



Arboricultural Constraints Appraisal

in Relation to Proposed Solar Farm Development at



**Land between Hopworthy and
Yeomadon, Holsworthy,
Devon, EX22 6LJ**

Prepared by:

Bowland 
Tree Consultancy Ltd

April 2024

**ARBORICULTURAL CONSTRAINTS APPRAISAL
LAND BETWEEN HOPWORTHY AND YEOMADON, HOLSWORTHY**

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**ARBORICULTURAL CONSTRAINTS APPRAISAL
LAND BETWEEN HOPWORTHY AND YEOMADON, HOLSWORTHY**

PROJECT DETAILS

Project No.: BTC2922

Site: Land between Hopworthy & Yeomadon, Holsworthy, EX22 6LJ

Agent for Client: Neo Environmental

Council: Torridge District Council

Survey Date: 21 March 2024

Surveyed by: Joseph Lambert BSc (Hons) FdSc MArborA MICFor

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DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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Statutory Tree Protection: It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

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Validity: The findings and recommendations contained within this report are, providing its recommendations are observed and the site conditions are retained as per the date(s) of the survey, valid for a period of twelve months from the last survey date. This period of validity may be reduced should there be any changes in factors affecting both the surrounding environment and/or built structures in relative proximity to the trees. The condition of trees should be re-appraised directly, through a site survey, following major weather events such as storms, changes undertaken to the site's conditions, inclusive of demolition and/or ground works, or the removal of existing site vegetation, including trees.

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL	
Site:	Land between Hopworthy and Yeomadon, Holsworthy, Devon, EX22 6LJ
Agent for Client:	Neo Environmental

Surveyor:	Joseph Lambert Chartered Arboriculturist
Survey Date:	21 March 2024
Job Reference:	BTC2922

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
T1	Common Beech	12	500	N E S W 6 6 6 6	2.5 0.5	M	G	Canopy evidently pruned to reduce, likely due to proximity of high voltage overhead power lines to west.		20+	B1	113	6
T2	Goat Willow	3	1x300 1x150 (ts)	N E S W 5 5 0 0	N/A 0	SM	G	Stem from wider semi-mature group. Significant stem lean north towards road. Canopy evidently repeatedly mechanically pruned to clear road.	Coppice tree at ground level back into hedge due to evident significant conflict with adjacent road.	<10	U	N/A	N/A
T3	Goat Willow	6.5	230	N E S W 2.5 2 2 5	N/A 0	SM	G	Stem has previously partially failed to north-west towards road at ground level. Evidently repeatedly pruned, but also having contact with larger passing vehicles on road.	Coppice tree at ground level due to evident significant conflict with adjacent road.	<10	U	N/A	N/A
T4	Common Ash	13	1x280 1x190 (ts)	N E S W 4.5 1 1.5 4.5	1.2 2.5	SM	M/P	Located to edge of wider woodland. Canopy out of leaf but showing signs of significant colonisation by Ash Dieback Disease (ADD).		<10	U	52	4.06
T5	Common Oak	11	350#	N E S W 0 4 7.5 3	3 4.5	EM	G	Located in banking between ditches to north and south. Not fully accessed to inspect due to location. Highly biased canopy and slight stem lean south east due to suppression by adjacent trees to north.		20+	C1	55	4.2
T6	Common Beech	13.5	440	N E S W 5 3.5 6 7.5	3 2	M	G	Part of wider linear group located in banking between ditch to north and south.		20+	B1	88	5.28
T7	Common Oak	12.5	320	N E S W 1 0 4.5 2	8 2.5	EM	M	Located in banking between ditches to north and south. Highly suppressed by adjacent trees.		10+	C1	46	3.84

Headings and Abbreviations:

No. Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable

Species: Common name

Height: In metres, to half nearest metre - where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree

Stem Diam.: Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed

Branch Spread: Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown

Branch & Canopy Clearances: Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point - to inform on crown to height ratio, potential for shading, etc.

Life Stage: Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature

PC: Physiological Condition - a measure of the tree's overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good

General Observations and Comments: Comments relating to the tree's overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.

Management Recommendations: Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate

ERC: Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)

Cat. Grade: Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1

RPA m²: Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage

RPA Radius (m): Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection

(Estimated Dimensions): Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#" symbol

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Surveyor:	Joseph Lambert Chartered Arboriculturist
Survey Date:	21 March 2024
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T8	Downy Birch	9	250#	N 0 E 3.5 S 5.5 W 2.5	3.5 3.5	SM	M	<ul style="list-style-type: none"> Located between ditches to north and south. Not fully accessed to inspect in detail. Stem of approximately 120mm diameter has evidently failed at approximately 5m height. 		10+	C1	28	3
T9	Common Oak	13	320#	N 1 E 4 S 3 W 0	N/A 7	EM	M	<ul style="list-style-type: none"> Located between ditches to north and south. Not fully accessed to inspect in detail. Highly suppressed by adjacent trees. Some mechanical bark damage to lower stem evident from clearance of ditch. 		10+	C1	46	3.84
T10	Common Beech	13.5	650	N 5.5 E 5.5 S 7.5 W 5.5	2.5 4	M	M	<ul style="list-style-type: none"> Located between ditches to north and south. Moderate reduction in upper canopy vitality. 		20+	B1	191	7.8
T11	Common Oak	13.5	710	N 6.5 E 7.5 S 8 W 6	2.5 4.5	M	M/G	<ul style="list-style-type: none"> Located to edge of access track into field between ditches. Exposed fibrous roots to north from recent ditch clearance. Poor pruning wound with tear part occluded at approximately 2.5m height on west side of approximately 220mm diameter, evidently from works to raise canopy over field entrance. Further wounds and decay pockets in primary branches to approximately 120mm diameter from pruning and damage from farm machinery. 		20+	B1	228	8.52
T12	Common Ash	20	700#	N 9 E 9 S 9 W 9	3 3.5	M	M/G	<ul style="list-style-type: none"> Located beyond barbed wire fence in brambles, and not accessed to inspect in detail. Pruning stubs of approximately 1m long and 250mm diameter on east side. Tree has sustained 160mm diameter branch failure on north east side at approximately 5m height. Out of leaf at time of survey, and subsequently unable to ascertain level of colonisation by ADD. 	<ul style="list-style-type: none"> Re-inspect tree to review canopy during summer 2024 to appraise and evaluate its physiological condition. 	20+	B1	222	8.4
T13	Common Oak	12	680#	N 6 E 10.5 S 7.5 W 3	1.5	M	G	<ul style="list-style-type: none"> Stem located to west of watercourse and not accessed to inspect in detail, with Root Protection Area (RPA) subsequently offset to west. Significant stem lean and canopy bias east over field. Several pruning stubs at fence line to approximately 200mm diameter from pruning to clear field. 		20+	B1	209	8.16
T14	Common Alder	12	350	N 0 E 6 S 6 W 0	0.5-SW 3	M	G	<ul style="list-style-type: none"> Located in east side of river banking. Moderate stem lean and highly biased canopy south-east due to suppression by tree T12. 		10+	C1	55	4.2

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T15	Common Ash	17.5	1x450 1x410 2x350 1x290 (ms)#	N 7 E 7.5 S 7 W 7	N/A 4.5	EM	M/P	<ul style="list-style-type: none"> Multiple stems from ground level. Bramble and watercourse edge part impeding inspection. Heavily colonised by bacterial Ash Canker throughout. Canopy out of leaf at time of viewing, but epicormic growth suggests significant colonisation by ADD. 		<10	U	317	10.04
T16	Common Beech	13	400	N 5 E 5 S 3.5 W 5	0.5-W 0	EM	MD	<ul style="list-style-type: none"> Evidently in late stages of severe progressive terminal decline. 		<10	U	72	4.8
T17	Common Ash	14	480#	N 7.5 E 7.5 S 7.5 W 7.5	2-SE 3.5	M	M	<ul style="list-style-type: none"> Located in dense hedge and stem base not accessed to inspect. Out of leaf at time of viewing, and subsequently unable to ascertain level of colonisation by ADD. 	<ul style="list-style-type: none"> Re-inspect tree to review canopy during summer 2024 to appraise and evaluate its physiological condition. 	20+	B1	104	5.76
T18	Common Oak	8	1x400 1x380 (ts)	N 3.5 E 8.5 S 6 W 0	N/A 4.5	M	M/G	<ul style="list-style-type: none"> Stem immediately to east of access gateways between fields. Evident stem damage on west side from mechanical hedge trimming and passing machinery. Very highly biased canopy east. 		20+	C1	138	6.62
T19	Common Oak	10	450#	N 6 E 7.5 S 6 W 4.5	3.5 4	M	G	<ul style="list-style-type: none"> Located in dense hedge, and subsequently not accessed to view in detail. 		20+	B1	92	5.4
T20	Common Hawthorn	4	1x75 3x50 (ms)	N 0.5 E 0.5 S 0.5 W 0.5	N/A 0.5	Y/SM	M	<ul style="list-style-type: none"> Outlying tree within field. 		10+	C1	6	1.37
T21	Common Oak	6.5	300	N 5 E 7.5 S 2 W 0	2.5-E 4	SM	M	<ul style="list-style-type: none"> Highly biased canopy north east. 		10+	C1	41	3.6
T22	Goat Willow	6.5	2x150 1x100 (ms)	N 3.5 E 4.5 S 2 W 0.5	N/A 0	SM	G	<ul style="list-style-type: none"> Located in hedge, and subsequently not accessed to view in detail. 		10+	C1	25	2.81
T23	Common Oak	12.5	800	N 8.5 E 9 S 6.5 W 6.5	3-SE 3	M	G	<ul style="list-style-type: none"> Located in banked hedgerow. Compacted farm tracks in field immediately south-west. Memorial plaque stone on south east side signifying tree has sentimental value. 		40+	A1/3	290	9.6

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T24	Common Alder	8.5	280	N 2.5 E 2.5 S 2.5 W 2.5	1.5 1.5	SM	MD	<ul style="list-style-type: none"> Staining consistent with colonisation by bacterial pathogen <i>Phytophthora</i> sp. Canopy showing a severe reduction in vitality and short projected remaining life expectancy. 		<10	U	N/A	N/A
G1	Downy Birch, Common Beech, Oak	≤ 10	≤ 1x480 1x280 (ts)#	N ≤ 5.5 E ≤ 5.5 S ≤ 5.5 W ≤ 5.5	N/A ≥ 0	EM	G	<ul style="list-style-type: none"> Closely spaced group emanating from banked hedgerow north of road. Not accessed or viewed to inspect in detail. 		20+	B1	≤ 140	≤ 6.67
G2	5no. Common Oak	≤ 11	≤ 400#	N ≤ 7.5 E ≤ 7.5 S ≤ 7.5 W ≤ 7.5	N/A ≥ 2.5	EM	G	<ul style="list-style-type: none"> Moderately closely spaced group extending south onto adjacent farmland. Stems located to south of deep ditch and in banked hedgerow. Not accessed to inspect in detail. 		20+	B1/2	≤ 72	≤ 4.8
G3	Goat Willow	≤ 11	≤ 200#	N ≤ 3.5 E ≤ 3.5 S ≤ 3.5 W ≤ 3.5	N/A ≥ 0	SM	G	<ul style="list-style-type: none"> Closely spaced group to west of stream and south of ditch. Not accessed to inspect in detail. 		10+	C1	≤ 18	≤ 2.4
G4	Common Beech, Downy Birch	≤ 15	≤ 450#	N ≤ 9 E ≤ 6 S ≤ 5.5 W ≤ 6	N/A ≥ 0	SM-M	G	<ul style="list-style-type: none"> Linear group extending along bank between road edge and hedge to field. Not accessed to inspect in detail. One Beech and Oak close to road edge to north-west of group. Water filled ditch to north of eastern group extents. 		20+	B1	≤ 122	≤ 6.24
G5	Willow	≤ 4.5	≤ 9x25 (ms)#	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	N/A ≥ 0	Y	G	<ul style="list-style-type: none"> Closely spaced group of Willow between group G4 and woodland W2. Evidently regularly coppiced at ground to maintain clearance to high voltage overhead power cables. Not accessed to inspect in detail. 		10+	C1	≤ 3	≤ 0.9
G6	1no. Common Ash, 1no. Willow, Hazel	≤ 12	≤ 280#	N ≤ 4.5 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	N/A ≥ 0	SM	M-G	<ul style="list-style-type: none"> Ash and Goat Willow in Hazel understory between field access and stream. Not accessed to inspect in detail. Ash showing signs of possible colonisation by ADD. Two stems of Hazel 75mm diameter overhang field access closely to east side of group. Willow to south has sustained multiple partial stem failures at 3-6m heights which are partially attached in canopy. 		10+	C1	≤ 35	≤ 3.36
G7	1no. Common Oak, 1no. Alder	≤ 15	≤ 480#	N ≤ 5 E ≤ 3 S ≤ 5 W ≤ 6	N/A ≥ 0	EM	G	<ul style="list-style-type: none"> Moderate to closely spaced pair to west of watercourse and not accessed to inspect in detail. 		20+	B1	≤ 104	≤ 5.76

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G8	Common Hazel, Goat Willow	≤ 5	≤ 1x120 3x100 (ms)#	N ≤ 4.5 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	N/A ≥ 0	SM	G	<ul style="list-style-type: none"> Areas of closely spaced shrubs and multi-stemmed trees of low stature along watercourse between bank top and wire fence. Evidently mechanically pruned to approximately stock fence edge to clear field. Not accessed to inspect in detail. 		10+	C1	≤ 20	≤ 2.53
G9	Common Alder, Oak, Ash	≤ 13	≤ 2x250 (ts)#	N ≤ 5.5 E ≤ 5.5 S ≤ 5.5 W ≤ 5.5	N/A ≥ 0	SM	M-G	<ul style="list-style-type: none"> Very closely spaced linear group located in dense shrubs beyond fencing and not accessed to inspect in detail. Out of leaf at time of viewing and unable to ascertain level of colonisation by ADD. Number of fractured branch stubs from mechanical pruning to clear field. 		20+	C1	≤ 56	≤ 4.24
G10	Goat Willow, Hawthorn, Ash	≤ 7	≤ 2x150 (ts)	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	N/A ≥ 0	SM	G-P	<ul style="list-style-type: none"> Closely spaced group along watercourse of predominantly Willow with some Hawthorn and Ash. Stems mostly located to west of watercourse. Several partially failed stems have fallen across watercourse over fence in parts. Semi-mature Ash showing signs of colonisation by ADD. 		10+	C1	≤ 22	≤ 2.64
G11	Common Ash, Hazel, Willow	≤ 9	≤ 120#	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	N/A ≥ 0	SM	G	<ul style="list-style-type: none"> Not accessed to inspect in detail. Ash evidently repeatedly managed to clear overhead cables. Area of evident Ash and Hazel coppice with some over grown and partially failed Goat Willow stools to field corner. Bluebells and primrose within southern section indicating historic establishment of coppiced area. 		20+	B1/2	≤ 39	≤ 3.53
G12	Downy Birch, Common Holly, Common Alder, Common Oak, Common Beech	≤ 15	≤ 750	N ≤ 8 E ≤ 9 S ≤ 8.5 W ≤ 6	N/A ≥ 0	EM-M	G	<ul style="list-style-type: none"> Closely spaced group of mature Birch, Oak and Beech with Holly understory located atop raised bank hedgerow and evidently part of historic boundary hedgerow. Several standing dead Oak stems of high habitat value and Oak stem with cavity and high habitat potential to east of group. 		40+	A1/2	≤ 254	≤ 9
G13	Goat Willow, Common Hawthorn	≤ 7	≤ 2x150 (ts)	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	N/A ≥ 0	EM	M-G	<ul style="list-style-type: none"> Closely spaced Willow and Hawthorn forming outgrown area to west of managed hedgerow. 		10+	C1	≤ 20	≤ 2.55
G14	Common Oak	≤ 14	≤ 850#	N ≤ 8 E ≤ 8 S ≤ 8 W ≤ 9	N/A ≥ 3.5	M	G	<ul style="list-style-type: none"> Linear group of mature Oak, Beech and Ash along watercourse boundary. Not fully accessed to inspect in detail. Ash showing some signs of colonisation by ADD. 		40+	A1/2	≤ 327	≤ 10.2

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G15	Oak, Beech, Birch, Gorse and Holly	≤ 12	≤ 500#	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	N/A ≥ 0	EM	G	<ul style="list-style-type: none"> Closely spaced group located along banked hedgerow. Predominantly Oak and Beech with some Birch, Gorse and Holly understory. Not accessed to inspect in detail. Understory managed mechanically to approximately 2m height to maintain field clearance. 		20+	B1/2	≤ 113	≤ 6
G16	Goat Willow	≤ 8	≤ 4x100 (ms)	N ≤ 3.5 E ≤ 3.5 S ≤ 3.5 W ≤ 3.5	N/A ≥ 0	SM	G	<ul style="list-style-type: none"> Closely spaced group of Willow located to south east of water filled ditch atop bank. 		10+	C1	≤ 18	≤ 2.4
G17	Common Oak, Birch, Beech	≤ 9	≤ 400#	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	N/A ≥ 3	EM	G	<ul style="list-style-type: none"> Moderately to loosely spaced group. Located to north-east of water filled ditch on land raised by approximately 1.5m from field in site, and RPAs subsequently offset to north-east. Not accessed to inspect in detail. 		20+	B1/2	≤ 72	≤ 4.8
G18	Common Oak	≤ 7	≤ 150#	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	N/A ≥ 0	SM	G	<ul style="list-style-type: none"> Closely spaced young and self-set group in banking to east of ditch. Not accessed to inspect in detail. 		10+	C1	≤ 10	≤ 1.8
G19	Common Alder, Ash, Hazel, Poplar	≤ 10	≤ 280#	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	N/A ≥ 0	SM	M-P	<ul style="list-style-type: none"> Moderately to closely spaced group. Evidently planted with some tree guards still present as litter on ground. Evidently little management since planting. Not accessed to inspect in detail. Some Ash showing signs of colonisation by ADD. 		10+	C1	≤ 35	≤ 3.36
G19a	English Elm,	≤ 8	≤ 160#	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	N/A ≥ 0	SM	M	<ul style="list-style-type: none"> Closely spaced outgrown group of Elm. Canopies showing some signs of colonisation by Dutch Elm Disease (DED). 		10+	C1	≤ 11	≤ 1.9
G20	Common Beech, Common Alder, Field Maple, Bird Cherry	≤ 9	≤ 200#	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	N/A ≥ 0	SM	M	<ul style="list-style-type: none"> Closely spaced group of young and semi-mature trees along watercourse. Not accessed to inspect in detail. Canopies evidently mechanically managed on south side along track and east side along field edge. Mechanically managed along fence to approximately 4m clearance over field. Some Ash close to watercourse showing signs of severe colonisation by ADD. 		10+	C1/2	≤ 46	≤ 3.82

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL	
Site:	Land between Hopworthy and Yeomadon, Holsworthy, Devon, EX22 6LJ
Agent for Client:	Neo Environmental

Surveyor:	Joseph Lambert Chartered Arboriculturist
Survey Date:	21 March 2024
Job Reference:	BTC2922

Page: 7 of 9

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
G21	2no. Common Ash	≤ 8	≤ 1x170 1x100 (ts)	N ≤ 2.5 E ≤ 4 S ≤ 3 W ≤ 3	N/A ≥ 0	SM	P	▪ Near watercourse and evidently significantly colonised by ADD with subsequent short projected remaining life expectancy.		<10	U	N/A	N/A
G22	Common Alder	≤ 12	≤ 180#	N ≤ 7 E ≤ 7 S ≤ 7 W ≤ 7	N/A ≥ 0	EM	G	▪ Very closely spaced multi-stemmed group of Alder in Western bank of watercourse. ▪ Not accessed to inspect in detail.		20+	B1	≤ 132	≤ 6.48
G23	Common Alder, Field Maple, Wild Cherry, Common Oak, Willow	≤ 12	≤ 400#	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	N/A ≥ 0	SM-EM	M-G	▪ Closely spaced group of evidently planted Alder in formal rows leading down to watercourse and Willow/Alder scrub further west. ▪ Some Hawthorn, Oak and Ash within. ▪ Western extents not fully accessed to inspect in detail. ▪ Some old stem bleeds consistent with colonisation by bacterial pathogen <i>Phytophthora</i> sp. ▪ Designated as priority habitat 'deciduous woodland' on DEFRA magic map.		20+	C1/2	≤ 72	≤ 4.8
G24	Goat Willow	≤ 6	≤ 3x120 (ms)	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	N/A ≥ 0	SM	G	▪ Closely spaced stand of young and semi-mature Willow in wet ground.		10+	C1	≤ 19	≤ 2.49
G25	Willow, Oak, Hazel, Ash and Blackthorn	≤ 8	≤ 1x150 2x120 (ms)#	N ≤ 3.5 E ≤ 3.5 S ≤ 3.5 W ≤ 3.5	N/A ≥ 0	EM	G	▪ Closely spaced group forming boundary feature and group extending further south and east in parts away from site. ▪ Located to south east of water filled ditch. ▪ Not accessed or viewed to inspect in detail, with extents all subsequently estimated. ▪ Lower canopies evidently mechanically managed into 1m high hedge to edge of group. ▪ Some Ash showing signs of ADD. ▪ Section of group below high voltage overhead power lines evidently pruned to maintain clearance.		20+	C1/2	≤ 23	≤ 2.72
G26	English Elm	≤ 10.5	≤ 200#	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	N/A ≥ 0	SM	M	▪ Very closely spaced linear group of Elm. ▪ Some showing signs of colonisation by DED. ▪ Not accessed to inspect in detail. ▪ Dense Blackthorn to base mechanically managed as hedge.		10+	C1	≤ 18	≤ 2.4
G27	Goat Willow, Elm	≤ 7	≤ 6x75 (ms)#	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	N/A ≥ 0	SM	G-P	▪ Loosely spaced group of self-set young to semi-mature Willow and Elm. ▪ Large number of gaps within group and dense bramble patches. ▪ Not accessed to inspect in detail.		10+	C	≤ 15	≤ 2.2

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL	
Site:	Land between Hopworthy and Yeomadon, Holsworthy, Devon, EX22 6LJ
Agent for Client:	Neo Environmental

Surveyor:	Joseph Lambert Chartered Arboriculturist
Survey Date:	21 March 2024
Job Reference:	BTC2922

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
W1	Ash, Oak, Beech	≤ 17	≤ 900#	N ≤ 9 E ≤ 9 S ≤ 12.5 W ≤ 9	N/A ≥ 0	M	G	<ul style="list-style-type: none"> Woodland block located to north of road, and not accessed to inspect in detail. Stems all north of water filled ditch Low primary branches over northern edge of road to approximately 4.5m with some missing bark from past contact with larger farm and delivery vehicles using road. Designated as priority habitat 'deciduous woodland' on DEFRA magic map. 		40+	A1/2	≤ 389	≤ 11.13
W2	Oak, Beech, Ash	≤ 16	≤ 550	N ≤ 7.5 E ≤ 7.5 S ≤ 7.5 W ≤ 7.5	N/A ≥ 0	M	G	<ul style="list-style-type: none"> Woodland to north and south of road. Trees to north of road evidently within banked hedgerow adjacent to field, but evidently part of wider woodland extending south. Canopies evidently raised to keep road clear. Managed section of 1m high hedge along woodland perimeter to south western edge with steep ditch. Designated as priority habitat 'deciduous woodland' on DEFRA magic map. 		40+	A1/2	≤ 137	≤ 6.6
H1	Common Hawthorn	≈ 1	N/A	≈ 1.5 wide	N/A	SM	G	<ul style="list-style-type: none"> Very low mechanically managed hedgerow within banked hedgerow. Not inspected in detail. 		40+	C2	N/A	≈ 1
H2	Common Hawthorn	≈ 2	N/A	≈ 1.5 wide	N/A	SM	G	<ul style="list-style-type: none"> Very low mechanically managed hedgerow within bank beyond ditch. Not inspected in detail. 		40+	C2	N/A	≈ 1
H3	Common Beech	≈ 2	N/A	≈ 1.5 wide	N/A	SM	G	<ul style="list-style-type: none"> Hedge mechanically managed. 		40+	C2	N/A	≈ 1
H4	Hawthorn, Blackthorn, Hazel	≈ 2.5	N/A	≈ 2 wide	N/A	SM	G	<ul style="list-style-type: none"> Mechanically managed hedge Some outgrown sections of Hawthorn with dense Ivy. 		20+	C2	N/A	≈ 1
H5	Hawthorn, Blackthorn, Hazel	≈ 2	N/A	≈ 2 wide	N/A	SM	G	<ul style="list-style-type: none"> Mechanically managed hedge in earth bank. Managed to fence edge on field side. 		20+	C2	N/A	≈ 1
H6	Hawthorn, Blackthorn, Hazel	≈ 2	N/A	≈ 2 wide	N/A	SM	G	<ul style="list-style-type: none"> Mechanically managed hedge in earth bank. Managed to fence edge on field side. 		20+	C2	N/A	≈ 1
H7	Hawthorn, Blackthorn, Hazel	≈ 2	N/A	≈ 1.5 wide	N/A	SM	G	<ul style="list-style-type: none"> Mechanically managed hedge. 		20+	C2	N/A	≈ 1

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL	
Site:	Land between Hopworthy and Yeomadon, Holsworthy, Devon, EX22 6LJ
Agent for Client:	Neo Environmental

Surveyor:	Joseph Lambert Chartered Arboriculturist
Survey Date:	21 March 2024
Job Reference:	BTC2922

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
H8	Hawthorn, Blackthorn, Hazel	≈ 1.5	N/A	≈ 1.5 wide	N/A	SM	G	<ul style="list-style-type: none"> Mechanically managed hedge. 		20+	C2	N/A	≈ 1
H9	English Elm, Ash	≈ 4	N/A	≈ 3 wide	N/A	SM	G-P	<ul style="list-style-type: none"> Mechanically managed hedgerow on south-west side and half of top with north-east top and side out-grown. Some emergent Ash and Elm. Signs of colonisation by ADD and DED throughout emergent stems. 		20+	C2	N/A	≈ 1.5

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

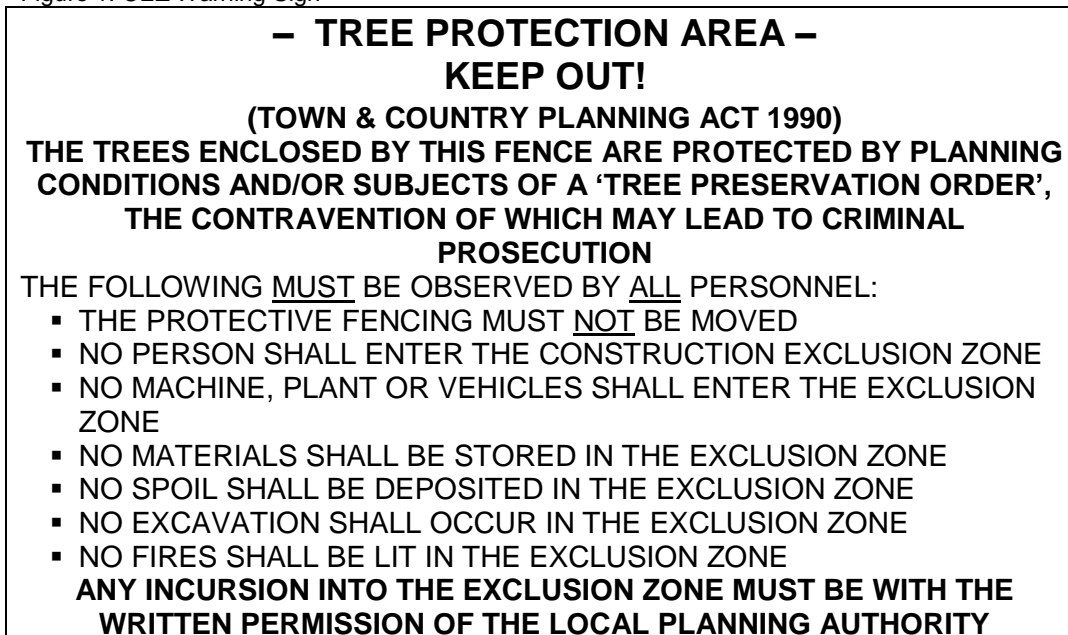
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
<p>Category U</p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<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 the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i></p>			Red
1. Mainly arboricultural qualities		2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Trees to be considered for retention				
<p>Category A</p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years</p>	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)	Green
<p>Category B</p> <p>Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.</p>	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
<p>Category C</p> <p>Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm</p>	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	<p>Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation</p>			

- TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

Construction Exclusion Zones (CEZs), shall be enclosed by **Temporary Protective Fencing** and/or, where necessary, **Temporary Ground Protection Measures**. The fencing/ground protection Type(s), locations, and extents shall be agreed, in writing, with the Local Planning Authority (LPA). In turn, the **Temporary Protective Fencing** and/or **Temporary Ground Protection Measures** shall:

1. be constructed as in accordance with the Type 1, Type 2 or Type 3 'Temporary Protective Fencing Construction' sections and, where applicable the 'Temporary Ground Protection Measures' section, as detailed herein and agreed, in advance with the LPA;
2. be retained in place throughout the development process until completion of the project, and only removed following receipt of written permission from the LPA;
3. be sited in the area(s) defined by the Root Protection Areas on the associated Tree Impact Plan, or as the CEZs on the Tree Protection Plan;
4. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
5. preclude any delivery of site accommodation and/or materials and/or plant machinery;
6. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties;
7. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance; and
8. be affixed with a 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below), at every 10.0 metre length of protective fencing.
9. Important: Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

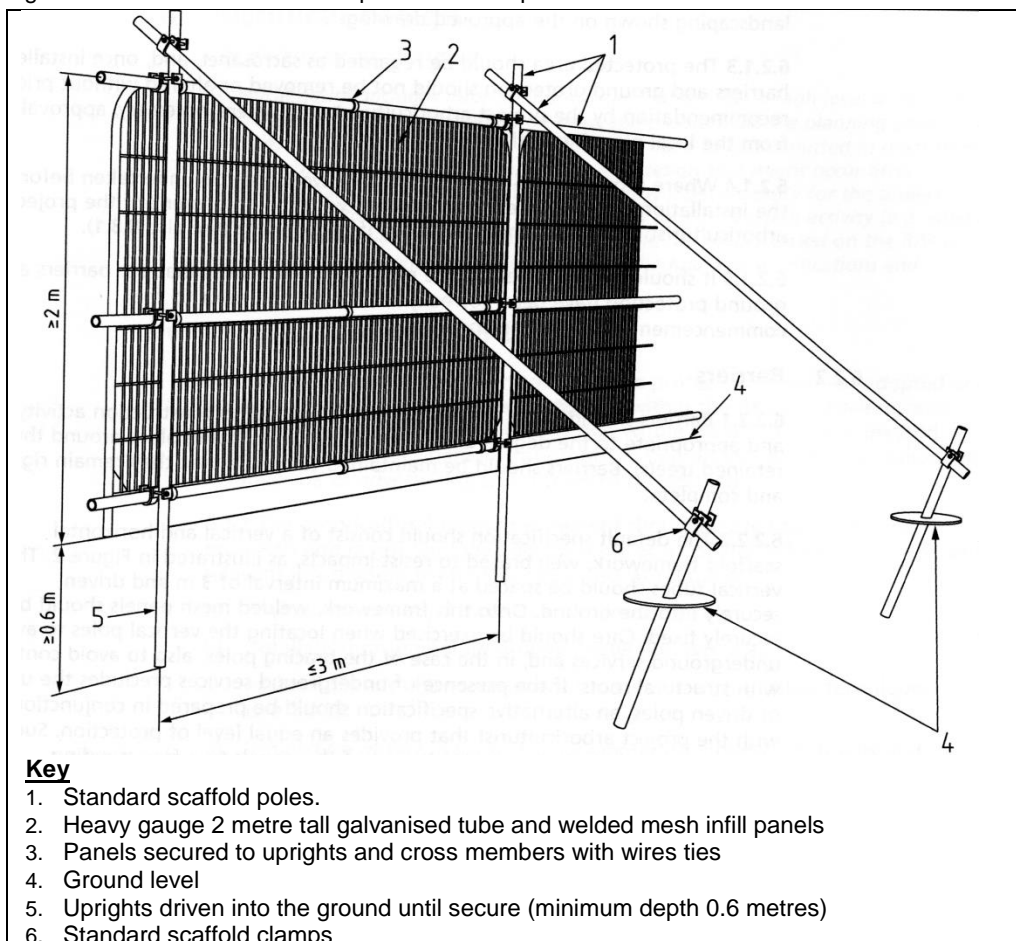
Figure 1: CEZ Warning Sign



Type 1 (i.e. 'Default') Temporary Protective Fencing Construction (see Figure 2, below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per points 3 to 5 of Figure 2, overleaf.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per points 4 to 5.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45° angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

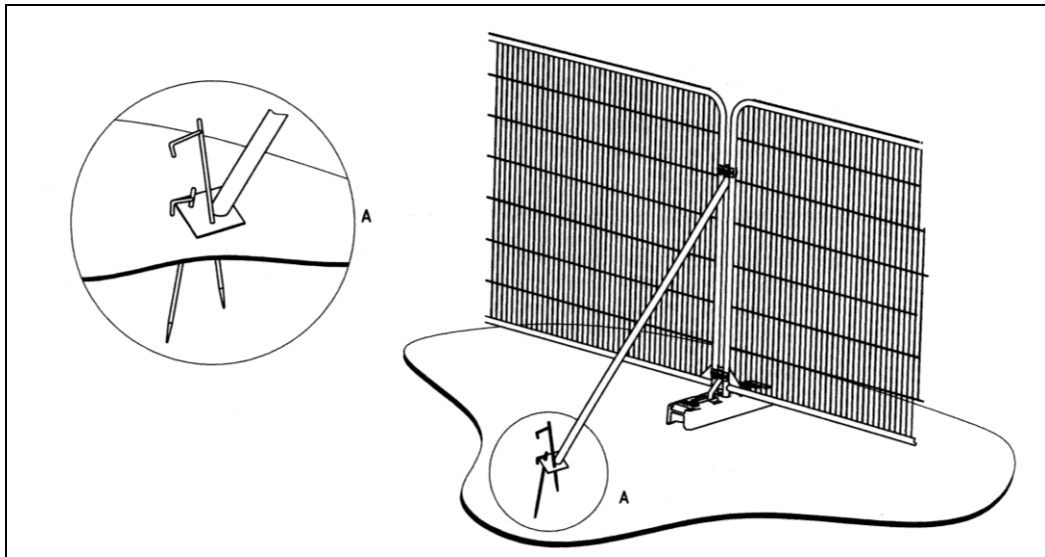
Figure 2: BS5837:2012 Default specification for protective barrier



Type 2 Temporary Protective Fencing Construction (see Figure 3(a), below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a base plate, which shall be secured to the ground with pins (Figure 3a).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

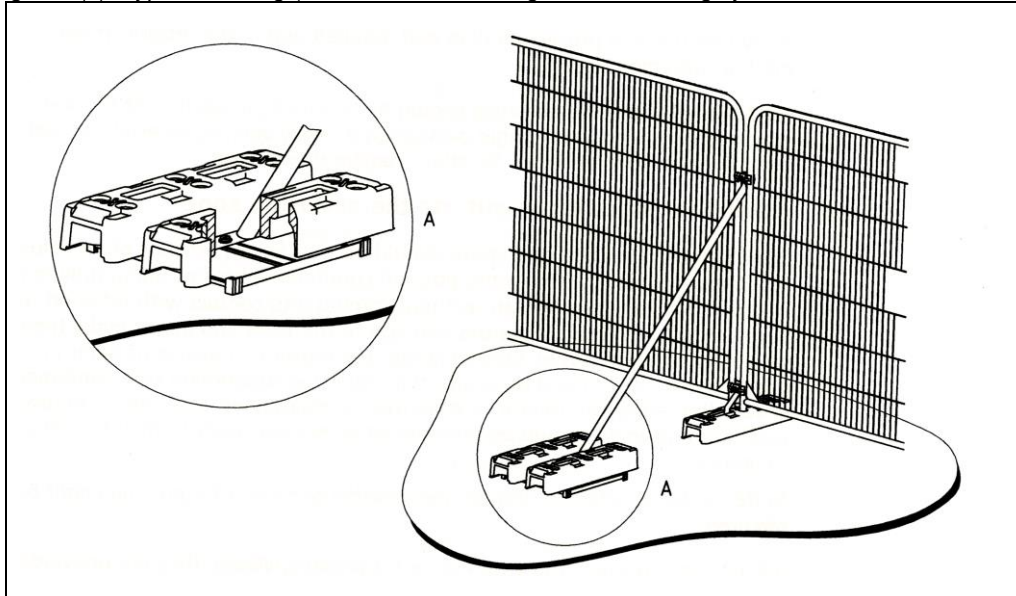
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



Type 3 Temporary Protective Fencing Construction (see Figure 3(b), overleaf)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

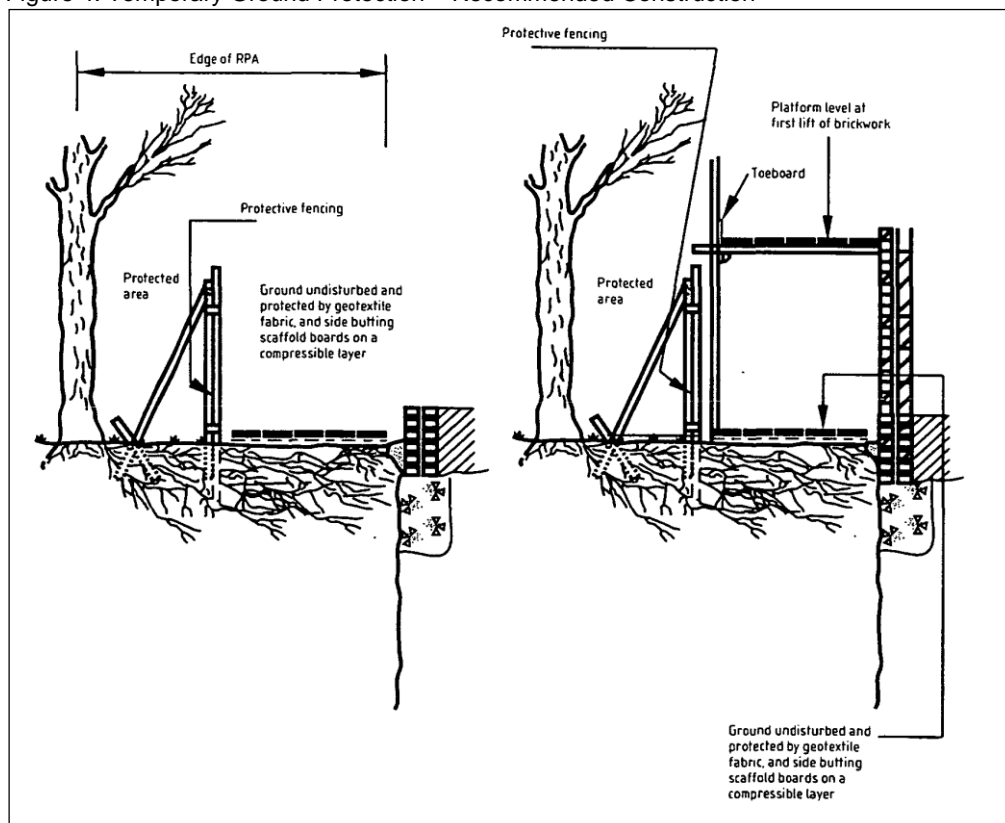
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)

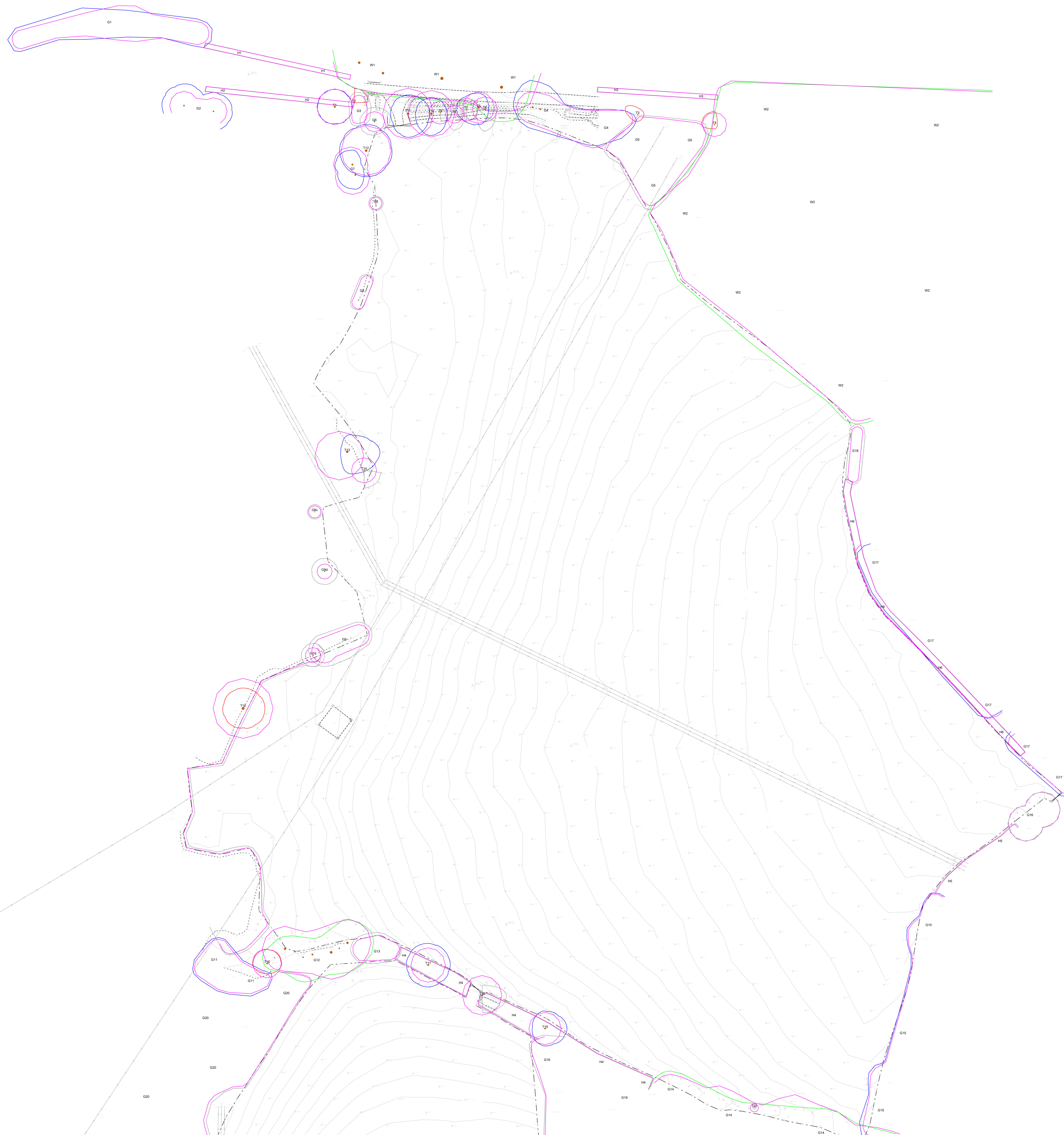
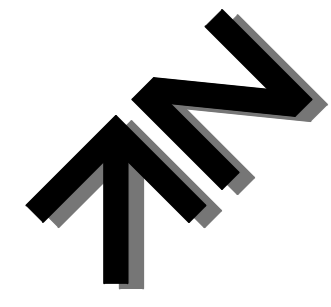


Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 4, below, unless otherwise agreed with the LPA.
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Figure 4: Temporary Ground Protection – Recommended Construction





KEY

- T = Individual Tree
- G = Group of Trees
- H = Hedge
- W = Woodland

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below.

Tree Categories:

- Those to be Considered for Retention:
- Category 'A' Tree Group/Woodland: Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
 - Category 'B' Tree Group/Woodland: Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
 - Category 'C' Tree Group/Woodland: Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees
- Those Considered Unsuited for Retention:
- Category 'U' Tree Group/Woodland: Those in Such a Condition that they Cannot Appropriately be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note: The stem locations of the trees (except for T5-T12, T15, T22 and T26, the full locations and extents of the groups of trees (except for part of G4, G10, G12, G22 and G24), the boundaries and extent of the hedgerows, and the full locations and extents of the woodlands were not included on the topographical survey plan provided, and the locations, including their extents, were subsequently plotted by the arboricultural surveyor at the time of the survey using GPS. Where available, stem location measurements from existing site plans are used. As such, the plotted locations of the trees and the extents of the groups, hedgerows and the woodlands cannot therefore be considered to be wholly accurate.

Root Protection Areas (RPAs):

- RPA: Areas of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appointed Temporary Protective Fencing Specification

Project:
LAND BETWEEN HOPWORTHY & YEOMADON
HOLSWORTHY
DEVON
EX22 6LJ

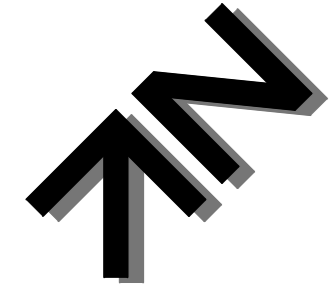
Agent for Client:
NEO ENVIRONMENTAL

Title:
TREE CONSTRAINTS PLAN
(Plan 1 of 3)

Scale: 1:500@A0
Date: April 2024
Drawn by: MB & JL
Checked by: JL



DISCLAIMER: The original content of this plan was produced in 2022, which is referred to the plan's representation and validity. An such, a responsible user should be used again.



KEY

- T = Individual Tree
- G = Group of Trees
- H = Hedge
- W = Woodland

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below.

Tree Categorisation:

Those to be Considered for Retention:

- **Category 'A'**
Tree Group/Woodland
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
- **Category 'B'**
Tree Group/Woodland
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
- **Category 'C'**
Tree Group/Woodland
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuited for Retention:

- **Category 'U'**
Tree Group/Woodland
Those in Such a Condition that they Cannot Reasonably be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note: The stem locations of the trees (except for TS-T12, T15, T22 and T26) the full locations and extents of the groups of trees (except for part of G4, G10, G12, G23 and G24), the locations and extents of the hedges, and the full locations and extents of the woodlands were not included on the topographical survey plan provided, and their locations, including their extents, were subsequently plotted by the arboricultural surveyor at the time of the survey using GPS.

Using GPS, where possible, measurement from existing site features. As such, the plotted locations of the trees and the extents of the groups, hedges and the woodland cannot therefore be considered to be wholly accurate.

Root Protection Areas (RPAs):

- **RPA**
Areas of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appointed Temporary Protective Fencing Specification

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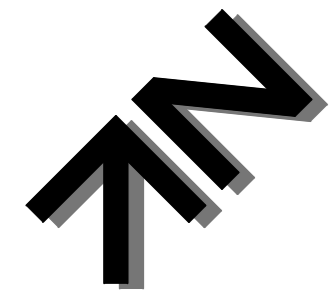
Project:
LAND BETWEEN HOPWORTHY & YEOMADON
HOLSWORTHY
DEVON
EX22 6LJ

Client:
NEO ENVIRONMENTAL

Title:
TREE CONSTRAINTS PLAN
(Part 2 of 3)

Scale: 1:500@A0
Date: April 2024
Drawn by: M&J & J
Checked by: JL





KEY

- T = Individual Tree
- G = Group of Trees
- H = Hedge
- W = Woodland

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below.

Tree Categorisation:

- Those to be Considered for Retention:
- Category A: Tree Group/Woodland
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
 - Category B: Tree Group/Woodland
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
 - Category C: Tree Group/Woodland
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

- Category D: Tree Group/Woodland
Those in Such a Condition that they Cannot Appropriately be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note: The stem locations of the trees (except for TS-T12, T15, T22 and T26) the full locations and extents of the groups of trees (except for part of G4, G10, G12, G22 and G24), the boundaries and extent of the hedges, and the full locations and extents of the woodlands were not included on the topographic survey plan provided, and the locations, including their extents, were subsequently verified by the arboricultural surveyor at the time of the survey using GPS. Any trees whose precise measurement from existing data, including their locations, heights and the woodlands covered, therefore be considered to be wholly accurate.

Root Protection Areas (RPAs):

- RPAs: Areas of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone, see Appointed Temporary Protective Fencing Specification

Project:
LAND BETWEEN HOPWORTHY & YEOMADON
HOLSWORTHY
DEVON
EX22 6LJ

Agent for Client:
NEO ENVIRONMENTAL

Title:
TREE CONSTRAINTS PLAN
(Part 3 of 3)
in Relation to Proposed Solar Farm Development

Scale: 1:500@A0
Date: April 2024
Drawn by: MB & JL
Checked by: JL



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