
CLIENT:	Axis Land Partnership
MAP REF:	19-1749
REVISION:	v1
DATE:	04/12/2019
SCALE:	Not to scale
APPROVED BY:	AP
PRODUCED BY:	NB

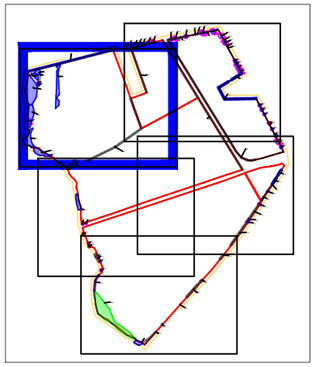
7 - 8 Melbourne House
Corbygate Business Park
Weldon, Corby
Northamptonshire NN17 5JG
01536 408840

Greystones House
Burford Road
Chipping Norton
Oxfordshire OX7 5UY
01608 656167



Legend:

- Site Boundary
- Survey Extents
- Category A Trees (Stem and Canopy Spread)
- Category B Trees (Stem and Canopy Spread)
- Category C Trees (Stem and Canopy Spread)
- Category U Trees (Stem and Canopy Spread)
- Root Protection Area

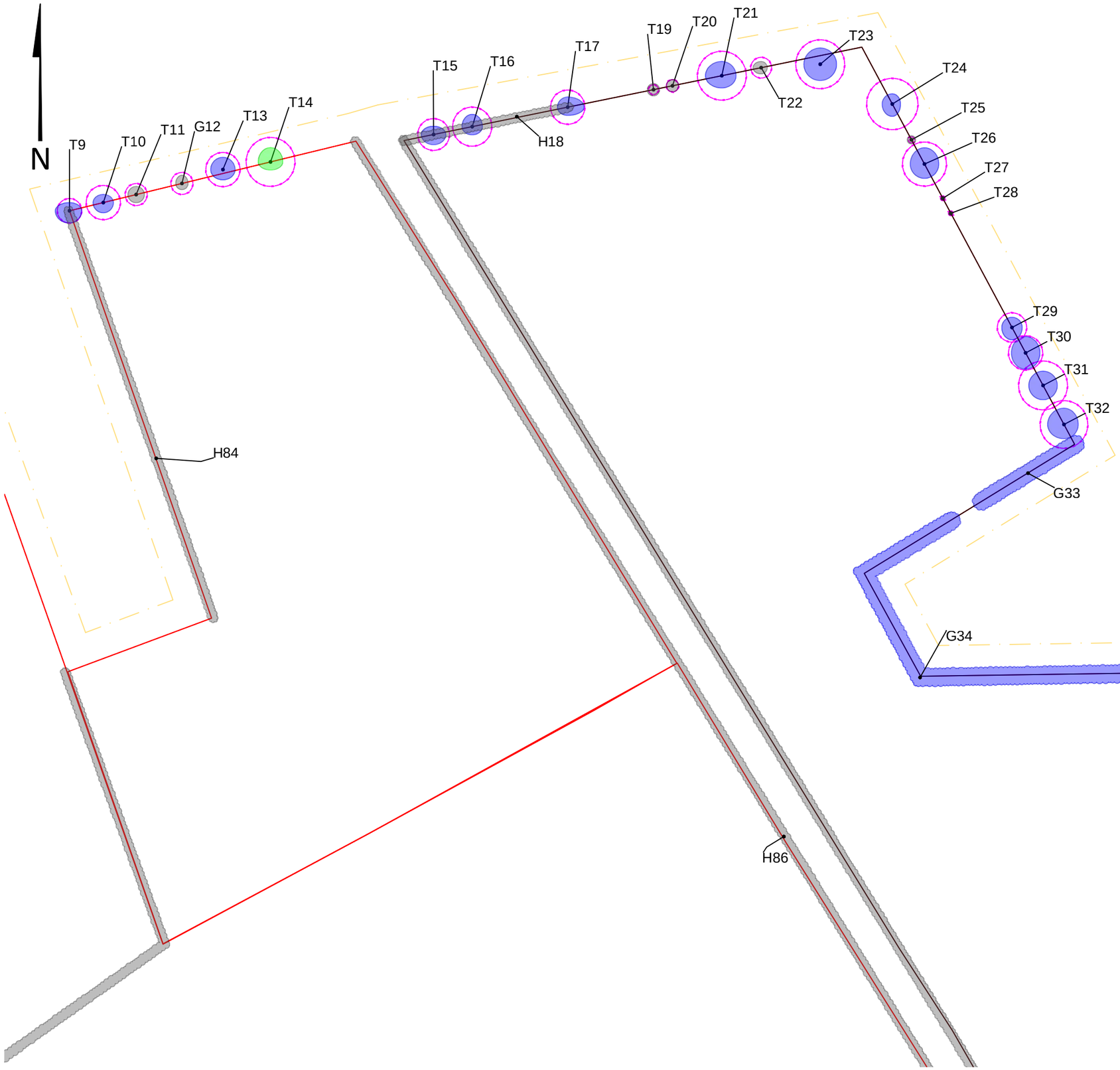


LOCKHART GARRATT

TITLE:	Tree Constraints Plan
LAYOUT:	Layout 1
PROJECT/SITE:	Station Fields, Foxton
CLIENT:	Axis Land Partnership
MAP REF:	19-1749
REVISION:	v1
DATE: 04/12/2019	SCALE: 1:2000@A3
APPROVED BY: AP	PRODUCED BY: NB

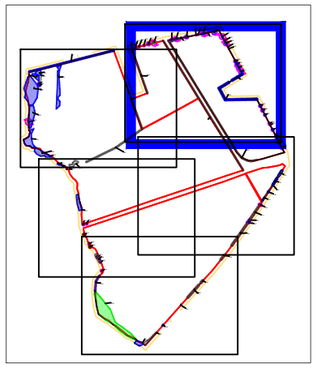
7 - 8 Melbourne House
Corbygate Business Park
Weldon, Corby
Northamptonshire NN17 5JG
01536 408840

Greystones House
Burford Road
Chipping Norton
Oxfordshire OX7 5UY
01608 656167



Legend:

- Site Boundary
- Survey Extents
- Category A Trees (Stem and Canopy Spread)
- Category B Trees (Stem and Canopy Spread)
- Category C Trees (Stem and Canopy Spread)
- Category U Trees (Stem and Canopy Spread)
- Root Protection Area

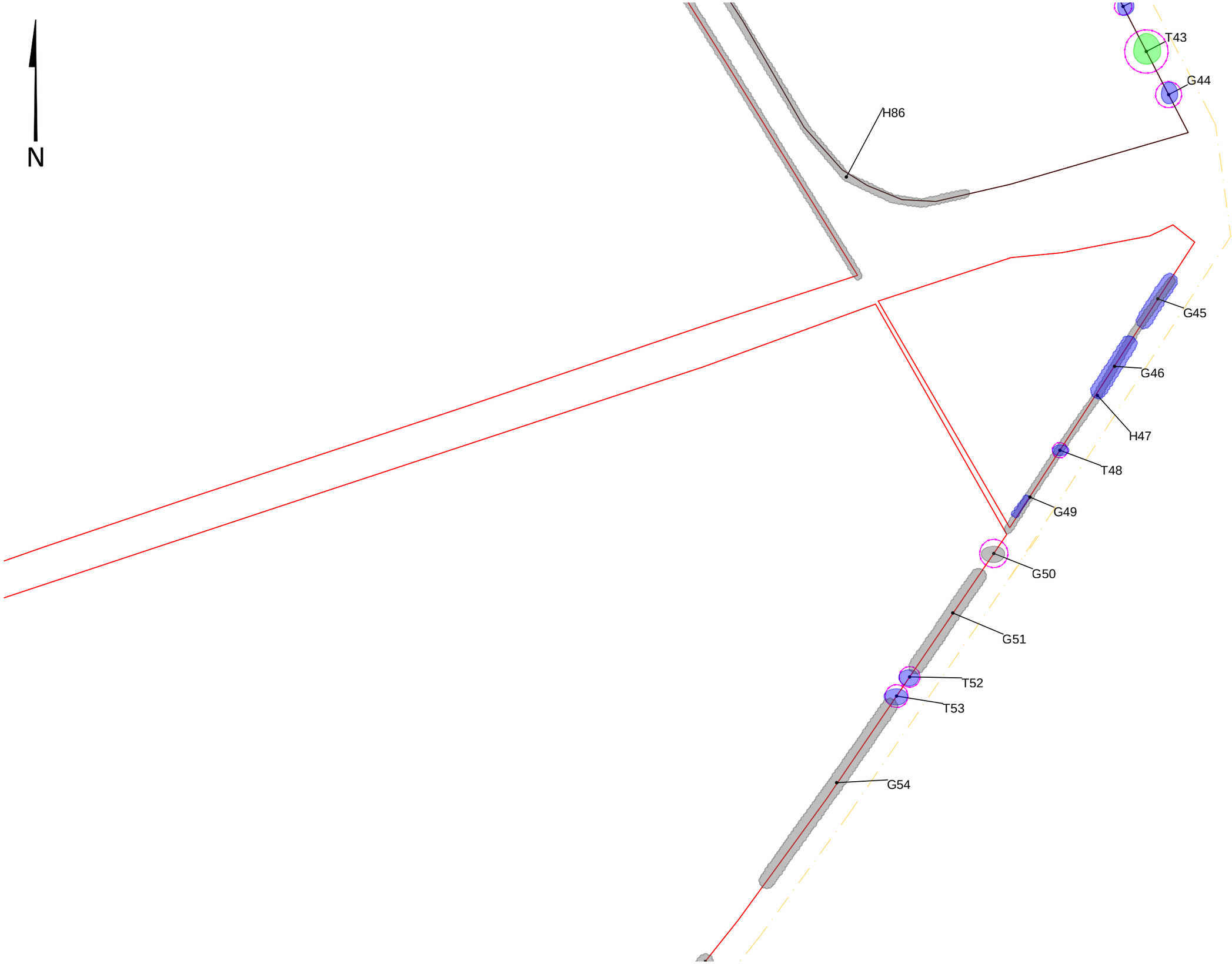


LOCKHART GARRATT

TITLE:	Tree Constraints Plan
LAYOUT:	Layout 2
PROJECT/SITE:	Station Fields, Foxton
CLIENT:	Axis Land Partnership
MAP REF:	19-1749
REVISION:	v1
DATE: 04/12/2019	SCALE: 1:2000@A3
APPROVED BY: AP	PRODUCED BY: NB

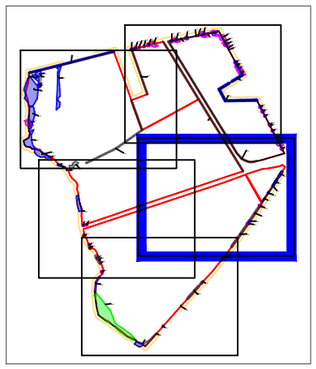
7 - 8 Melbourne House
Corbygate Business Park
Weldon, Corby
Northamptonshire NN17 5JG
01536 408840

Greystones House
Burford Road
Chipping Norton
Oxfordshire OX7 5UY
01608 656167



Legend:

- Site Boundary
- Survey Extents
- Category A Trees (Stem and Canopy Spread)
- Category B Trees (Stem and Canopy Spread)
- Category C Trees (Stem and Canopy Spread)
- Category U Trees (Stem and Canopy Spread)
- Root Protection Area

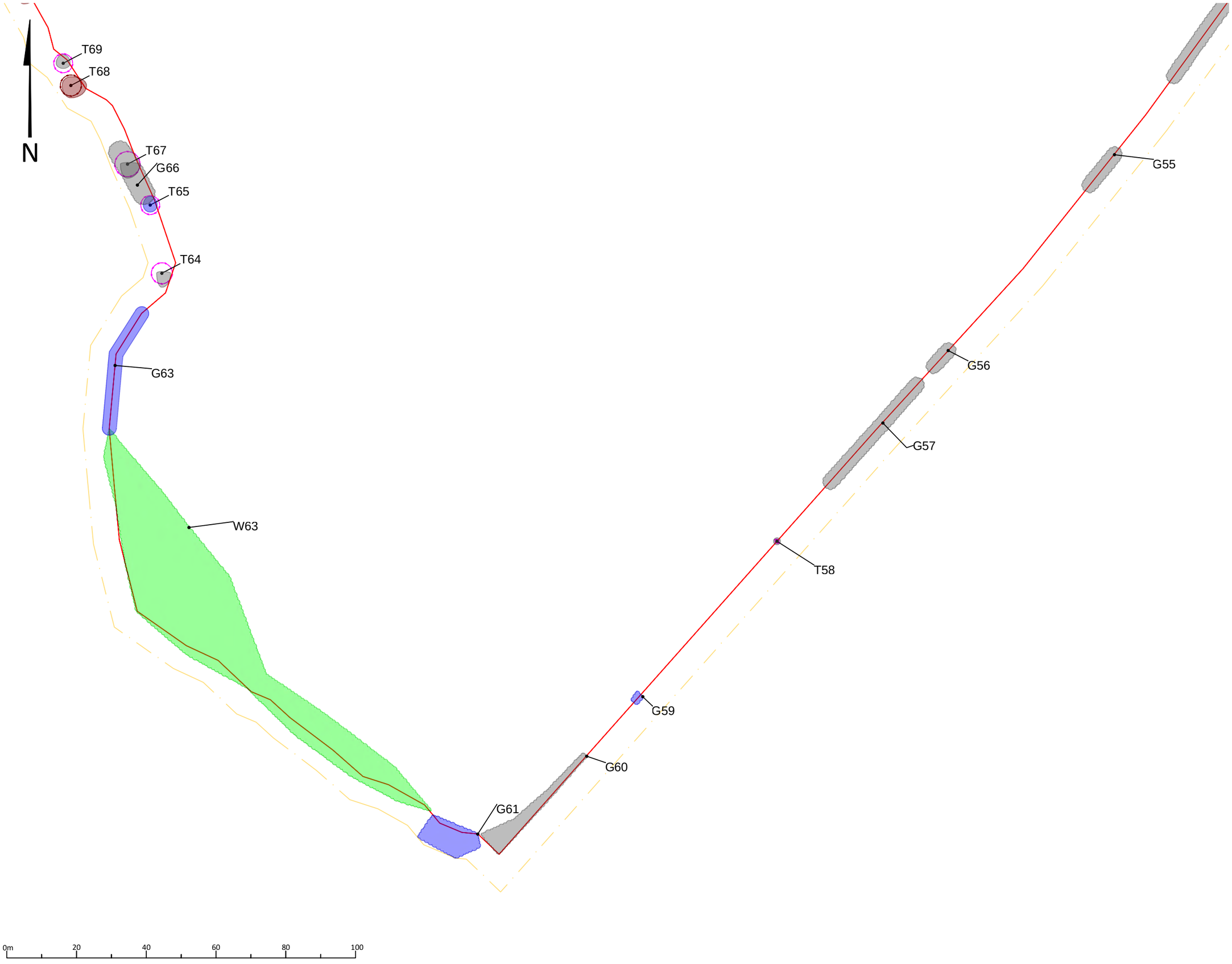


LOCKHART GARRATT

TITLE:	Tree Constraints Plan
LAYOUT:	Layout 3
PROJECT/SITE:	Station Fields, Foxton
CLIENT:	Axis Land Partnership
MAP REF:	19-1749
REVISION:	v1
DATE: 04/12/2019	SCALE: 1:2000@A3
APPROVED BY: AP	PRODUCED BY: NB

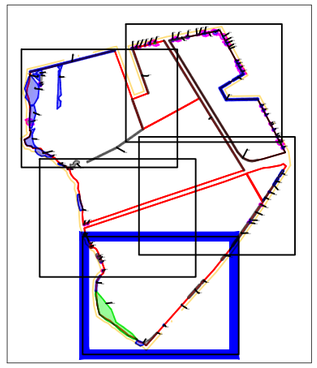
7 - 8 Melbourne House
Corbygate Business Park
Weldon, Corby
Northamptonshire NN17 5JG
01536 408840

Greystones House
Burford Road
Chipping Norton
Oxfordshire OX7 5UY
01608 656167



Legend:

- Site Boundary
- Survey Extents
- Category A Trees (Stem and Canopy Spread)
- Category B Trees (Stem and Canopy Spread)
- Category C Trees (Stem and Canopy Spread)
- Category U Trees (Stem and Canopy Spread)
- Root Protection Area



LOCKHART GARRATT

TITLE:	Tree Constraints Plan
LAYOUT:	Layout 4
PROJECT/SITE:	Station Fields, Foxton
CLIENT:	Axis Land Partnership
MAP REF:	19-1749
REVISION:	v1
DATE: 04/12/2019	SCALE: 1:2000@A3
APPROVED BY: AP	PRODUCED BY: NB

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Northamptonshire NN17 5JG
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Greystones House
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Chipping Norton
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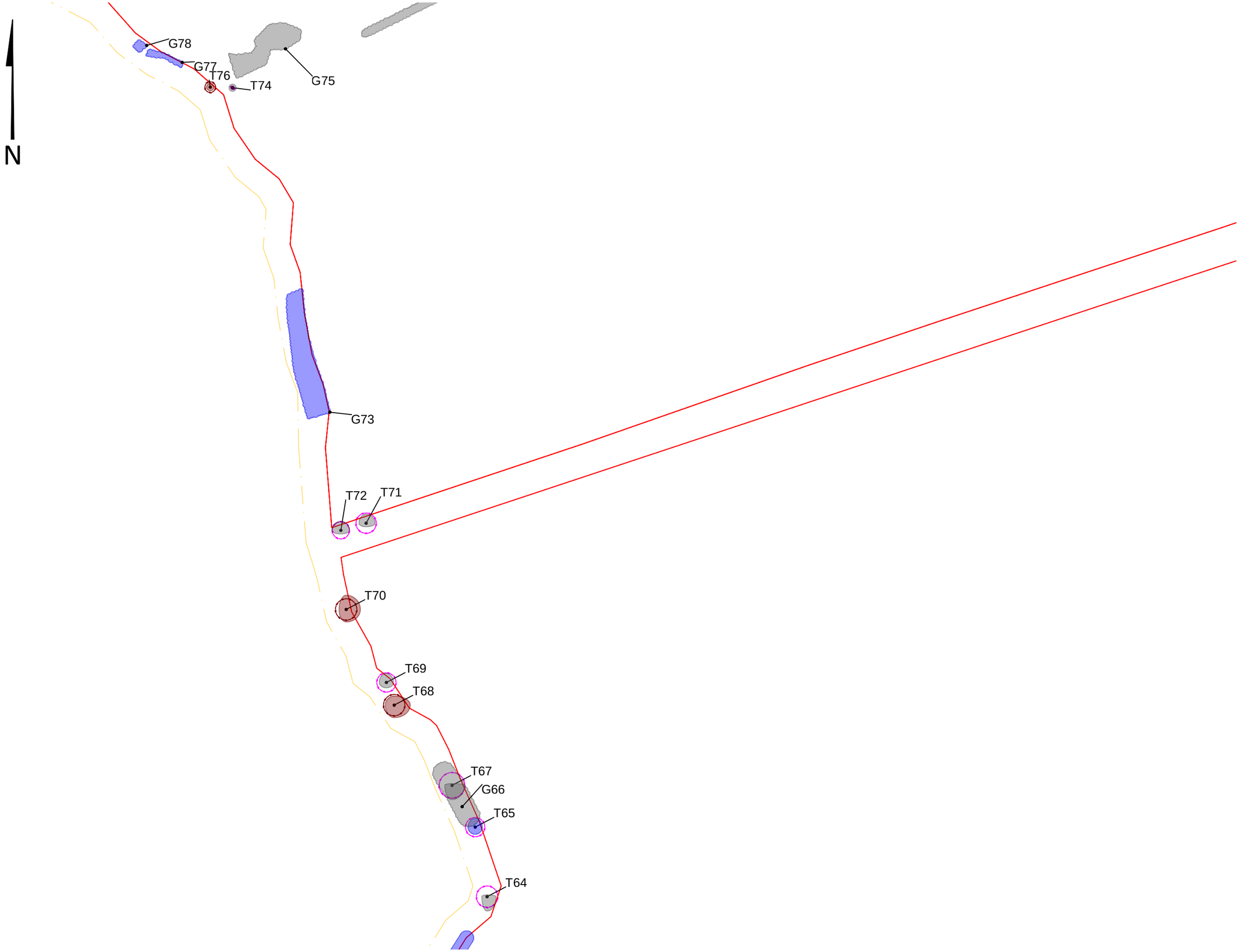
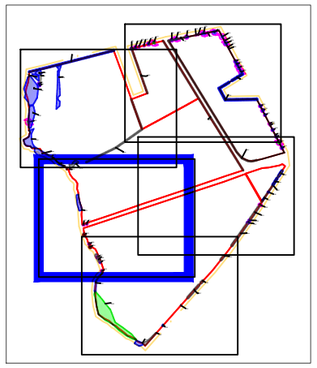
01608 656167



Legend:

- Site Boundary
- Survey Extents
- Category A Trees (Stem and Canopy Spread)
- Category B Trees (Stem and Canopy Spread)
- Category C Trees (Stem and Canopy Spread)
- Category U Trees (Stem and Canopy Spread)
- Root Protection Area



LOCKHART GARRATT

TITLE: Tree Constraints Plan

LAYOUT: Layout 5

PROJECT/SITE: Station Fields, Foxton

CLIENT: Axis Land Partnership

MAP REF: 19-1749

REVISION: v1

DATE: 04/12/2019

SCALE: 1:2000@A3

APPROVED BY: AP

PRODUCED BY: NB

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