

Arboricultural Report

for planning purposes

67 Lower Queens Road
Buckhurst Hill
Essex
IG9 6DS

July 2021

210537-PD-11

Project	210537-PD-11 – 67 Lower Queens Road, Buckhurst Hill
Report Type	Arboriculture (Planning)
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1 EXECUTIVE SUMMARY

1.1 The key components and conclusions of this *Arboricultural Report* are as follows:

- The proposed development comprises of the construction of a three bedroom dwellinghouse with associated car parking and landscaping.
- No trees are required to be removed to facilitate the development. Tree pruning works are required to the purple leaved plum (T1); however, these are considered to be minor and will not have a notable impact on the health of the tree or its visual appearance within the surrounding local area.
- The demolition of existing structures and hard surfacing within the Root Protection Area of a retained tree has been assessed and special working methods can be undertaken, as outlined within this report, to minimise any tree related impacts.
- Retained trees can be successfully protected for the duration of the proposed development works as outlined within this report.

2 INTRODUCTION

Instruction

- 2.1 This *Arboricultural Report* (the 'Report') has been instructed by *Michael Daley* (the 'Client').

Author

- 2.2 My name is Charles McCorkell; I am a senior arboricultural consultant dealing with trees in relation to all forms of human activity including the built environment. I am a Professional Member of the Institute of Chartered Foresters and Arboricultural Association, I have a BSc Honours Degree in Arboriculture from the University of Central Lancashire and I am a LANTRA qualified professional tree inspector.

Proposed development

- 2.3 The proposed development at *67 Lower Queens Road* ('the Site') is for the construction of a three bedroom dwellinghouse with associated car parking and landscaping ('the proposed development'), within the area administrated by *Epping Forest District Council* ('the LPA').

Scope

- 2.4 This report has been provided to assist all parties involved in the planning process, in accordance with *British Standard 5837:2012 - Trees in relation to design demolition and construction - Recommendations* ('BS5837').

Site survey

- 2.5 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, on 18/06/2021 by Tim Moya. The details of this survey are found within the report appendices.
- 2.6 The survey was not an assessment of the health and safety of the trees. However, any trees identified as a current notable risk to people and property will have been highlighted in the schedules, at Appendix B.



Image 1: Aerial view of the property and surrounding area

Report preparation

2.7 This report has been prepared, with reference to the following supplied documents and information:

- proposed architectural plans.

2.8 The appendices of this report include:

- Appendix A (plans); and
- Appendix B (schedules).

Definition of terms

2.9 The following terms and abbreviations may be used within this Report. These terms are defined by BS5837 as follows, unless provided without quotation marks:

- **Arboricultural Method Statement ('AMS')** - *"methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained"*.
- **Local Planning Authority ('LPA')** - the planning department of the borough, district, or metropolitan council.
- **Root Protection Area ('RPA')** - *"layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability, and where the protection of the roots and soil structure is treated as a priority"*.

- **Service(s)** - *"any above- or below-ground structure or apparatus required for utility provision" that may for example include "drainage, gas supplies, ground source heat pumps, CCTV and satellite communications".*
- **Tree Protection Plan ('TPP')** - *"scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures".*

3 SITE INFORMATION

Current Site use

- 3.1 The Site is currently a semi-detached dwelling with detached brick built garages in the rear garden area (see Image 2 below).

Relevant planning history

- 3.2 This report has been prepared in response to a local planning authority request for an arboricultural survey and report to accompany the submitted planning application for the construction of a three bedroom dwellinghouse on the property.

Landscape character

- 3.3 The Site is within the urban area of Buckhurst Hill some 400m from an area of ancient semi-natural woodland to the west and opposite the Lower Queens Road Allotments. Nearby is a large area of green space associated with the River Roding which is about 130m to the southeast.
- 3.4 The site lies within the Northern Thames Basin National Character Area (Area 111) which is characterised by both agricultural land and suburban settlements. The river valleys and woodlands make this a very diverse landscape which is, in places, very well wooded.

Geotechnical information

- 3.5 The *British Geological Survey* ('BGS') provides on-line information, regarding the general soil properties of an area, including the underlying bedrock and any superficial deposits that overlay the bedrock. This information indicates that the Site is situated on the boundary between an area of London clay and silt deposits associated with the route of the River Roding.
- 3.6 There are publicly available borehole logs from investigations about 200m to the south of the Site which record sandy clay to a depth of 4.3m.
- 3.7 Soils where the clay content is significant will tend to encourage tree root growth at shallower depths - often, within the upper 600mm of soil¹. Where other soil components are present to greater extents, root morphology may differ, though impermeable layers of heavy compacted clay may restrict penetrative root growth, which may influence how far roots radiate from the stem of the tree to acquire nutrients. However, where there is a significant proportion of sand in the soil this may create conditions for improved drainage and deeper rooting.

1 - Forestry Commission. (2005) Information Note FCN078 - The influence of soils and species on tree root depth.

- 3.8 Clay soils are liable to shrinkage as a result of desiccation cause by tree roots and precautions will be needed to ensure that building foundations are designed to accommodate this risk.

4 TECHNICAL ARBORICULTURAL DETAILS

Landscape details

- 4.1 Three trees were recorded on our survey, the largest of which is a purple leaved plum (T1 - see Image 2 below). However, this is a tree of only moderate size which has been managed at a smaller size in the past and allowed to regrow. The consequence of this management is that the crown is now congested with rubbing branches and the form is rather spreading. This tree has been categorised as of low quality following the guidance in Table 1 of BS5837.
- 4.2 All three trees recorded are rear garden trees which are not clearly visible from a position in front of 67 Lower Queen Road. However, the trees are visible from an access driveway to the east of the site. Trees T2 and T3 are of little significance (see Image 2 and Image 3 below).



Image2: T1 (purple leaved plum - centre) with T2 (pear) to the right



Image 3: Sumach (T3)

BS5837 details

- 4.3 The surveyed trees have been generally categorised, in terms of the arboricultural criterion as defined in BS5837, focussing on the individual merits of each tree primarily. In the context of this survey, it is not considered that the trees have sufficient landscape value to broaden their categorisation to include this criteria.
- 4.4 Root protection areas as defined in BS5837 have been shown on the drawings attached at Appendix A.

Statutory protections

- 4.5 According to the Epping Forest District Council (the LPA) website, the Site is not within a Conservation Area.
- 4.6 The LPA does not publish details of its *Tree Preservation Orders* ('TPOs') online. It is not therefore known, from this information, whether TPOs apply to any of the surveyed trees. No direct communications have been undertaken with the LPA, to obtain information relating to any TPOs.

5 PLANNING POLICY AND GUIDANCE

National

- 5.1 Planning policy at national level is set out in the government's *National Planning Policy Framework* (the 'NPPF')² that was revised in February 2019, which is supported by the *National Design Guide* (the 'NDG')³ that was published in October 2019.
- 5.2 At this level, policy addresses the key principles of development. At its core, there is a presumption in favour of sustainable development incorporating good and durable design, by combining economic, social, and environmental strands in a balanced manner. Trees comprise an element of green infrastructure, which is one aspect of the environmental strand of sustainability.
- 5.3 In the context of the proposed development, the NPPF provides the following guidance that is relevant in terms of the surveyed trees:
- **Paragraph 170** - "*Planning policies and decisions should contribute to and enhance the natural and local environment by: ... b) recognising the intrinsic character and beauty of the countryside ... and of trees and woodland*".

Local

- 5.4 Saved policy LL10 of the Epping Forest District Council Local Plan states: "*The Council will refuse to grant planning permission for any development which it considers makes inadequate provision for the retention of:*
- *trees; or*
 - *natural features, particularly wildlife habitats such as woodlands, hedgerows, ponds and watercourses; or*
 - *man-made features of historical, archaeological or landscape significance.*"

2 - HMCLG. (2019) National Planning Policy Framework. UK: HMSO.

3 - HMCLG. (2019) National Design Guide. UK: HMSO.

6 ARBORICULTURAL IMPACT ASSESSMENT

Removals

- 6.1 It will not be necessary to remove any trees on the Site in order to facilitate the proposed development.

Mitigation greening

- 6.2 The proposed development includes both front and rear garden areas as well a car parking provision. Although there are no detailed landscape plans to accompany the application, there is space for new landscaping and details can be provided in response to a suitably worded planning condition.

Pruning

- 6.3 The purple leaved plum (T1) will require some pruning of lower and lateral growth in order to allow space for the demolition of the existing garages and for scaffold erection around the proposed dwelling. These works will also provide a reasonable degree of separation from the proposed dwelling.
- 6.4 The pruning required to facilitate development is fairly minor and, indeed, substantially less than the reduction works that have been carried out in the past.

Demolition works

- 6.5 The demolition of the existing garage and hard surfaces on the Site will have the potential to impact upon the retained tree (T1). Where these operations are to take place within the root protection area (RPAs) of T1, special methods of work will be required. These specific areas are highlighted and precautionary measures outlined in the tree protection method statement at Appendix A. A working methodology is supplied below.
- 6.6 The removal of the existing garage and hard surfaces is required within the RPA of retained tree T1 as highlighted on the Tree Protection Plan at Appendix A.
- All working operations within the tree RPA are required to be carried out under the guidance and supervision of the arboricultural clerk of works.
 - The existing garage will be demolished away from the crown of the tree using the *'top down, pull back'* method of works.
 - All loose material will be pulled away from the tree and stored outside its RPA for transportation off site.

- The existing garage has been built on a concrete slab and does not include footings. Working from within the demolished building footprint from an area of existing hard standing or temporary ground protection, mechanical breakers will be used to fracture the concrete slab and surrounding hard surfaces into small sections.
- Broken material will be manually lifted and removed, or pulled back using an excavator under supervision where appropriate, to a designated storage area located outside the RPAs of retained trees.
- The removal of any sub-base will be undertaken in a careful manner, ensuring that no excavation works occur beyond the depth of the built material and into the soil layer below.
- Any roots exposed due the removal of hard standing will be covered with a layer of topsoil and the area irrigated to prevent root desiccation from occurring. An irrigation programme will be required where working operations are not due to commence immediately.

Construction works

- 6.7 The construction of the proposed dwelling will not require excavation or other works within the root protection area (RPAs) of retained trees. No special measures are therefore required to prevent root damage. However, it will be necessary to ensure that site operations do not cause damage to trees or the soil environment upon which they rely. Details of the measures to be taken to protect trees are included at Appendix A.

Landscaping works

- 6.8 The rear garden of the proposed dwelling is located within the RPA of retained tree T1. Following the removal of the existing garage and surrounding hard surfacing, a layer of topsoil will be spread across the tree's rooting area. The proposed garden levels are required to tie in with the existing levels surrounding the main stem of the tree.
- 6.9 Any new planting works required within the garden area and RPA of T1 must be undertaken manually with the use of hand tools only. Where roots greater than 25mm in diameter or large clumps of fibrous roots from T1 are encountered, these are required to be retained.

Services and utilities

- 6.10 At this stage of the planning process, details pertaining to the location of new service runs and any required access to existing runs are not established. In this context, it is

not possible to determine the level of impact of this element of the designs to the retained trees.

- 6.11 In the eventuality that access to existing service runs or to install new service runs involves work operations within the RPA of the retained trees, the impact to the trees can be managed by following the recommendations of BS5837, which includes as a normative reference the *National Joint Utilities Guidance*⁴.

4 - NJUG. (2007) Volume 4: Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees - Issue 2. UK: National Joint Utilities Group.

7 CONCLUSIONS

Arboricultural impacts

- 7.1 The proposed development has minimal impacts upon trees and landscaping with the potential to enhance the landscape and amenities of the property and the wider area over the medium to long term. I therefore consider the proposals to be neutral to positive in landscape terms.

Landscape impacts

- 7.2 Given the limited impact the proposed development will have on retained trees, the provision of new formal landscaping is not considered a strict requirement of the development.

Policy compliance

- 7.3 The proposed development has complied with local planning policies, in relation to trees. Specifically, trees have been properly considered in formulating these proposals and alterations have been made to accommodate the retention of trees and to minimise impacts on retained trees.

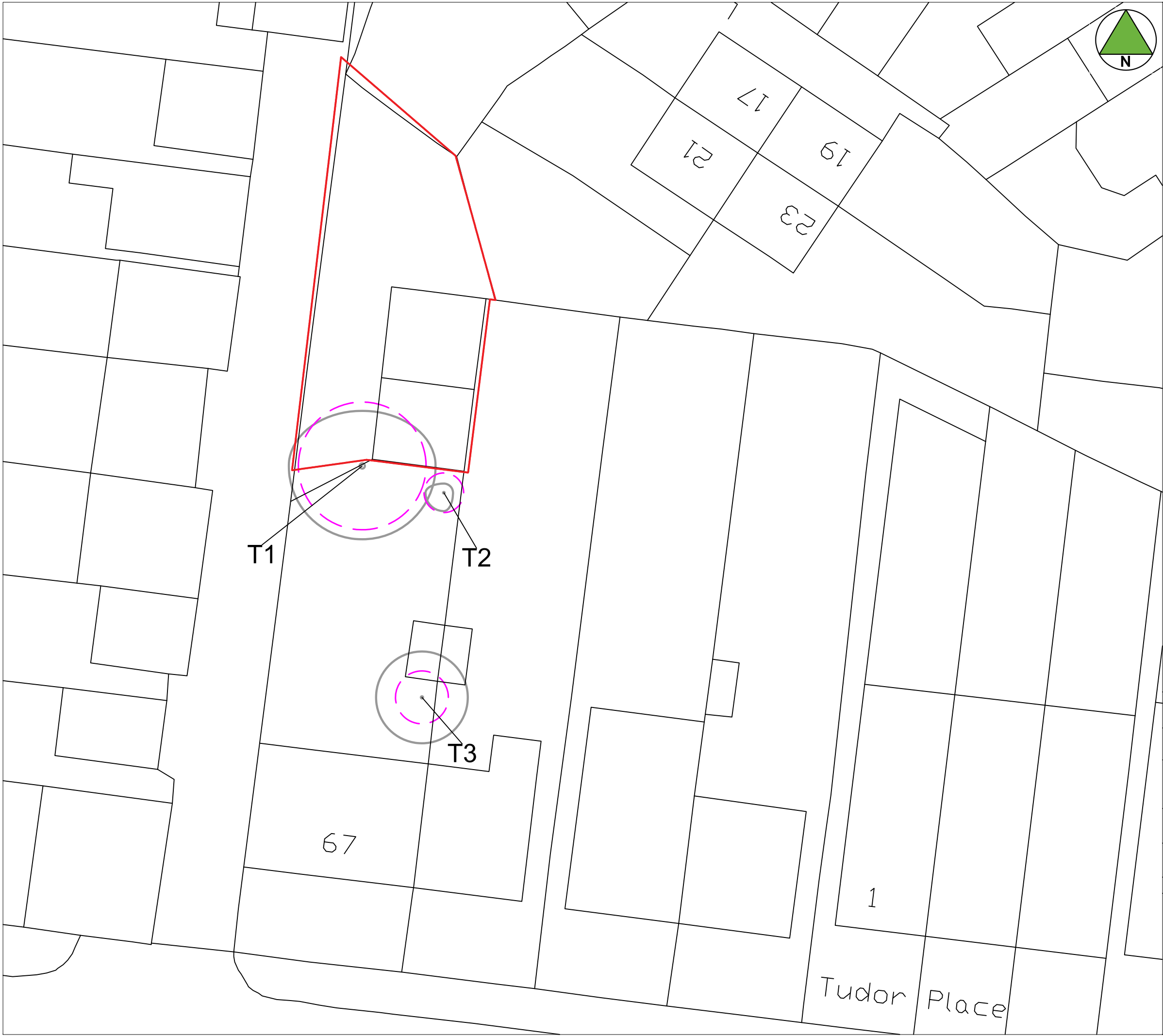
8 APPENDICES CONTENTS

APPENDIX A - PLANS

- 210537-P-10 Tree Survey Plan
- 210537-P-11 Tree Protection Plan

APPENDIX B - SCHEDULES

- 210537-PD-10 Tree Schedule
- 210537-PD-12 Tree Work Schedule



The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

BS 5837:2012 TREE RETENTION CATEGORIES

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

Site boundary

-	xx.xx.xx	-	xx
REV	DATE	DESCRIPTION	DRAWN
-	18.06.21	OSMAP	
Base Drawing			
0 1m 5m 10m			

Title		
Tree Survey		
Client		
Michael Daley		
Project		
67 Lower Queens Road Buckhurst Hill Essex IG9 6DS		
Date	Drawn by	Checked by
June 2021	HR	-
Drawing No	Rev	Scale
210537-P-10	-	1:200@A3
DO NOT SCALE Use only figured dimensions		


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ARBORICULTURAL METHOD STATEMENT

TREE WORKS

Only the tree works specified within this report may be undertaken, after the appropriate planning consents have been acquired and in order to implement the consent. In the event of any uncertainty regarding tree works, the retained arboricultural consultant will be consulted and where appropriate the Local Planning Authority.

All tree works will be undertaken, in accordance with the best-practice recommendations provided in BS 3998:2010. The statutory responsibilities as outlined in the Wildlife and Countryside Act 1981 (as amended) and the Habitat Regulations 2010 will also be complied with.

TREE PROTECTION FENCING

The tree protection fencing and (where appropriate) ground protection, will be installed as specified within this plan, prior to the commencement of any demolition and construction works. No plant or materials will be delivered to site prior to the construction of the tree protective fencing other than those required to install the tree protection fencing. On every third panel, a sign will be fixed that states "Tree Protection Zone (TPZ). Keep out. Any incursion into this area must be agreed in advance with the retained arboricultural consultant and Local Planning Authority." An example of this sign is provided within this plan.

The position of the tree protection fencing must not be amended and no individual panels will be uncoupled, without the agreement of the retained arboricultural consultant and/or Local Planning Authority.

SERVICES AND DRAINAGE

The installation of drainage runs, manholes, storage tanks, and utilities will be positioned outside the root protection areas of retained trees. If the installation of new services and drainage runs are required within the root protection areas (RPAs) of retained trees, all methods of working will follow the guidance within Table 3 of BS 5837 or the National Joint Utilities Group's (NJUG) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees (volume 4, issue 2).

Excavation works within the RPAs of retained trees will be undertaken manually with the use of hand tools only (under the supervision of the retained arboricultural consultant), unless otherwise agreed in advance by the retained arboricultural consultant. It is recommended that an air lance - and if required a soil vacuum - is used, to excavate service trenches within RPAs. If soil conditions are not suitable for this method of excavation, alternative hand tools can be used once agreed in advance by the retained arboricultural consultant.

All roots greater than 25mm in diameter will be retained and will immediately be wrapped in hessian or another appropriate material, to prevent desiccation and temperature fluctuations. Roots will be pushed aside to allow for runs to be installed, where this is practical and without causing root damage.

No machinery will be permitted within the TPZ, at any time, unless agreed in advance with the retained arboricultural consultant.

NO-DIG CONSTRUCTION AREAS

Areas that will require no-dig methods of construction are shown within this plan. Working methods within these areas will comply with the details outlined in the main report and in advance of works being undertaken will be agreed with the retained arboricultural consultant.

ARBORICULTURAL CLERK OF WORKS

The monitoring of activities at the Site will occur, at the following points:

- To sign-off the tree protection measures;
- To sign-off the tree works;
- At other points as specified within this Report and the TPP.

It will be the responsibility of the main contractor (or other managing individual or organisation) to confirm the date and time of attendance, providing at least five working days of notice so that the project arboriculturist can confirm attendance.

GENERAL PROTECTION METHODS

No fires will be permitted, within 20m of the crown of any tree or other area of vegetation that includes hedgerows and groups of trees.

No changes in soil level will occur, within the TPZs and RPAs, without agreement in advance with the retained arboricultural consultant.

The TPZs will at all times remain free of liquids, materials, vehicles, plant, and personnel, without agreement in advance with the retained arboricultural consultant.

Any liquid materials spilled on site will immediately be cleared up. If liquids are spilled within 2m of any TPZ or RPA, the incident will immediately be reported to the retained arboricultural consultant, to determine the appropriate response.

All damage to trees and other vegetation will immediately be reported to the retained arboricultural consultant, to determine the appropriate response.

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BS 5837:2012 TREE RETENTION CATEGORIES

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

Position of protective fencing and tree protection zones.

Existing garage to be demolished using the 'top down, pull back' method of works. No excavation works beyond existing sub-base layer during the removal of existing hard surfaces and concrete slabs within tree RPA. Works carried out under arboricultural supervision.

Site boundary

REV	DATE	DESCRIPTION	DRAWN
Base Drawing			
01 Site Plan (002)			
0 1m 5m 10m			

Title		
Tree Protection Plan		
Client		
Michael Daley		
Project		
67 Lower Queens Road Buckhurst Hill Essex IG9 6DS		
Date	Drawn by	Checked by
June 2021	HR	-
Drawing No	Rev	Scale
210537-P-11	-	1:200@A3
DO NOT SCALE Use only figured dimensions		



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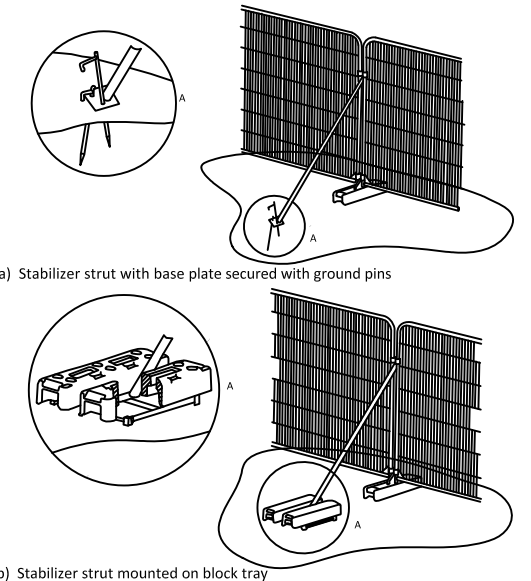
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Figure 3 Examples of above-grounds stabilizing systems



210537 - 67 Lower Queens Road, Buckhurst Hill

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T1	1 Prunus cerasifera 'Nigra' (Purple Cherry Plum)	9.0	29	1	3.0		4.0		4.0		4.0		1.5		Early Mature	Structural condition Fair. Physiological condition Fair. Rubbing limbs. Previously reduced to 3.5m and regrown	18/06/2021	38.0	3.5	10-20	C2
Tree T2	1 Pyrus communis (Garden Pear)	2.0	9	1	0.5		0.5		1.0		1.0		1.0		Young	Structural condition Fair. Physiological condition Good.	18/06/2021	3.7	1.1	20-40	C1
Tree T3	1 Rhus typhina (Stag's Horn Sumach)	3.5	12	1	2.5		2.5		2.5		2.5		1.5		Early Mature	Structural condition Fair. Physiological condition Good.	18/06/2021	6.5	1.4	10-20	C1

Stem **green** Estimated valueStem **AVE** Average stem diameter for tree groupsStem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Summary table with retention category

	Tree	Total
C1	2	2
C2	1	1
Total	3	3

Summary table with life stage

	Tree	Total
Early Mature	2	2
Young	1	1
Total	3	3

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	<ul style="list-style-type: none">* Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (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 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	RED		
	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	Tree 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).	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though 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.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 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.	GREY

210537-PD-12 - Planning Tree Works Schedule

67 Lower Queens Road, Buckhurst Hill, Essex, IG9 6DS

ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
T1	1 <i>Prunus cerasifera</i> 'Nigra' Purple Cherry Plum	C2	To facilitate development Lift low canopy - Specified extent. Lift low canopy to 2.5m above ground level and carry out a minor lateral reduction to provide a 1.5m separation from the proposed dwelling.	Proposed

Tree work analysis (trees and trees in groups)

	To facilitate development	Total
Lift low canopy - Specified extent	1	1
Total	1	1



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