



TD Tree & Land Services Ltd Platform 1
Station Road Industrial Estate Duns
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WWW.TDTrees.co.uk

Arboricultural Impact Assessment

For Dingleton

September 2023

By Toby Wingham

Change log

Date	Comments
07/09/2023	Original, 1 st version
29/09/2023	Change of design: Garage removed, 2 more trees retained

Table of Contents

Scope	4
Limitations	4
Methodology	5
The Site	5
Description	6
Tree Survey	6
Root Protection Areas (RPA).....	7
Protection, designation, and constraints.....	8
National Planning Framework (NPF 4)	8
Local Planning Policy	9
Tree Preservation Orders (TPO) and Conservation Areas (CA).....	9
Third Party Trees.....	9
Sites of Special Scientific Interest (SSSI).....	9
Ancient Woodland	9
Ancient and Veteran Trees.....	9
Scottish Biodiversity List.....	10
Felling Permission.....	10
Protected Species	10
Bats.....	10
Birds	10
Notifiable Diseases and Disease Management.....	11
Assessment	11
Proposals	11
Impacts	11
Tree removals.....	11
Effects on protected and designated features.....	12
Recommendations.....	12

Appendices.....	13
Appendix 1 – Data Tables.....	14
Key of Terms.....	14
Tree Quality	14
Data Tables.....	16
Appendix 2 – Summary Reports.....	20
Appendix 3 - Drawings	21

Scope

TD Tree & Land Services Ltd have been instructed by Aitken Turnbull Architects to carry out a survey at Dingleton and produce a report on the Arboricultural impacts in accordance with British Standard BS:5837 Trees in relation to Design, Demolition and Construction – Recommendations.

This is to provide information to accompany a planning application. Findings from field and desk-top surveys are described and the effects that granting planning permission would entail for arboriculture within influencing distance of the development.

The survey, finished by 26th July and the following report were completed by Toby Wingham, appointed arboricultural Consultant at TD Tree & Land Services Ltd. The report was technically proofed by Patrick Rechberger, Consultancy Manager of TD Tree & Land Services Ltd and suitably qualified Arboriculturist.

A topographical survey was provided by Aitken Turnbull Architects which was used to record the position of trees and vegetation (drawing reference: 230901001), where trees were not shown, their locations were estimated using aerial photography and on-site observations.

Specimens on third party land or outside of the application boundary were surveyed insofar as was practicable. Whilst reasonable effort has been made to ensure accuracy of the data of these areas, it cannot be guaranteed.

Limitations

- The findings of this report are valid for a period of 12 months from the date of issue.
- Trees are living organisms that are constantly growing and changing – it is important that they are inspected regularly. Extreme climatic conditions can cause damage to even apparently healthy trees.
- Whilst reasonable effort has been made to detect defects within the individual trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree.
- No soil, foliage or root samples were taken for analysis as well as
- no decay measurement techniques were used during this survey – should this be required; recommendations will be stated below.
- Any duration or timescales mentioned in this report should be viewed as a maximum and not optimum timeframe.
- It is assumed there has been no significant change to the immediate environment that may affect the tree stock. Any change being made following the survey may invalidate the report and require reinspection.

- Any alteration of this report will therefore invalidate it. No responsibility is assumed by TD Trees and their consultants for legal matters that may arise from this report. The consultant shall not be required to give testimony or to attend court unless subsequent contractual arrangements are made.
- The information provided within this report relates to the specific tree risk survey provided and should not be used or interoperated for any other circumstances. This includes but not limited to planning applications and developments, tree related subsidence, utilities, or the design of foundations.

Methodology

All trees with a diameter at breast height (DBH) of 75mm within the survey area were inspected using the method of ‘Visual Tree Assessment- type 1’ or in short ‘VTA1’ (Mattheck and Breloer, 1994). VTA is an internationally recognised form of tree assessment for the tree inspector. It confirms defects, construes potential hazards, and assesses criteria of failure. The VTA – type 1 gives information relating to the body language and mechanics of a tree and helps to distinguish between potentially hazardous trees and extremely hazardous trees, protecting safe trees.

The process consists of inspecting the trees visually from the ground for growth defects, any variations of appearance of the bark and any alterations in the crown and leaves. Fungal fruiting bodies and their body language as well as the local environment of the tree are considered for the assessment. The individual tree data including its location was recorded using the PlanIT Geo, Treeplotter software. The height of the trees was measured using Haglöf EC II D Electronic Clinometer, crown spread was estimated. Diameter at breast height (DBH) was measured using Arboricultural diameter and circumference measuring tape.

Whilst reasonable effort has been made to ensure accuracy of the data, especially in inaccessible areas, it cannot be guaranteed.

The Site

Address

Dingleton Road

Melrose

Scottish Borders

TD6 9HR

Grid Reference at Centre: NT 54250 33166

Description

The site is adjacent to Dingleton Road. The land is currently in use as an orchard. The area of focus is approximately 1,566m² in size approx.



Figure A: Location and approximate boundary

Tree Survey

All arboriculture information recorded during the site survey is present in [Appendix 2 – Data Tables](#). Feature locations, comments on tree condition and recommended works.

In total 32 individual trees (T1-T32) and 1 hedgerow (H1) were surveyed and mapped.

The site is immediately adjacent to Dingleton Road. The trees on site are primarily Apple (*Malus domestica*) and Plum (*Prunus domestica*) which make up the orchard which has been planted in rows in a grid like formation. There are also some other species found primarily around the boundary of the site or just over the boundary of the site, these species include Wych Elm (*Ulmus glabra*), Common Holly (*Ilex aquifolium*), Common Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*) and Cherry Laurel (*Prunus laurocerasus*). The tree stocks' age ranges from young to mature with the majority being mature specimens. The overall condition of the trees is fair.

There is an area in the Northeast of the site where there is dense growth of self-seeded Blackthorn (*Prunus spinosa*) that are below 75mm in diameter.

The site is classed as a traditional orchard on *peoples trust for endangered species* inventory for traditional orchards – available at (<https://ptes.org/get-involved/surveys/countryside/traditional-orchard-survey/orchard-maps/>). NatureScot also has a *UK Biodiversity Action Plan priority description: Traditional orchards* on their website – (<https://data.jncc.gov.uk/data/2829ce47-1ca5-41e7-bc1a-871c1cc0b3ae/UKBAP-BAPHabitats-56-TraditionalOrchards.pdf>) which outlines the importance of traditional orchards in the UK.

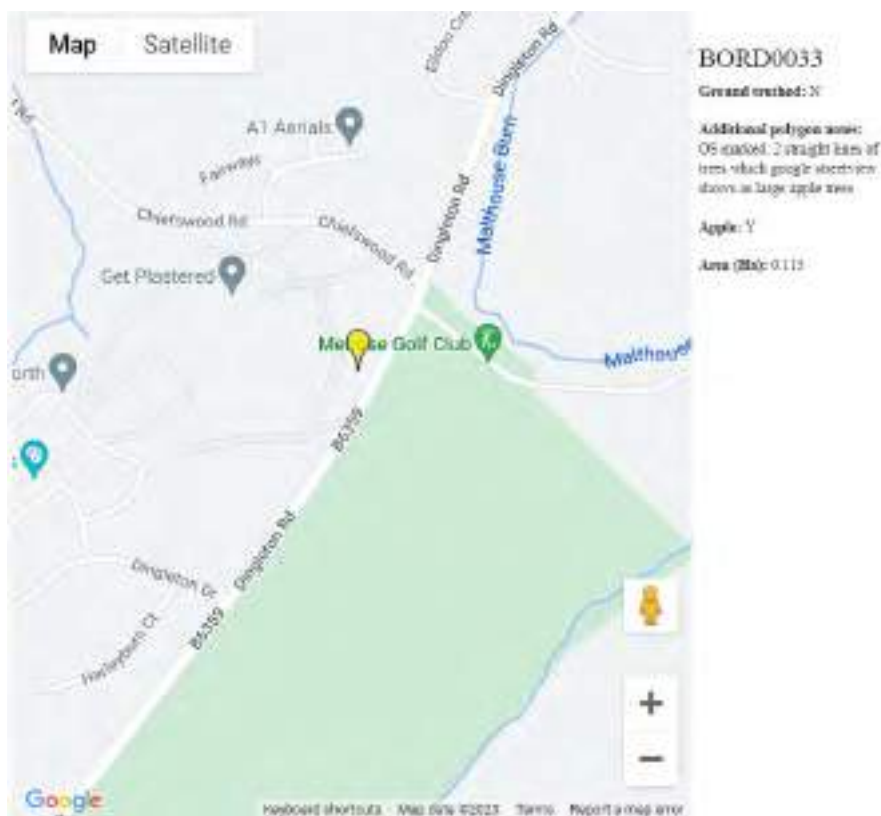


Figure B: Showing the location of the traditional orchard (yellow) located on site.

A check with Scottish Borders Council has noted a tree preservation order on and surrounding the site. The site is not within a conservation area.

Root Protection Areas (RPA)

A root protection area is the minimum area around each tree, group or woodland that must be retained and undisturbed to ensure survival.

The RPA's have been calculated in accordance with BS5837 using the diameter of each feature at a height of 1.5m, referred to as diameter at breast height (DBH).

Protection, designation, and constraints

National Planning Framework (NPF 4)

The fourth National Planning Framework has been adopted in February 2023 and supersedes the NPF 3 and Scottish Planning Policy. It is intended as a long-term plan, guiding spatial development, designating national development and setting out national planning policies.

Its Policy 6 covers trees and woodlands and states:

Local Development Plans: LDPs should identify and protect existing woodland and the potential for its enhancement or expansion to avoid habitat fragmentation and improve ecological connectivity, helping to support and expand nature networks. The spatial strategy should identify and set out proposals for forestry, woodlands and trees in the area, including their development, protection and enhancement, resilience to climate change, and the expansion of a range of types to provide multiple benefits. This will be supported and informed by an up to date Forestry and Woodland Strategy.

Policy 6

- a) Development proposals that enhance, expand and improve woodland and tree cover will be supported.
- b) Development proposals will not be supported where they will result in:
 - i. Any loss of ancient woodlands, ancient and veteran trees, or adverse impact on their ecological condition;
 - ii. Adverse impacts on native woodlands, hedgerows and individual trees of high biodiversity value, or identified for protection in the Forestry and Woodland Strategy;
 - iii. Fragmenting or severing woodland habitats, unless appropriate mitigation measures are identified and implemented in line with the mitigation hierarchy;
 - iv. Conflict with Restocking Direction, Remedial Notice or Registered Notice to Comply issued by Scottish Forestry.
- c) Development proposals involving woodland removal will only be supported where they will achieve significant and clearly defined additional public benefits in accordance with relevant Scottish Government policy on woodland removal. Where woodland is removed, compensatory planting will most likely be expected to be delivered.
- d) Development proposals on sites which include an area of existing woodland or land identified in the Forestry and Woodland Strategy as being suitable for woodland creation will only be supported where the enhancement and improvement of woodlands and the planting of new trees on the site (in accordance with the Forestry and Woodland Strategy) are integrated into the design.

([National Planning Framework 4 \(www.gov.scot\)](https://www.gov.scot))

Local Planning Policy

Scottish Borders Council has implemented Supplementary Planning Guidance (SPG), which in relation to trees states:

‘Developers should ensure that development schemes include measures to safeguard trees, and where appropriate to supplement an area’s tree cover. Development which would result in the unjustified felling, or which would result in damage to important trees or woodland resources, will not be permitted. Conditions and Tree Preservation Orders (TPOs) will be used to safeguard trees in appropriate cases.’ (https://www.scotborders.gov.uk/downloads/file/937/trees_and_development)

Tree Preservation Orders (TPO) and Conservation Areas (CA)

A check with the local planning authority was carried out on 31st June. Simon Wilkinson who is a tree officer from Scottish Borders Council confirmed a tree preservation order is present on site and the site does not lie within a conservation area.

Third Party Trees

Trees identified within this survey area are present on third party land. This included T30 and T32. Permissions for any works carried out on these features will need to be obtained by the owners.

Sites of Special Scientific Interest (SSSI)

A check with the Registers of Scotland confirmed no SSSI sites on or immediately adjacent to the site.

[Register of Sites of Special Scientific Interest - Registers of Scotland \(ros.gov.uk\)](https://www.ros.gov.uk/)

Ancient Woodland

Ancient woodlands are irreplaceable habitats with exceptional value. A desktop search ([Map Results | Woodlandr](#)) confirmed no ancient woodland present on or immediately adjacent to the site.

Ancient and Veteran Trees

There is no national register of ancient or veteran trees. The woodland trust has a database that maintains an inventory of significant trees, to which no trees were registered to the site.

[Tree Search - Ancient Tree Inventory \(woodlandtrust.org.uk\)](https://www.woodlandtrust.org.uk/)

An assessment of each tree was made by a qualified arboriculturist during the survey, to which no trees within the surveyed areas were regarded as veteran or ancient.

Scottish Biodiversity List

The Scottish Biodiversity list supersedes the former UK BAP Priority Habitats Inventory on a national level. It is a list of animals, plants and habitats that are of principal importance for biodiversity in Scotland. [Scottish Biodiversity List | NatureScot](#)

The list has no records of designated deciduous woodland, traditional orchards, woodland pasture and parkland on or adjacent to the site.

Felling Permission

The Forestry and Land Management (Scotland) Act 2018 forms the legal basis for the regulation of forestry in Scotland and includes the requirement to be in possession of a Felling Permission to fell trees. The *Forestry (Exemptions) (Scotland) Regulations 2019* and *The Felling (Scotland) Regulations 2019* include further detailed provisions about the operations of Felling Permission procedures. You must apply for Felling Permission if you wish to fell a tree unless the felling is exempt. A check with your local FC Officer will confirm this. ([Scottish Forestry - Felling permissions](#))

Protected Species

The Nature Conservation (Scotland) Act 2004, the *Wildlife and Natural Environment (Scotland) Act 2011* and the *Habitats Regulations 1994* provides statutory protection for many species, including bats and birds, which can reside in trees.

Bats

To obstruct access to, damage or destroy any structure or place which is used for shelter or protection, breeding, or resting by a bat is a criminal offence. If any works are to be carried out that may affect such, professional advice should be sought by a licenced ecologist.

Birds

It is a criminal offence to intentionally harm wild birds, their eggs or a nest that is in use or being built. Carrying out works that may interfere with such, should be assessed to comply with the law and advice should be sought by a qualified ecologist.

Bird nesting season is officially from February until august inclusive (NatureScot) and it is recommended that all vegetation works, including tree works and site clearance should be done outside of the nesting season. However, the nesting period may start before this and extend beyond it. Consideration must be taken outside of the official nesting season to not impact the habitat in which young birds are developing.

Contractors must aim to avoid impacts to nesting birds and infringement of the *Wildlife and Countryside Act 1981* and breaching the *European Habitats 1992 Nesting Birds Directive*.

Notifiable Diseases and Disease Management

The Forestry Commission (FC) supplies guidance on notifiable diseases which may be notifiable by law. No notifiable diseases were found on the day of inspection.

Assessment

Proposals

The proposed development consists of a dwelling, and associated infrastructure such as roads, footpaths and drainage. The proposals were provided in a .DWG format by Aitken Turnbull Architects on 21st August This is shown in [Appendix 3 - Drawings](#).

Impacts

Tree removals

In total eight individual trees will require removal to facilitate the proposed development, all these trees are conflicting with the footprints of the proposed building and access road.

One tree, T16 requires removal as part of sound arboriculture due to its condition.

	Trees	Hedges
Remove	T6 T7 T8 T9 T10 T11 T16 T29	
Partial removal		H1

Table 1 – Tree removals

Effects on protected and designated features

- Tree preservation orders (TPO) - The proposed development would result in a loss of TPO trees
- Conservation area (CA) - The proposed development would not result in a loss/pruning of trees within a CA
- Ancient woodland - The proposed development would not result in negative effect on ancient woodland
- Veteran trees - The proposed development would not result in a loss/pruning of veteran trees
- Community forest - The proposed development would not result in a loss/pruning of trees within a designated community forest
- Deciduous woodland - The proposed development would not result in a loss/pruning of trees within a designated deciduous woodland
- Woodland pasture and parkland - The proposed development would not result in a loss/pruning within designated woodland pasture and parkland
- Traditional orchards - The proposed development would result in a loss within designated traditional orchard

Recommendations

- An Arboricultural method statement (AMS) should be produced, prior to the commencement of the development, to prevent harm to retained trees in accordance with BS5837:2012 – Trees in relation to Design, Demolition and Construction – recommendations.
- A formal replanting plan shall be produced, prior to commencement of the development to mitigate the required tree works on site
- Retained trees and protection – The measures set out in [Drawing 3 – Tree Protection](#) in [Appendix 3 – Drawings](#) will be in place prior to any commencement of the development.
- All tree works are carried out to the standards defined in the BS 3998: 2010.
- Recommendations for tree work to be undertaken by arborists with the appropriate insurance and qualifications and approved contractors of the Arboricultural Association. TD Tree & Land Services Ltd are AA approved contractors. *see www.TDTREES.co.uk.
- Remove T6-T11 and T16 and T29.
- Remove part of H1.

Appendices

Appendix 1 – Data tables

Appendix 2 – Summary Reports

Appendix 3 - Drawings

Appendix 1 – Data Tables

Key of Terms

- Tree ID - Identification number of tree/trees as shown on plan
- Species - Botanical and Common name of species. Where the sub-group was unknown (Spp) has been used alongside the genus.
- Age class - Young (Y), Early Mature (EM), Mature (M), Late mature. (LM) and Veteran (V)
- Hgt - Height of tree in meters.
- DBH - Diameter at Breast Height: trunk diameter in cm measured at 1.5m.
- Crown spread - Average of 4 measurements taken of North, South, East, and West crown spread.
- MS - Multi-stemmed.

Tree Quality

The British standard, BS5837:2012 Trees in relation to Design, Demolition and Construction – recommendations, assigns categories to features depending on their qualities, hedgerows are not categorised. The following table provides a brief for each category.

Category & Definition	Criteria – Subcategories 1,2 and 3
Trees unsuitable for retention	
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.
Trees to be considered for retention	
Category A High quality and value with an estimated life expectancy of at least 40 years.	Particularly good example of their species, especially if rare or unusual; or those that are essential components of formal or semi-formal arboricultural feature.

	<p>Trees, groups, or woodlands of visual importance as arboricultural and/or landscape features.</p> <p>Trees, groups, or woodlands of significant conservation, historical, commemorative, or other value.</p>
<p>Category B</p> <p>Moderate quality and value with an estimated life expectancy of at least 20 years.</p>	<p>Trees that might be in category A, but are downgraded because of impaired condition (e.g., presence of significant though remediable defects, including unsympathetic past management or 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.</p> <p>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 to make little visual contribution to the wider locality.</p> <p>Trees with material conservation or other cultural value.</p>
<p>Category C</p> <p>Low quality and value with an estimated life expectancy of at least 10 years, or young trees with a diameter <150mm.</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.</p> <p>Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low landscape benefit.</p> <p>Trees with no material conservation or other cultural value.</p>

Table 1 – BS5837 Categorisations

Data Tables

Trees Surveyed

Full Tree ID	Common Name	Latin Name	Physiological Condition	Tree Height [m]	Stem Diameter [mm]	Root Protection Area [m]	(N) Branch Spread [m]	(E) Branch Spread [m]	(S) Branch Spread [m]	(W) Branch Spread [m]	Height of First Significant Branch [m]	Direction of First Significant Branch	Height of Canopy Above Ground Level [m]	Life Stage	Structural Condition	Estimated Remaining Contribution	Comments	Quality Category	Quality Sub-Category
T1	Apple	Malus domestica	Fair	6	297.83	3.57	3	3	2	3	2	S	4	Mature	Fair	Long (>40 years)	Pruning wounds at around 80mm in diameter. Asymmetrical crown. Adjacent to neighbouring property. Slight lean to north.	B	1, 2
T2	Wych Elm	Ulmus glabra	Good	8	244.95	2.94	3	2	3	3	1	N	6	Early-mature	Fair	Medium (20 to 40 years)	Self-seeded elm growing from hedge on boundary.	C	1
T3	Apple	Malus domestica	Fair	8	231.08	2.77	3	4	3	3	1	N	7	Mature	Fair	Medium (20 to 40 years)	Adjacent to road on the east side.	B	1, 2
T4	Plum	Prunus domestica	Good	6	156.52	1.88	2	2	2	2	0.5	N	5	Early-mature	Fair	Medium (20 to 40 years)	Multi stem union at base. Snapped branch at 2m on south of tree.	C	1, 2
T5	Apple	Malus domestica	Fair	5	151.66	1.82	3	2	2	2	1	E	4	Semi-mature	Fair	Medium (20 to 40 years)	Large pruning wound at 0.5m on North of tree with around 100mm diameter. Minor crown dieback. Crossing branches.	C	1, 2
T6	Apple	Malus domestica	Fair	4	151.66	1.82	3	2	3	2	1.5	S	2.5	Semi-mature	Fair	Medium (20 to 40 years)	Minor deadwood. Epicormic growth at base and going up some sub stems. Pruning wounds. Minor dieback in canopy.	C	1, 2

T7	Apple	Malus domestica	Fair	5	151.66	1.82	3	2	3	2	1	N	2.5	Semi-mature	Fair	Medium (20 to 40 years)	Crossing branches. Decay at base with length of 15cm and width of 8cm. Pruning wounds.	C	1, 2
T8	Apple	Malus domestica	Fair	6	219.32	2.63	2	2	2	4	1.5	E	4	Semi-mature	Fair	Medium (20 to 40 years)	Multi stem union at 0.5m. Large pruning wound at union with diameter of around 100mm. Minor deadwood.	C	1, 2
T9	Apple	Malus domestica	Good	3	89.44	1.07	2	2	1	2	0.5	N	1.5	Young	Fair	Long (>40 years)	Historic pruning wound at 0.5m with diameter of 60mm.	C	1, 2
T10	Apple	Malus domestica	Good	4	134.54	1.61	1	2	2	2	0.5	N	2.5	Early-mature	Fair	Long (>40 years)	Historic pruning wound at 0.5m with diameter of 50mm.	C	1, 2
T11	Apple	Malus domestica	Good	5	134.54	1.62	2	3	2	3	2	S	3	Mature	Fair	Long (>40 years)	Historic pruning wound at 0.5m with diameter of 100mm. Epicormic growth around wounds. Minor deadwood.	B	1, 2
T12	Apple	Malus domestica	Good	6	220	2.64	3	3	3	2	1.5	S	4.5	Mature	Good	Long (>40 years)	Two large pruning wounds on East Side at 0.5m with diameter of around 100mm. Epicormic growth from wounds.	B	1, 2
T13	Apple	Malus domestica	Good	4	160	1.92	2	2	3	2	0.5	W	3	Semi-mature	Fair	Medium (20 to 40 years)	Multiple large pruning wounds at base with diameter of around 80mm. Epicormic growth at base and coming from wounds. Minor deadwood.	C	1, 2
T14	Apple	Malus domestica	Good	5	180	2.16	3	2	3	2	1	W	4	Semi-mature	Fair	Medium (20 to 40 years)	Historic pruning with wounds over 50mm diameter. Minor deadwood. Slight lean to north.	C	1, 2
T15	Apple	Malus domestica	Fair	3	178.89	2.15	2	2	3	2	1	E	2	Semi-mature	Fair	Medium (20 to 40 years)	Minor deadwood. Historic pruning wounds. Decay on sub stem to east at 1m with aperture of 50mm.	C	1, 2
T16	Common Hawthorn	Crataegus monogyna	Good	4	195.96	2.35	2	1	2	2	0	E	4	Semi-mature	Fair	Medium (20 to 40 years)	Adjacent to wall and road. Could cause damage to wall and is already starting to rest on the wall.	U	

T17	Apple	Malus domestica	Good	7	268.7	3.22	4	3	2	3	2	N	5	Mature	Good	Long (>40 years)	Historic pruning wounds. Epicormic growth around wounds. Crossing branches.	B	1, 2
T18	Apple	Malus domestica	Good	6	180	2.16	2	2	3	3	2	E	4	Mature	Good	Long (>40 years)	Historic pruning wounds. Small self-seeded elder growing at base.	B	1, 2
T19	Apple	Malus domestica	Good	2	100	1.2	1	1	1	1	1	N	1.5	Young	Good	Long (>40 years)	Crossing branches. Historic pruning cuts made.	C	1, 2
T20	Apple	Malus domestica	Good	3	100	1.2	1	2	1	1	1	S	2	Young	Fair	Long (>40 years)	Being encroached on by small self-seeded trees adjacent.	C	1, 2
T21	Plum	Prunus domestica	Good	7	220	2.64	3	4	4	3	2	E	5	Mature	Fair	Medium (20 to 40 years)	Adjacent to boundary wall and road. Inspection of base partially restricted by thick brambles and self-seeded specimens.	C	1, 2
T22	Black-thorn	Prunus spinosa	Good	6	183.71	2.2	2	2	2	2	1	NE	4	Early-mature	Fair	Medium (20 to 40 years)	Branches blocking view speed limit sign on adjacent road.	C	1, 2
T23	Apple	Malus domestica	Fair	7	279.11	3.35	4	4	3	3	1	S	6	Mature	Fair	Short (10 to 20 years)	Sapwood is exposed on sub stem to south of tree. Historic pruning cuts made. Multi stem union at 0.5m. Minor deadwood. Lesion on sub stem at 4m on East of tree towards the centre. Decay at base.	C	1, 2
T24	Apple	Malus domestica	Fair	7	240.83	2.89	4	4	3	2.5	0.5	S		Mature	Fair	Medium (20 to 40 years)	Compressive union at 0.5m. Historic pruning wounds. Minor deadwood.	B	1, 2
T25	Apple	Malus domestica	Fair	7	266.08	3.19	3	2.5	3	3	2	W	5	Mature	Good	Long (>40 years)	Multi stem union at 0.5m. Minor deadwood. Historic pruning. Peeling bark at 2m on sub stem.	B	1, 2
T26	Apple	Malus domestica	Good	4	140	1.68	2	2.5	1.5	1.2	1	E	3	Early-mature	Good	Long (>40 years)	Asymmetrical growth. Overall good condition.	B	1, 2
T27	Apple	Malus domestica	Fair	7	240	2.88	4	4	3.5	2	1.5	E	5.5	Mature	Good	Long (>40 years)	minor deadwood. slightly asymmetrical growth.	B	1, 2

T28	Apple	Malus domestica	Fair	5	140.71	1.69	2.5	2	2.5	3.5	1	S	4	Mature	Fair	Medium (20 to 40 years)	Epicormic growth present on some branches. Historic pruning cuts. Minor deadwood. Adjacent to telephone pole and neighbouring garden.	C	1, 2
T29	Apple	Malus domestica	Good	7	290.86	3.49	3.5	3	4	3	2	E	5	Mature	Fair	Long (>40 years)	Compressive union at 1.5m. Minor deadwood. Epicormic growth from wounds at base. Historic pruning wounds. Hogweed at base.	B	1, 2
T30	Common Holly	Ilex aquifolium	Fair	10	367.42	4.41	4	4	3	3	2	SE	8	Mature	Fair	Medium (20 to 40 years)	Located over boundary fence. Multi stem union at 1m. Rubbing branch from adjacent tree.	C	1
T31	Wych Elm	Ulmus glabra	Good	11	240	2.88	5	4	4	4	2	N	9	Early-mature	Good	Medium (20 to 40 years)	Adjacent to boundary wall. Overall good condition.	C	1
T32	Cherry Laurel	Prunus laurocerasus	Good	8	650.54	7.81	4	6	6	5	1	S	7	Mature	Fair	Medium (20 to 40 years)	Multi stem union at 1m with compressive unions. Located on other side of boundary fence. Low hanging branches over access.	C	1, 2

Hedges Surveyed

Hedge ID	Common Name	Number of Stems	Lower Height Range [m]	Upper Height Range [m]	Lower Stem Diameter [mm]	Upper Stem Diameter [mm]	Height of Canopy Above Ground [m]	Hedge Width [m]	Life Stage	Condition	Estimated Remaining Contribution	Comments
1	Common beech	150	1.5	2.5	30	120	2.5	3	Mature	Good	Long (>40 years)	Well maintained hedge, in good condition. Runs along southern and western boundary.

Appendix 2 – Summary Reports



Tree Summary Report

July 27, 2023 |
Total Tree Count: 32

Apple Tree ID #1
6 Dingleton Road

Tree Details	
Latin Name:	Malus domestica
Tag Number:	2509
Stem Diameter [mm]:	297.83
Priority:	
Comments:	Pruning wounds at around 80mm in diameter. Asymmetrical crown. Adjacent to neighbouring property. Slight lean to north.
Recommendations:	

Work to be Completed by	
Surveyor:	Toby
Inspection Cycle:	

Tree Location	
Longitude:	-2.727406
Latitude:	55.589809

Photos Street View Map View



Wych Elm Tree ID #2

6 Dingleton Road

Tree Details

Latin Name: Ulmus glabra

Tag Number: Unobtainable

Stem Diameter [mm]: 244.95

Priority:

Comments: Self seeded elm growing from hedge on boundary.

Recommendations:

Work to be Completed by

Surveyor: Toby

Inspection Cycle:

Tree Location

Longitude: -2.727375

Latitude: 55.589780

[Photos](#) [Street View](#) [Map View](#)


Apple Tree ID #3

6 Dingleton Road

Tree Details

Latin Name: Malus domestica

Tag Number: Unobtainable

Stem Diameter [mm]: 231.08

Priority:

Comments: Adjacent to road on the east side.

Recommendations:

Work to be Completed by

Surveyor: Toby

Inspection Cycle:

Tree Location

Longitude: -2.727332

Latitude: 55.589795

Photos [Street View](#) [Map View](#)

Plum Tree ID #4

6 Dingleton Road

Tree Details

Latin Name: Prunus domestica

Tag Number: 2508

Stem Diameter [mm]: 156.52

Priority:

Comments: Multi stem union at base. Snapped branch at 2m on south of tree.

Recommendations:

Work to be Completed by

Surveyor: Toby

Inspection Cycle:

Tree Location

Longitude: -2.727486

Latitude: 55.589897

Photos [Street View](#) [Map View](#)

Apple Tree ID #5
6 Dingleton Road

Tree Details	
Latin Name:	Malus domestica
Tag Number:	2507
Stem Diameter [mm]:	151.66
Priority:	
Comments:	Large pruning wound at 0.5m on North of tree with around 100mm diameter. Minor crown diaback. Crossing branches.
Recommendations:	

Work to be Completed by	
Surveyor:	Toby
Inspection Cycle:	

Tree Location	
Longitude:	-2.727589
Latitude:	55.589919

Photos Street View Map View



Apple Tree ID #6

6 Dingleton Road

Tree Details

Latin Name: Malus domestica

Tag Number: 2506

Stem Diameter [mm]: 151.66

Priority:

Comments: Minor deadwood.
Epicormic growth at base and going up some sub stems.
Pruning wounds.
Minor dieback in canopy.

Recommendations:

Work to be Completed by

Surveyor: Toby

Inspection Cycle:

Tree Location

Longitude: -2.727613

Latitude: 55.589990

Photos Street View Map View

Apple Tree ID #7
6 Dingleton Road

Tree Details	
Latin Name:	Malus domestica
Tag Number:	2505
Stem Diameter [mm]:	151.66
Priority:	
Comments:	Crossing branches. Decay at base with length of 15cm and width of 8cm. Pruning wounds.
Recommendations:	

Work to be Completed by	
Surveyor:	Toby
Inspection Cycle:	

Tree Location	
Longitude:	-2.727550
Latitude:	55.589970

Photos Street View Map View



Apple Tree ID #8
6 Dingleton Road

Tree Details

Latin Name:	Malus domestica
Tag Number:	2504
Stem Diameter [mm]:	219.32
Priority:	
Comments:	Multi stem union at 0.5m. Large pruning wound at union with diameter of around 100mm. Minor deadwood.
Recommendations:	

Work to be Completed by

Surveyor:	Toby
Inspection Cycle:	

Tree Location

Longitude:	-2.727570
Latitude:	55.590021

Photos Street View Map View



Apple Tree ID #9

5 Dingleton Road

Tree Details

Latin Name: Malus domestica

Tag Number: 2503

Stem Diameter [mm]: 89.44

Priority:

Comments: Historic pruning wound at 0.5m with diameter of 60mm.

Recommendations:

Work to be Completed by

Surveyor: Toby

Inspection Cycle:

Tree Location

Longitude: -2.727569

Latitude: 55.590073

Photos [Street View](#) [Map View](#)

Apple Tree ID #10

6 Dingleton Road

Tree Details

Latin Name: Malus domestica

Tag Number: 2502

Stem Diameter [mm]: 134.54

Priority:

Comments: Historic pruning wound at 0.5m with diameter of 50mm.

Recommendations:

Work to be Completed by

Surveyor: Toby

Inspection Cycle:

Tree Location

Longitude: -2.727414

Latitude: 55.590020

Photos [Street View](#) [Map View](#)

Apple Tree ID #11

6 Dingleton Road

Tree Details

Latin Name: Malus domestica

Tag Number: 2501

Stem Diameter [mm]: 134.54

Priority:

Comments: Historic pruning wound at 0.5m with diameter of 100mm. Epicormic growth around wounds. Minor deadwood.

Recommendations:

Work to be Completed by

Surveyor: Toby

Inspection Cycle:

Tree Location

Longitude: -2.727492

Latitude: 55.590002

Photos [Street View](#) [Map View](#)

Apple Tree ID #12
6 Dingleton Road

Tree Details	
Latin Name:	Malus domestica
Tag Number:	1299
Stem Diameter [mm]:	220
Priority:	
Comments:	Two large pruning wounds on East Side at 0.5m with diameter of around 100mm. Epicormic growth from wounds.
Recommendations:	

Work to be Completed by	
Surveyor:	Toby
Inspection Cycle:	

Tree Location	
Longitude:	-2.727423
Latitude:	55.589978

Photos Street View Map View



Apple Tree ID #13
6 Dingleton Road

Tree Details

Latin Name:	Malus domestica
Tag Number:	1279
Stem Diameter [mm]:	160
Priority:	
Comments:	Multiple large pruning wounds at base with diameter of around 80mm. Epirocmr growth at base and coming from wounds. Minor deadwood.
Recommendations:	

Work to be Completed by

Surveyor:	Toby
Inspection Cycle:	

Tree Location

Longitude:	-2.727416
Latitude:	55.589933

Photos [Street View](#) [Map View](#)



Apple Tree ID #14
6 Dingleton Road

Tree Details	
Latin Name:	Malus domestica
Tag Number:	1283
Stem Diameter [mm]:	180
Priority:	
Comments:	Historic pruning with wounds over 50mm diameter. Minor deadwood. Slight lean to north.
Recommendations:	

Work to be Completed by	
Surveyor:	Toby
Inspection Cycle:	

Tree Location	
Longitude:	-2.727406
Latitude:	55.589882

Photos Street View Map View



Apple Tree ID #15
6 Dingleton Road

Tree Details	
Latin Name:	Malus domestica
Tag Number:	1284
Stem Diameter [mm]:	178.89
Priority:	
Comments:	Minor deadwood. Historic pruning wounds. Decay on sub stem to east at 1m with aperture of 50mm.
Recommendations:	

Work to be Completed by	
Surveyor:	Toby
Inspection Cycle:	

Tree Location	
Longitude:	-2.727350
Latitude:	55.589907

Photos Street View Map View



Common Hawthorn Tree ID #16

6 Dingleton Road

Tree Details

Latin Name: Crataegus monogyna

Tag Number: Unobtainable

Stem Diameter [mm]: 195.96

Priority:

Comments: Adjacent to wall and road. Could cause damage to wall and is already starting to rest on the wall.

Recommendations:

Work to be Completed by

Surveyor: Toby

Inspection Cycle:

Tree Location

Longitude: -2.727197

Latitude: 55.589924

[Photos](#)
[Street View](#)
[Map View](#)


Apple Tree ID #17
 6 Dingleton Road

Tree Details	
Latin Name:	Malus domestica
Tag Number:	2512
Stem Diameter [mm]:	268.7
Priority:	
Comments:	Historic pruning wounds. Epicorm growth around wounds. Crossing branches.
Recommendations:	

Work to be Completed by	
Surveyor:	Toby
Inspection Cycle:	

Tree Location	
Longitude:	-2.727269
Latitude:	55.589932

[Photos](#) [Street View](#) [Map View](#)



Apple Tree ID #18
6 Dingleton Road

Tree Details	
Latin Name:	Malus domestica
Tag Number:	2513
Stem Diameter [mm]:	180
Priority:	
Comments:	Historic pruning wounds. Small self seeded elder growing at base.
Recommendations:	

Work to be Completed by	
Surveyor:	Toby
Inspection Cycle:	

Tree Location	
Longitude:	-2.727351
Latitude:	55.589948

[Photos](#) [Street View](#) [Map View](#)



Apple Tree ID #19
6 Dingleton Road

Tree Details	
Latin Name:	Malus domestica
Tag Number:	Unobtainable
Stem Diameter [mm]:	100
Priority:	
Comments:	Crossing branches. Historic pruning cuts made.
Recommendations:	

Work to be Completed by	
Surveyor:	Toby
Inspection Cycle:	

Tree Location	
Longitude:	-2.727247
Latitude:	55.589998

[Photos](#) [Street View](#) [Map View](#)



Apple Tree ID #20

6 Dingleton Road

Tree Details

Latin Name: Malus domestica

Tag Number: Unobtainable

Stem Diameter [mm]: 100

Priority:

Comments: Being encroached on by small self seeded trees adjacent.

Recommendations: Remove self seeded specimens adjacent to this tree.

Work to be Completed by

Surveyor: Toby

Inspection Cycle:

Tree Location

Longitude: -2.727182

Latitude: 55.589979

Photos [Street View](#) [Map View](#)

Plum Tree ID #21

6 Dingleton Road

Tree Details

Latin Name: Prunus domestica

Tag Number: Unobtainable

Stem Diameter [mm]: 220

Priority:

Comments: Adjacent to boundary wall and road. Inspection of base partially restricted by thick brambles and self seeded specimens.

Recommendations:

Work to be Completed by

Surveyor: Toby

Inspection Cycle:

Tree Location

Longitude: -2.727139

Latitude: 55.590036

Photos [Street View](#) [Map View](#)

Blackthorn Tree ID #22

6 Dingleton Road

Tree Details

Latin Name: Prunus spinosa

Tag Number: Unobtainable

Stem Diameter [mm]: 183.71

Priority:

Comments: Branches blocking view speed limit sign on adjacent road.

Recommendations: Prune branches back from the speed limit sign to create a 0.5m clearance.

Work to be Completed by

Surveyor: Toby

Inspection Cycle:

Tree Location

Longitude: -2.727121

Latitude: 55.590002

Photos [Street View](#) [Map View](#)

Apple Tree ID #23

6 Dingleton Road

Tree Details

Latin Name: Malus domestica

Tag Number: 2800

Stem Diameter [mm]: 279.11

Priority:

Comments:

Sapwood is exposed on sub stem to south of tree. Historic pruning cuts made. Multi stem union at 0.5m. Minor deadwood. Lesion on sub stem at 4m on East of tree towards thr centre. Decay at base.

Recommendations:

Work to be Completed by

Surveyor: Toby

Inspection Cycle:

Tree Location

Longitude: -2.727180

Latitude: 55.590039

[Photos](#)
[Street View](#)
[Map View](#)


Apple Tree ID #24

6 Dingleton Road

Tree Details

Latin Name: Malus domestica

Tag Number:

Stem Diameter [mm]: 240.83

Priority:

Comments: Compressive union at 0.5m. Historic pruning wounds. Minor deadwood.

Recommendations:

Work to be Completed by

Surveyor: Toby

Inspection Cycle:

Tree Location

Longitude: -2.727253

Latitude: 55.590050

Photos [Street View](#) [Map View](#)

Apple Tree ID #25

6 Dingleton Road

Tree Details

Latin Name: Malus domestica

Tag Number: 2798

Stem Diameter [mm]: 266.08

Priority:

Comments: Multi stem union at 0.5m. Minor deadwood. Historic pruning. Peeling bark at 2m on sub stem.

Recommendations:

Work to be Completed by

Surveyor: Toby

Inspection Cycle:

Tree Location

Longitude: -2.727340

Latitude: 55.590081

Photos [Street View](#) [Map View](#)

Apple Tree ID #26

6 Dingleton Road

Tree Details

Latin Name: Malus domestica

Tag Number: 2797

Stem Diameter [mm]: 140

Priority:

Comments: Asymmetrical growth.
Overall good condition.

Recommendations:

Work to be Completed by

Surveyor: Toby

Inspection Cycle:

Tree Location

Longitude: -2.727255

Latitude: 55.590098

Photos [Street View](#) [Map View](#)

Apple Tree ID #27

5 Dingleton Road

Tree Details

Latin Name: Malus domestica

Tag Number: 2796

Stem Diameter [mm]: 240

Priority:

Comments: minor deadwood.
slightly asymmetrical
growth.

Recommendations:

Work to be Completed by

Surveyor: Toby

Inspection Cycle:

Tree Location

Longitude: -2.727427

Latitude: 55.590100

Photos [Street View](#) [Map View](#)

Apple Tree ID #28
5 Dingleton Road

Tree Details	
Latin Name:	Malus domestica
Tag Number:	2795
Stem Diameter [mm]:	140.71
Priority:	
Comments:	Epicormic growth present on some branches. Historic pruning cuts. Minor deadwood. Adjacent to telephone pole and neighbouring garden.
Recommendations:	

Work to be Completed by	
Surveyor:	Toby
Inspection Cycle:	

Tree Location	
Longitude:	-2.727419
Latitude:	55.590152

Photos Street View Map View



Apple Tree ID #29
5 Dingleton Road

Tree Details	
Latin Name:	Malus domestica
Tag Number:	2794
Stem Diameter [mm]:	290.86
Priority:	
Comments:	Compressive union at 1.5m. Minor deadwood. Epicormic growth from wounds at base. Historic pruning wounds. Hogweed at base.
Recommendations:	

Work to be Completed by	
Surveyor:	Toby
Inspection Cycle:	

Tree Location	
Longitude:	-2.727489
Latitude:	55.590107

Photos Street View Map View



Common Holly Tree ID #30

5 Dingleton Road

Tree Details

Latin Name: Ilex aquifolium

Tag Number: Unobtainable

Stem Diameter [mm]: 367.42

Priority:

Comments: Located over boundary fence. Multi stem union at 1m. Rubbing branch from adjacent tree.

Recommendations:

Work to be Completed by

Surveyor: Toby

Inspection Cycle:

Tree Location

Longitude: -2.727513

Latitude: 55.590175

Photos [Street View](#) [Map View](#)

Wych Elm Tree ID #31

5 Dingleton Road

Tree Details

Latin Name: Ulmus glabra

Tag Number: 2793

Stem Diameter [mm]: 240

Priority:

Comments: Adjacent to boundary wall. Overall good condition.

Recommendations:

Work to be Completed by

Surveyor: Toby

Inspection Cycle:

Tree Location

Longitude: -2.727461

Latitude: 55.590183

Photos [Street View](#) [Map View](#)

Cherry Laurel Tree ID #32

5 Dingleton Road

Tree Details

Latin Name: Prunus laurocerasus

Tag Number: Unobtainable

Stem Diameter [mm]: 650.54

Priority:

Comments: Multi stem union at 1m with compressive unions. Located on other side of boundary fence. Low hanging branches over access.

Recommendations:

Work to be Completed by

Surveyor: Toby

Inspection Cycle:

Tree Location

Longitude: -2.727558

Latitude: 55.590163

[Photos](#)
[Street View](#)
[Map View](#)




Hedges Summary Report

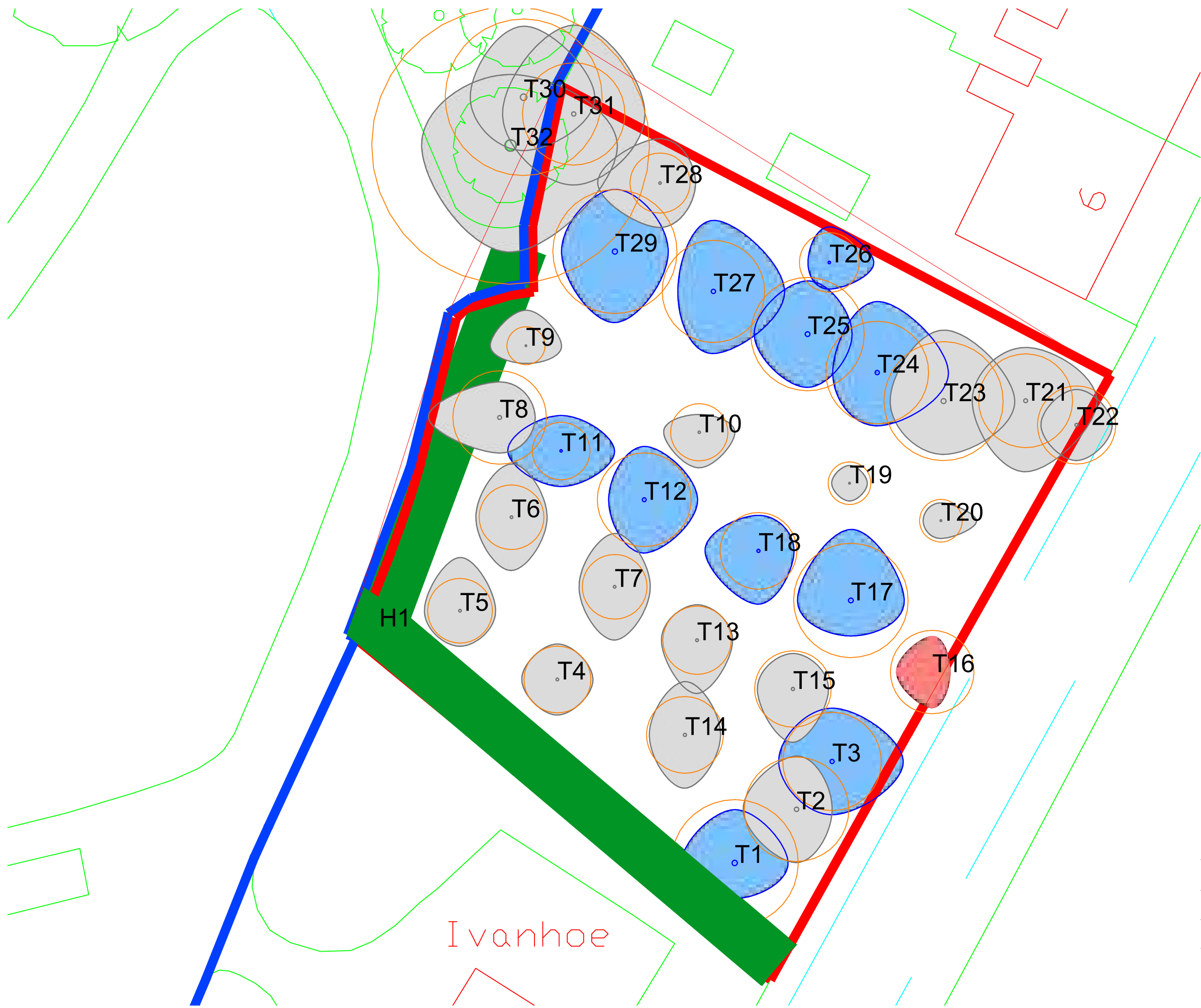
September 7, 2023 |
Total Hedges Count: 1

Hedge ID #1**Hedge Details**

Common Name:	Common beech
Life Stage:	Mature
Condition:	Good
Hedge Width [m]:	3
Estimated Remaining Contribution:	Long (>40 years)
Recommendations:	
Comments:	Well maintained hedge, in good condition.

Photos Street View Map View

Appendix 3 - Drawings



KEY

- T1/G1/W1 Trees
- Root Protection Area (RPA)
- Site Boundary

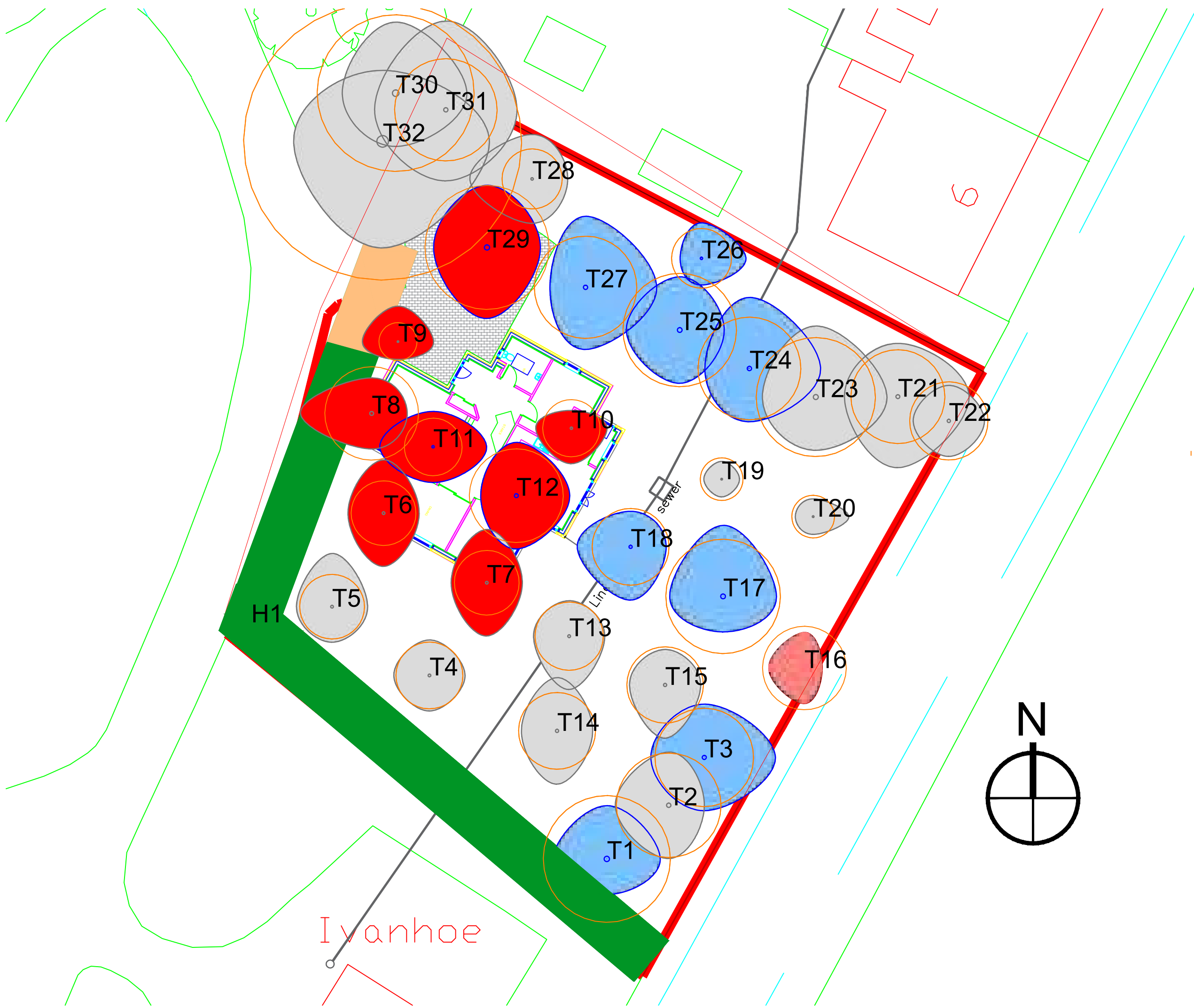
Tree Quality Categorisation
(Based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations)

- Category A (High quality)
- Category B (Moderate quality)
- Category C (Low quality)
- Category U (Unsuitable for retention)
- Hedgerow (Not categorised)

Please see the Arboricultural Survey Data in the Appendices 1 - Data Tables and 2 - Summary Reports



Site Dingleton		
Title Drawing 1: Tree Constraints		
Drawing No. 230929001	Scale 1:200@ A3	Date 29/09/2023
Drawn PMR	Checked PCL	Approved PMR



KEY

- T1/G1/W1 Trees
- Root Protection Area (RPA)
- Site Boundary

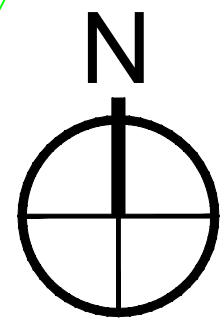
Trees and hedgerow to be retained

- Category A (High quality)
- Category B (Moderate quality)
- Category C (Low quality)
- Category U (May be retained for habitat value)
- Hedgerow (Not categorised)

Trees and hedgerow proposed works

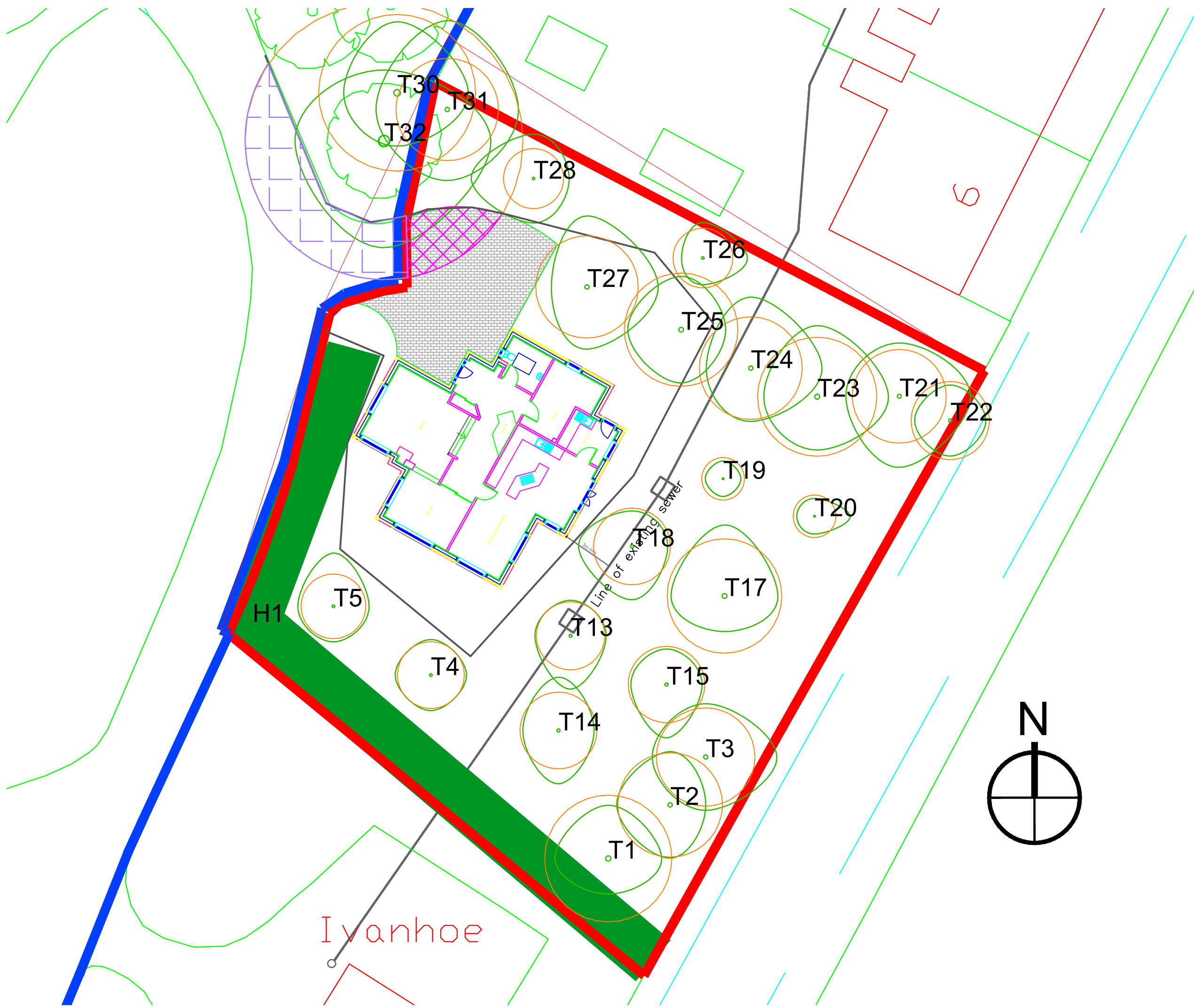
- Trees to be removed
- Trees to be pruned
- Hedgerow to be removed

Please see the Arboricultural Survey Data in the Appendices 1 - Data Tables and 2 - Summary Reports

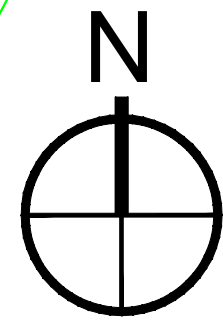


Site Dingleton		
Title Drawing 2: Recommended Tree Works		
Drawing No. 230929002	Scale 1:200@ A3	Date 29/09/2023
Drawn PMR	Checked PCL	Approved PMR

Ivanhoe



- KEY**
[This drawing must be reproduced in colour]
- T1/G1/W1 Retained trees
 - H1 Retained hedgerow
 - Root Protection Area (RPA)
 - Site Boundary
 - Tree Protective Fencing (c. 81m)
(Must be installed prior to commencement of works)
 - Ground protection (c. 44m²)
(Must be installed prior to commencement of works)
 - Special Mitigation
(Requires Arboricultural Method Statement)



Ivanhoe

Site Dingleton		
Title Drawing 3: Tree Protection Plan		
Drawing No. 230929003	Scale 1:200@ A3	Date 29/09/2023
Drawn PMR	Checked PCL	Approved PMR