

Woodland & Countryside Management Ltd.

Helping you make the most of your land.



PICKETT'S YARD, BERWICK ST JOHN.

Arboricultural Survey Report.

Report by: Steve Russell BSc (Hons). **Date:** 13th April 2026.

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1 INTRODUCTION

1.1 Background

Woodland & Countryside Management Ltd. was commissioned to carry out a BS5837 (2012) Tree Survey in March 2026. The report provides a Tree Survey Schedule providing details of the trees surveyed, plus detailed plans identifying the location of trees, their calculated Root Protection Areas (RPA's) and their Tree Shadows. The survey carried out on 8th of April 2026 and has been applied to the existing site plans provided by the client.

1.2 Purpose of Report

At this stage the primary purpose of the report is to provide the client with information to enable the trees on the site to be given full consideration in relation to future development/layout changes on the site. It should be used in discussion with the planning authority to review the tree information in support of any planning submission and as the basis for issuing of planning consent or engaging in further discussion towards that end including the production of a full Arboricultural Method Statement Report if/when required. This report is based on my site observations and the information provided; I have interpreted this in the context of my experience.

1.3 Qualifications and Experience

My Qualifications are a BSc (Hons) in Countryside Management and National Diploma in Forestry. I have 50 years' experience in Forestry, Arboriculture and Countryside management primarily in the local authority sector but also the Forestry Commission. I hold numerous NPTC certificates including tree inspection. I have been running Woodland and Countryside Management Ltd. for 16 years. I have worked for Local Authorities, Forestry Commission, MOD, Environmental Organisations, Estates, Estate Agents, Individual landowners, and householders. I am a serving member of the Royal Forestry Society and Confederation of Forest Industries. I have also been a part time lecturer in Arboriculture and Woodland Management at Sparsholt and Lackham Colleges.

2 SITE EVALUATION

2.1 Site Visit

The Tree Survey was carried out on the 8th of April 2026. All observation was from ground level; observations were confined to what was visible from within the site and adjacent Public Highway. The weather was generally sunny.

2.2 Site Description

The site is located off Woodlands Lane, Berwick St John and consists of a bungalow and various workshops, barns and sheds with concrete access. The wider site particularly the northern end of the site is rough woodland. The site has been unused for a considerable length of time and the buildings in the most part are in very poor condition. The whole area is reverting to scrub woodland with Sycamore regeneration across the site in particular the woodland area to the north. There are a number of more mature trees along the roadside and the northern boundary. There are two hedgerows on the site.

The trees have been generally neglected with Ivy into crowns and defects such as damage, decay and deadwood. Although generally level, the site levels are variable with a number of banks, the site has previously been levelled to create the main yard area.



Photo 1 - View looking west towards existing bungalow.



Photo 2 - View looking south towards barns.



Photo 3 - View looking southwest from the northern end of the site.



Photo 4 - View looking north showing frontage and workshop.



Photo 5 - View looking north along Woodlands Lane.

2.3 Collection of Data

The individual trees and hedges potentially impacted by the proposal on the site were surveyed as advocated by BS5837 (2012). Category rating was based on BS5837 (2012) Tree Quality Assessment Chart (Appendix 3). The surveyed trees details are found in the Tree Survey Schedule (Appendix 1), the Tree Survey Plan (Appendix 2).

2.4 Interpretation of Data

The Root Protection Area (RPA) for individual trees was calculated using the process laid down in section 4.6 of BS5837 (2012). However, this is a simplistic methodology for establishing the minimum distance for protective barriers and consideration should be given to the influencing factors set out in section 4.6.3 of BS5837 (2012) in setting the RPAs on this site. The calculated RPAs of the trees are detailed in the Root Protection Area Plan (Appendix 4). The area of the trees shadow has also been calculated and is detailed in the Outline Tree Shadow Plan (Appendix 5). These are both shown on the current proposed plan.

2.5 Root Protection Area

The Root Protection Area (RPA) is the area where ground disturbance must be carefully controlled. In principle, no significant disturbance should occur within the RPA of category A, B or C trees as described in the BS5837 (2012) Tree Quality Assessment Chart (Appendix 3), and high levels of care are needed during any activities authorised within the RPA if the trees are to be successfully retained. Consideration also needs to be given to the space needed for the trees to be successfully retained after development has finished i.e., enabling tree crowns have room to develop. This is more important for trees that fall within Category A or B.

2.6 Impact on Trees

Any development should be made based on the primary assumption that there is no disturbance within the RPAs of the retained trees, particularly those of categories A and B. It should be noted that the majority of the trees on site are either old with significant issues or younger natural regeneration, many trees are Ash and are in decline, there is significant amounts of Ivy in many of the older trees, there is dead wood, cavities, bark damage and other defects. As such all bar one Sycamore are Category C trees, although as individuals none are of any great merit as a whole, they do represent a valuable visual and ecological benefit. There is a clearer area within the site which could be developed with limited impact on trees, and the remaining areas could be managed to retain the woodland appearance of the site. There are a number of existing structure/surfaces etc. that have significant impact on tree RPAs, it is clear that significant care will be required in the demolition and removal of existing buildings and surfaces as well as in any future development. resetting out that the majority of these could be avoided or sufficiently reduced and mitigated.

3 APPENDICES

- Appendix 1 Tree Survey Schedule
- Appendix 2 Tree Survey Plan
- Appendix 3 BS5837 (2012) Tree Quality Assessment Chart
- Appendix 4 Tree RPA Plan
- Appendix 5 Tree Shadow Plan



Steve Russell BSc (Hons)
Woodland & Countryside Management Ltd.

Date: 13th April 2026

WOODLAND & COUNTRYSIDE MANAGEMENT LTD

TREE SURVEY SCHEDULE (BS5837:2012)

Client: T F H REEVE on behalf of client

Site: PICKETT'S YARD, BERWICK ST JOHN

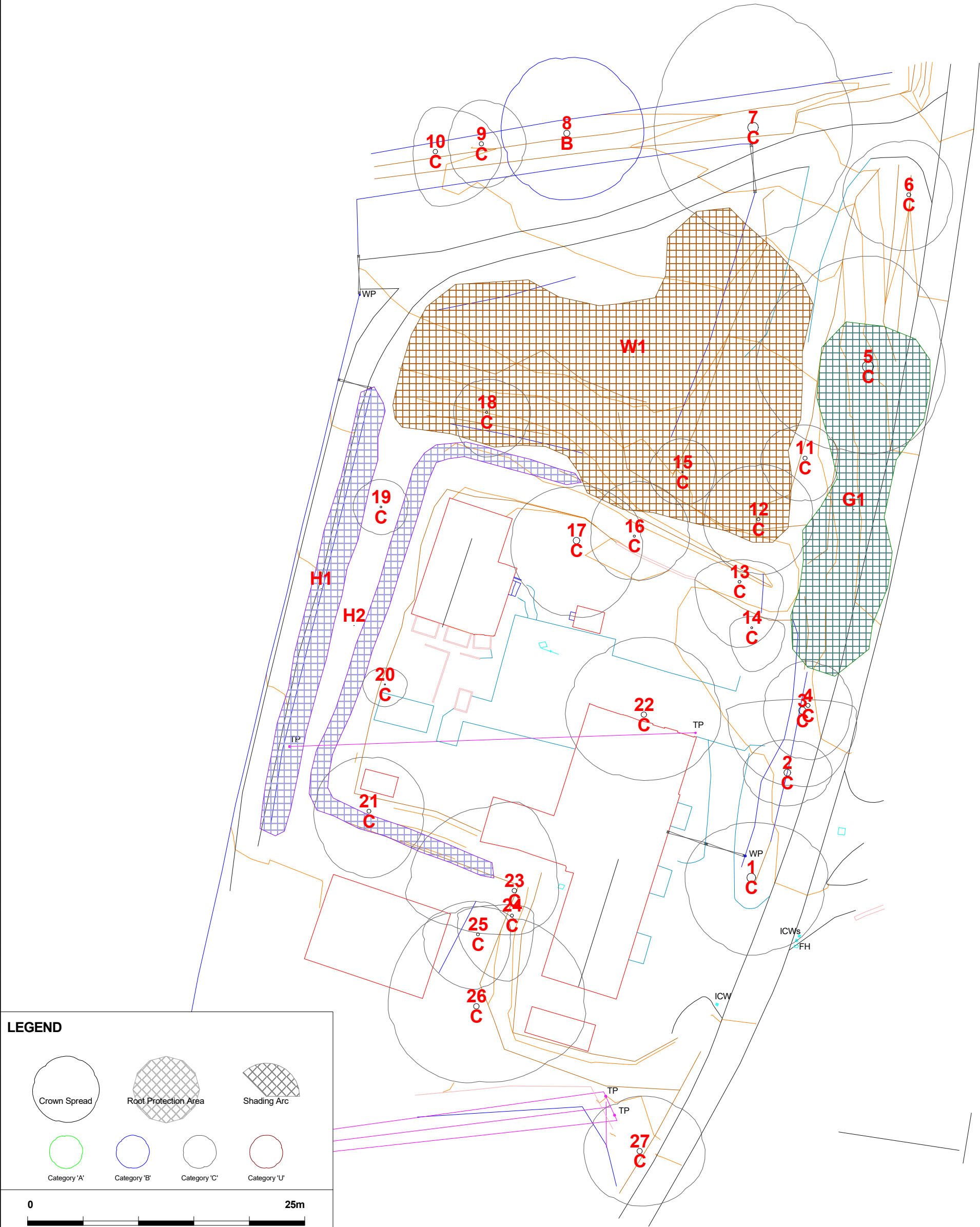
Date of Survey: 8th APRIL 2026

Surveyor: STEVE RUSSELL

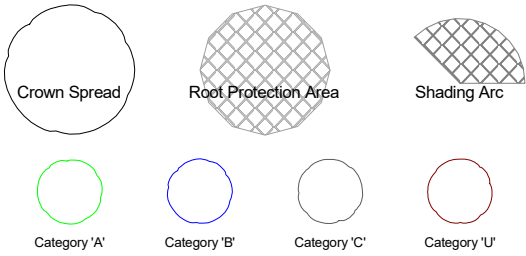
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Tree ID	Common Name	Latin Name	Maturity	Height (m)	Number of Stems	Stem 1 (mm)	Stem 2 (mm)	Stem 3 (mm)	Stem 4 (mm)	Stem 5 (mm)	Spread (m)				Canopy Height (m)				Crown	Stem	Basal Area	Category	Life Expectancy	Physiological Condition	Comment
											N	E	S	W	N	E	S	W							
1	Sycamore	Acer pseudoplatanus	Mature	16.5	1	810					5	7	7	6	8	6	7	8	Good	Ivy	Poor	C	20 to 40 yrs	Fair	Heavy Ivy into crown. Cavity in base. Hollow.
2	Sycamore	Acer pseudoplatanus	Mature	17	1	620					3	4	3	4	12	10	11	6	Fair	Ivy	Fair	C	20 to 40 yrs	Fair	Heavy Ivy into crown. Crown small.
3	Common Ash	Fraxinus excelsior	Mature	19	1	670					1	5	7	7	16	16	15	16	Poor	Ivy	Fair	C	<10 yrs	Poor	90% dead. Heavy Ivy into crown.
4	Sycamore	Acer pseudoplatanus	Mature	15	4	250	220	160	120		4	4	5	4	4	6	6	8	Good	Ivy	Good	C	>40 yrs	Good	Growing under Ash. Some dead wood in crown.
5	Common Ash	Fraxinus excelsior	Mature	19	1	1030					10	7	8	10	6	8	5	5	Fair	Ivy	Fair	C	10 to 20 yrs	Fair	In decline. Cavities in stem. Sycamore regen growing from base into crown.
6	Norway Maple	Acer platanoides	Mature	14	1	370					5	4	5	6	5	7	5	6	Good	Ivy	Good	C	20 to 40 yrs	Fair	Ivy into crown. Cavity in stem at 1.0m.
7	Common Ash	Fraxinus excelsior	Mature	20	1	960					11	9	10	9	5	7	5	5	Fair	Ivy	Good	C	10 to 20 yrs	Fair	Ivy into crown.
8	Sycamore	Acer pseudoplatanus	Mature	13	1	560					7	7	6	6	5	4	4	4	Good	Ivy	Good	B	>40 yrs		
9	Common Ash	Fraxinus excelsior	Mature	10	1	400					4	4	4	3	6	6	5	6	Fair	Ivy	Good	C	10 to 20 yrs	Fair	Ivy on stem.
10	Common Ash	Fraxinus excelsior	Mature	12	1	420					4	6	5	2	6	6	8	9	Fair	Ivy	Good	C	10 to 20 yrs	Fair	Ivy on stem.
11	Sycamore	Acer pseudoplatanus	Mature	18	1	390					3	3	4	4	6	6	5	6	Fair	Ivy	Good	C	20 to 40 yrs	Fair	Heavy Ivy into crown.
12			Mature	15	4	290					5	5	5	5	5	4	5	4	Good	Ivy	Good	C	>40 yrs	Good	Group of 4 Sycamore growing close together.
13	Common Beech	Fagus sylvatica	Semi-mature	11	1	260					2	4	6	4	7	5	3	4	Fair	Fair	Good	C	>40 yrs	Fair	Squirrel damage on stem and crown.
14	Sycamore	Acer pseudoplatanus	Semi-mature	12	1	180					1	3	4	2	4	9	6	6	Good	Fair	Fair	C	>40 yrs	Good	Bark wounds and damage. Another Sycamore adjacent with significant basal damage.
15	Norway Spruce	Picea abies	Semi-mature	9	1	120					3	3	3	3	2	2	2	2	Good	Good	Good	C	>40 yrs		
16	Wild Cherry	Prunus avium	Mature	16	1	190					5	5	4	4	5	5	7	6	Good	Ivy	Good	C	>40 yrs	Good	
17	Goat Willow	Salix caprea	Mature	13	4	370	300	280	250		5	6	7	6	6	6	4	4	Good	Ivy	Good	C	>40 yrs	Good	
18	Wild Cherry	Prunus avium	Mature	13	1	190					3	4	4	3	7	6	5	8	Good	Ivy	Good	C	>40 yrs	Good	

Tree ID	Common Name	Latin Name	Maturity	Height (m)	Number of Stems	Stem 1 (mm)	Stem 2 (mm)	Stem 3 (mm)	Stem 4 (mm)	Stem 5 (mm)	Spread (m)				Canopy Height (m)				Crown	Stem	Basal Area	Category	Life Expectancy	Physiological Condition	Comment
											N	E	S	W	N	E	S	W							
19	Sycamore	Acer pseudoplatanus	Semi-mature	11	1	170					2.5	2.5	2.5	2.5	4	4	4	4	Good	Ivy	Good	C	>40 yrs	Good	
20	Common Ash	Fraxinus excelsior	Semi-mature	8	1	130					1.5	2	2	2	5	5	6	5	Good	Good	Good	C	10 to 20 yrs		
21	Goat Willow	Salix caprea	Mature	11	1	360					5	5	6	5	4	4	3	4	Good	Ivy	Good	C	>40 yrs	Good	Growing on bank.
22	False Acacia	Robinia pseudoacacia	Mature		1	500					7	7	6	7	8	8	8	7	Good	Fair	Fair	C	>40 yrs	Fair	Not certain of ID, Possibly a thornless variety. Close to building. Concrete all round. Damage and wounding in crown. Dead wood in crown.
23	Common Ash	Fraxinus excelsior	Mature	15	4	260	210	220	160		8	4	4	10	9	10	10	6	Fair	Ivy	Fair	C	10 to 20 yrs	Fair	Growing on bank. One limb extending west. Reduced away from building's in past.
24	Sycamore	Acer pseudoplatanus	Mature	17	1	270					1	2	6	5	8	6	6	6	Good	Good	Good	C	>40 yrs	Good	Growing out and away from adjacent Ash.
25	Sycamore	Acer pseudoplatanus	Mature	17	1	290					3	3	5	5	7	9	5	5	Good	Good	Good	C	>40 yrs	Good	Secondary Sycamore growing adjacent.
26	Common Ash	Fraxinus excelsior	Mature	17	1	500					9	10	7	8	8	7	8	7	Good	Ivy	Fair	C	10 to 20 yrs	Fair	Growing on bank. Heavy Ivy onto crown.
27	Sycamore	Acer pseudoplatanus	Mature	22	1	490					5	6	5	5	9	6	7	14	Fair	Ivy	Good	C	>40 yrs	Fair	Forks into 2 at 2.0m. Heavy Ivy into crown. Close to power lines.
G1																									Line of Sycamore, 12.0m. high, 120mm. diam 4.0m. spread. Regen. on roadside bank.
H1																									Hawthorn, Privet. Plus odd young Sycamore. Odd Ash and Cypress. Hedge. 4.0m. High, 3.0m. Wide.
H2																									Beech hedge. 1.5m. High 1.5m. Wide. Managed in part.
W1																									Scrub woodland area. Regen. Sycamore, Ash, Goat Willow, Hawthorn, Elder.



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**PICKETT'S YARD,
BERWICK ST JOHN.**

SCALE : 1 : 350 @ A3 DATE : 13/04/2026



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PLAN REF: WCM/SSR/TR/PY/TSP/1

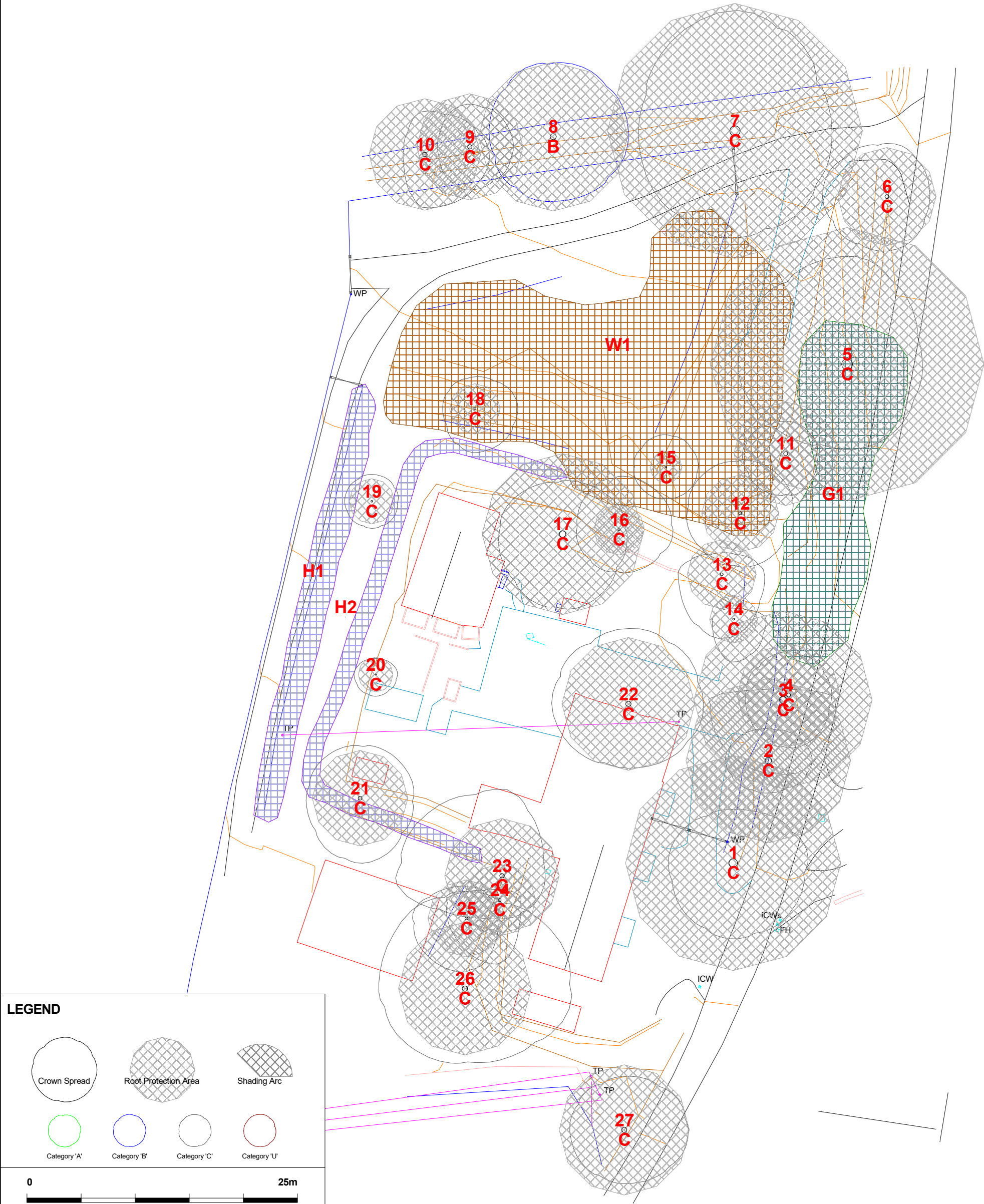
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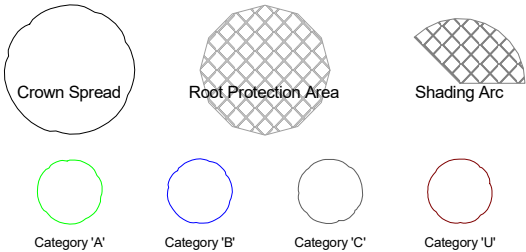


BS5837:2012 Table 1 - Cascade Chart for Tree Quality Assessment

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 [BS5837:2012] 4.5.7.			
	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)	
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	
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	



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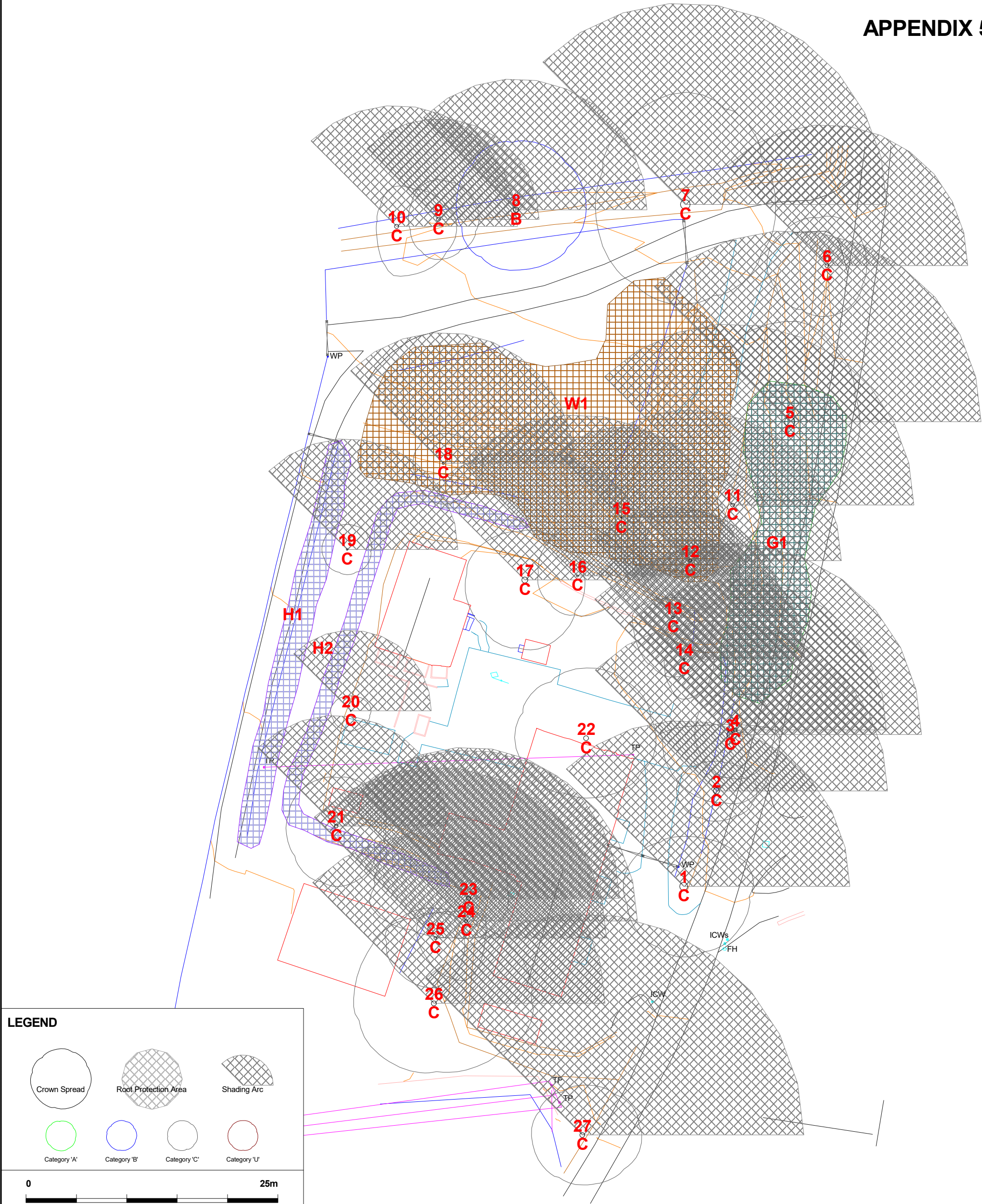
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BERWICK ST JOHN.**

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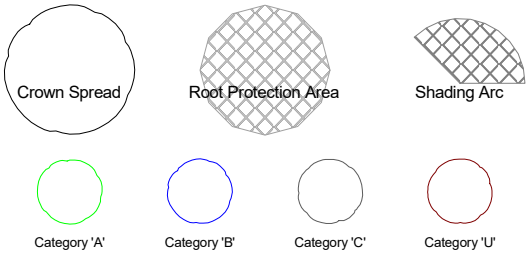
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**PICKETT'S YARD,
BERWICK ST JOHN.**

SCALE : 1 : 350 @ A3 DATE : 13/04/2026



PLAN TITLE: TREE SHADOW
PLAN REF: WCM/SSR/TR/PY/TS/1

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