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**Pre-Development Tree Survey:  
Rookery Farm, Watery Lane, Coventry, West Midlands, CV6 2GT**

**Prepared for:**  
Barry Chinn Associates Ltd  
Harbury Road  
Deppers Bridge  
Southam  
Warwickshire  
CV47 2SZ

Document reference: 257-18, Revision 0

## 1. General notes and introduction

- 1.1 This survey has been undertaken for Barry Chinn Associates Ltd, Harbury Road, Deppers Bridge, Southam, Warwickshire, CV47 2SZ. The site surveyed is located at Rookery Farm, Watery Lane, Coventry, West Midlands, CV6 2GT.
- 1.2 All the trees in this survey have been surveyed from the ground. The survey is based on a purely visual assessment of the trees. A climbing survey has not been undertaken. Where relevant, specific recommendations for remedial tree surgery works have been included. Such recommendations are valid for a period of 12 months from the date of this inspection, following which it may be necessary to reassess this advice in accordance with sound arboricultural advice.
- 1.3 The protective status of the trees contained within the survey is unknown and should be confirmed with the Local Planning Authority. Should any form of legislation or statutory protection apply it will be necessary to make the requisite application/prior notification of proposed works and receive written consent before any tree work is carried out.
- 1.4 The survey is to be read in conjunction with the associated Barry Chinn Associates Ltd's Tree Constraints Plan (Contract number: 1856-18, Drawing number: 01).

## 2. Tree survey assessment notes

- 2.1 This tree survey has been structured to accord with the requirements of Sections 4.4 and 4.5 of British Standard 5837 of 2012: *Trees in relation to design, demolition and construction – recommendations*. The columns in the tree survey assessment refer to the following items:

**Tree/Group/hedge number:** Reference number as shown on drawing.

**Common name *Botanical name*:** Identifies individual species by common name. For avoidance of doubt the botanical name is shown *in italics*.

**Tree height:** Estimated height of the tree in metres.

**Stem diameter:** Diameter of the trunk(s) measured in accordance with Annex C of the Standard and expressed in millimetres.

**Branch spread:** Measured radial spread of the crown broken down into the four main compass points and expressed in metres.

**Height above ground level of:** Estimated measurement (in metres) to inform on ground clearance, crown/stem ratio and shading presented in two sub-categories:

- First significant branch (at point of attachment with parent stem) and direction of growth (eg 2.4 N).
- Canopy ie assessment of clearance above ground of lowest branch tips. Where irregular, and potentially significant towards development proposal, direction of assessed crown height has been added.

**NB:** For tree height, stem diameter and branch spread, the measurement conventions are as follows:

- Height and crown spread are recorded to the nearest half metre (crown spread being rounded up) for dimensions up to 10m and the nearest whole metre for dimensions over 10m.
- Stem diameter is recorded in millimetres (using a calibrated girth tape), rounded up to the nearest 10mm (0.01m).
- Estimated dimensions (eg for off-site or otherwise inaccessible trees where accurate data cannot be recovered) are identified by being suffixed with a #.

**Life stage:** The estimated age: young, semi mature, early mature, mature or over mature, shown as Y, SM, EM, M or OM respectively.

**Physiological condition:** Physiological condition being good, fair, poor or dead, shown as A, B, C or D respectively.

**Structural condition:** Structural condition being good, fair, poor or dangerous (eg collapsing, the presence of decay and physical defects), shown as A, B, C or D respectively.

**General observations, including preliminary management recommendations:** Particularly of structural and/or physiological condition, including further investigations of suspected defects that require more detailed assessment and potential for wildlife habitat.

**Estimated remaining contribution in years (RC):** <10, 10–20, 20–40 or >40.

**Retention category (RC):** Categorisation of survey trees in accordance with Section 4.5 and Table 1 of the Standard.

- **U (dark red):** 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 (eg 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 that it might be desirable to preserve.

- **A (light green):** Trees of high quality with an estimated remaining life expectancy of at least 40 years.

**Mainly arboricultural qualities:** Trees that are particularly good examples of their species, especially if rare or unusual, or those that are essential components of groups or of formal or semi-formal arboricultural features (eg the dominant and/or principal trees within an avenue). Indicated by 1 in brackets after the appropriate category classification.

**Mainly landscape qualities:** Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features. Indicated by 2 in brackets after the appropriate category classification.

**Mainly cultural values, including conservation:** Trees, groups or woodlands of significant conservation, historical, commemorative or other value (eg veteran trees or wood-pasture). Indicated by 3 in brackets after the appropriate category classification.

Trees with an estimated remaining life expectancy of at least 20 years.

- **B (mid blue):**

**Mainly arboricultural qualities:** Trees that might be included in category A, but are downgraded because of impaired condition (eg 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. Indicated by 1 in brackets after the appropriate category classification.

**Mainly landscape qualities:** 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. Indicated by 2 in brackets after the appropriate category classification.

**Mainly cultural values, including conservation:** Trees with material conservation or other cultural value. Indicated by 3 in brackets after the appropriate category classification.

- **C (grey):** Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

**Mainly arboricultural qualities:** Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories. Indicated by 1 in brackets after the appropriate category classification.

**Mainly landscape qualities:** 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. Indicated by 2 in brackets after the appropriate category classification.

**Mainly cultural values, including conservation:** Trees with no material conservation or other cultural value. Indicated by 3 in brackets after the appropriate category classification.

Signed:



**Ben Bennett, BSc (Hons) For, Cert Arb (RFS), MArborA**

Tree group G1 to tree 17 were inspected by Ben Bennett from ground level only on Thursday 10 May 2018 during dry and bright weather conditions that provided good visibility from ground level.

Tree/ Group number	Common name <i>Botanical name</i>	Tree height (m)	Stem diameter (mm)	Branch spread (m)	Height above ground level (m) of:		Life stage	General observations, including preliminary management recommendations		RC (years)	Category	
					First branch	Canopy		Physiological condition	Structural condition			
G1	Elder <i>Sambucus nigra</i>	Up to 4.5	Up to 130	2.5 in all directions	N/A	0.7	EM	B	B/C	Elder which have self set along the fence line on the lead-in to the survey site from the existing gate off Watery Lane. Of minimal arboricultural value. <b>Remove.</b>	<10	(U)
H2	Hazel <i>Corylus avellana</i> Blackthorn <i>Prunus spinosa</i> Hawthorn <i>Crataegus monogyna</i> Holly <i>Ilex aquifolium</i> Elder <i>Sambucus nigra</i> Damson <i>Prunus domestica</i>	2.5–7	Up to 150	Up to 2.5 from centre line 1.5 (average)	N/A	0	M	B	B	Hedge planted to top of embankment adjacent to highway with wooden post and stock wire/barbed wire fence on the field side. Evidence of previous managing, perhaps by coppicing (no evidence of traditional laying), and thereafter the hedge was typically managed at a height of around 2m but is now substantially outgrown.  Although the base of the hedge is slightly porous, there is a reasonable degree of holly saplings in amongst which help to maintain density and low level screening. Low level growth has previously been flailed back on the survey site side but extends further towards the road.  <b>It may be appropriate to lightly clip back side face of growth on the field side to reduce overhang and help consolidate the overall structure.</b>	>40	N/A

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					First branch	Canopy		Physiological condition	Structural condition			
3	Ash <i>Fraxinus excelsior</i>	9	150 (mean) X 8	Up to 4 in all directions	2 N	2.5 E	SM	B	C	<p>Coppice regeneration from around the perimeter of a former stump. Three larger stems on the field side have significant bark wounds following impact with hedge cutting flail.</p> <p>All stems have been reduced at around 4m above ground level and currently feature regrowth of up to 45mm in diameter.</p> <p><b>Tree considered of compromised form in long term. If retained, regrowth should be cut back to around previous points of pruning in approximately 2020.</b></p>	10–20	C (3+2)

Tree/ Group number	Common name <i>Botanical name</i>	Tree height (m)	Stem diameter (mm)	Branch spread (m)	Height above ground level (m) of:		Life stage	General observations, including preliminary management recommendations			RC (years)	Category
					First branch	Canopy		Physiological condition	Structural condition			
4	English oak <i>Quercus robur</i>	14-15	860	N 9 E 9.5 S 6.5 W 8	2.2 NE	1.5 NE	M	A	B	<p>Ingrown fencing wire within lowest section of trunk. Historic root buttress dieback on north eastern side, however minimal decay suspected. Significant burr formations upon lower trunk add to character value. Closely aligned branch formation at around 4.5m above ground level (along with dying back old primary stems), perhaps indicating the tree was previously pollarded.</p> <p>Minimal deadwood within section of crown overhanging road or site. The large diameter seasoned/case hardened deadwood in the centre of the crown significantly adds to biodiversity value and poses minimal health and safety risk.</p> <p>In landscaping terms, the tree is particularly prominent due to being opposite the highway junction with Hall Brook Road.</p> <p><b>Tree remains in good condition with its low consolidated crown improving prospects for growth into over maturity. It would be acceptable on arboricultural grounds to crown lift by target pruning the lowest two secondary branches (neither exceeding 140mm in diameter) at around 2.4m on the north eastern</b></p>	>40	A (2+3)

Tree/ Group number	Common name <i>Botanical name</i>	Tree height (m)	Stem diameter (mm)	Branch spread (m)	Height above ground level (m) of:		Life stage	General observations, including preliminary management recommendations		RC (years)	Category	
					First branch	Canopy		Physiological condition	Structural condition			
4 continued												side of the crown. Further secondary growth may be reduced so as to achieve a clearance of around 3–3.5m where overhanging the site.

Tree/ Group number	Common name <i>Botanical name</i>	Tree height (m)	Stem diameter (mm)	Branch spread (m)	Height above ground level (m) of:		Life stage	General observations, including preliminary management recommendations		RC (years)	Category	
					First branch	Canopy		Physiological condition	Structural condition			
5	English oak <i>Quercus robur</i>	13–14	1,070 over ivy	N 7 E 8.5 S 8 W 7	3 E	2.5 E	M	B	B	<p>Clad in ivy extending into the low crown. Current foliage appears fair in vigour, however twig extension appears somewhat stunted. It appears likely the tree was previously reduced at around 6.5m above ground level and has now reformed a fairly consolidated crown. Significant smaller diameter, yet quite long, deadwood in the northern side of the crown of up to 100mm in diameter by 6m in length.</p> <p>As tree is approaching full maturity, it is beginning to be negatively impacted by competition/ shading from ash coppice nearby. Large diameter seasoned/case hardened deadwood in centre of crown adds to biodiversity value.</p> <p><b>Carefully remove elder between trunk and fence line. Sever and strip ivy from lowest 2m of trunk, allowing remainder to die back. Remove significant deadwood where overhanging survey site but retain central seasoned large diameter dead stem which is unlikely to fail. Crown lift to give around 4–4.5m maximum clearance over the survey site.</b></p>	>40	B (2+3)

Tree/ Group number	Common name <i>Botanical name</i>	Tree height (m)	Stem diameter (mm)	Branch spread (m)	Height above ground level (m) of:		Life stage	General observations, including preliminary management recommendations			RC (years)	Category
					First branch	Canopy		Physiological condition	Structural condition			
G6	Ash <i>Fraxinus excelsior</i>	16	550 (equivalent)	N 7 E 6 S 9 W 7	N/A	2-3	SM/ EM	B	C	<p>Coppice regeneration from two previous stumps. Larger stems on field side all previously damaged by hedge cutting flail resulting in significant necrotic bark strips. Becoming densely clad in ivy, often obscuring main stems from detailed assessment.</p> <p><b>Fell coppice growth consisting of three stems in excess of 200mm in diameter and one at 130mm in diameter which are closest to oak tree 5.</b></p> <p><b>These have inadequate room for future development and are having a negative impact upon the oak. From the remainder of the group, remove the worst damaged two stems on the field side.</b></p> <p><b>Sever and strip ivy from the lowest 2-3m of the remainder and remove listing stem on the southern side of the group which extends over Watery Lane and is of particularly poor form. The remainder of the group only has limited longevity.</b></p>	10-20	(C) (2+3)

Tree/ Group number	Common name <i>Botanical name</i>	Tree height (m)	Stem diameter (mm)	Branch spread (m)	Height above ground level (m) of:		Life stage	General observations, including preliminary management recommendations			RC (years)	Category
					First branch	Canopy		Physiological condition	Structural condition			
H7	Hawthorn <i>Crataegus monogyna</i> Elder <i>Sambucus nigra</i> <b>Minor elements:</b> Hazel <i>Corylus avellana</i> Blackthorn <i>Prunus spinosa</i>	3.5–7	Up to 250	3 from centre line (average) Up to 4	N/A	0	M	B	B	The majority of the elder has self set to the south eastern side of the original hedge line as defined by the central core of hawthorn. This could be removed without detriment to the original hedge. The hedge itself is outgrown, having once been regularly managed and maintained at a lower height. It is at its densest closest to Watery Lane, whilst to the northern end there are gaps of around 4–5m at greatest between the more significant hawthorn.  <b>Remove self set elder. Consider laying and/or supplementary planting to rejuvenate.</b>	>40	N/A
G8	Elder <i>Sambucus nigra</i> Dog rose <i>Rosa canina</i> Bramble <i>Rubus fruticosus</i>	1.5–3	Up to 100	N/A	N/A	0	EM	B	C	Principally bramble growing along the alignment of what would have once likely been an extension to hedge H7. Minimal woody species present with only occasional elder.	10–20	(C) (3)

Tree/ Group number	Common name <i>Botanical name</i>	Tree height (m)	Stem diameter (mm)	Branch spread (m)	Height above ground level (m) of:		Life stage	General observations, including preliminary management recommendations			RC (years)	Category
					First branch	Canopy		Physiological condition	Structural condition			
G9	Hawthorn <i>Crataegus monogyna</i> Holly <i>Ilex aquifolium</i> Elder <i>Sambucus nigra</i>	2-7	Up to 240	Up to 3.5	N/A	0-1	M	B/C	B/C	Group relates to fragmented remnants of former hedgerow. More significant oak and ash trees within have been surveyed individually. Although once component of a hedge, the remaining elements are now significantly outgrown and take the form of a line of trees, particularly the holly to the south west of oak tree 10. <b>Remove dead or minor scrub from in amongst, retaining only larger trees with stems in excess of 140mm near ground level.</b>	>40	(C) (3+2)
10	English oak <i>Quercus robur</i>	7	310	Up to 4.5	2.2 S	2.2	EM	C	C/D	Extensive bark wound on southern side of trunk, likely due to livestock browsing. 70% of the stem circumference is necrotic and will not recover. <b>Remove.</b>	<10	U

Tree/ Group number	Common name <i>Botanical name</i>	Tree height (m)	Stem diameter (mm)	Branch spread (m)	Height above ground level (m) of:		Life stage	General observations, including preliminary management recommendations			RC (years)	Category
					First branch	Canopy		Physiological condition	Structural condition			
11	English oak <i>Quercus robur</i>	10	160# 340# 300#	N 7.5# E 7 S 6.5 W 6	0	2 (average)	SM/ EM	B	B/C	<p>Multiple acute branch unions between the low stems with clear seams of included bark, however considered fair at present (two primary branches sharing a roughly equal proportion of holding wood present beneath). Close alignment of these stems has resulted in a very congested crown with multiple crossing and chafing branches, some having fused.</p> <p>A further small oak stem grows at 1.5m due east but is entirely engulfed within the crown.</p> <p><b>Remove smallest stem of around 140mm in diameter. Crown lift to give 3m clearance beneath. Cut back growth from group G9 around trunk to aid future inspections. Pay particular attention to main fork during future inspections. Note: Suspected badger set at 3.5m to the south east which must be taken into account during future works.</b></p>	20-40	C (2+3)

Tree/ Group number	Common name <i>Botanical name</i>	Tree height (m)	Stem diameter (mm)	Branch spread (m)	Height above ground level (m) of:		Life stage	General observations, including preliminary management recommendations			RC (years)	Category
					First branch	Canopy		Physiological condition	Structural condition			
12	Ash <i>Fraxinus excelsior</i>	10–11	130# 150# 160# 170# 170#	N 5# E 5 S 4 W 4	2 S	2 (average)	SM	B	C	Grouping of coppice regeneration, however base of stems obscured by pallets stacked around base plus dense growth from group G9. It is likely that main unions will be of poor structural configuration. Congested crown with many crossing and chafing branches. <b>Remove pallets, wire and other detritus and cut back smaller vegetation to allow more thorough inspection of trunk base. It appears unlikely tree will be appropriate for retention into full maturity. RC provisional only.</b>	10–20	C (2+3)

Tree/ Group number	Common name <i>Botanical name</i>	Tree height (m)	Stem diameter (mm)	Branch spread (m)	Height above ground level (m) of:		Life stage	General observations, including preliminary management recommendations			RC (years)	Category
					First branch	Canopy		Physiological condition	Structural condition			
H13	Hawthorn <i>Crataegus monogyna</i> Holly <i>Ilex aquifolium</i> Elder <i>Sambucus nigra</i>	5-7	200 (average)	Up to 4.5 3.5 (average)	N/A	0	M	A	A/B	<p>Wooden post and chainmesh fence weaves its way approximately on the hedge centre line, whilst a more recent galvanised palisade fence has been erected at around 1-1.5m on the opposite side (that of the adjacent school).</p> <p>The majority of elder are self set elements located to the south western side of the original hedge alignment and are of minimal arboricultural merit. It is not apparent that the hedge was previously consistently laid but it is evident that it was previously reduced in height to around that of the original fence but is now substantially outgrown.</p> <p><b>Remove self set elder where to one side of original hedge centre. Lower level growth may be faced back on the south western side to around 2-3m above ground level to provide a more consistent foliage line.</b></p> <p><b>The small holly suckers in amongst the base of the hedge are considered helpful in the long term in maintaining lower level screening.</b></p>	>40	N/A

Tree/ Group number	Common name <i>Botanical name</i>	Tree height (m)	Stem diameter (mm)	Branch spread (m)	Height above ground level (m) of:		Life stage	General observations, including preliminary management recommendations			RC (years)	Category
					First branch	Canopy		Physiological condition	Structural condition			
H14	Hawthorn <i>Crataegus monogyna</i> Elder <i>Sambucus nigra</i> English elm <i>Ulmus procera</i> Holly <i>Ilex aquifolium</i>	5–11	Up to 300 200 (average)	Up to 4 3–3.5 (average)	N/A	0	M	B	B/C	<p>A somewhat gappy and fragmented hedge line that has become significantly outgrown since regular management ceased many years ago. The tallest elements are those closest to the communication mast compound, dominated by holly (with some localised dieback). English elm is mainly present in the north westernmost third of the hedge with numerous dead stems following infection by the fungus responsible for Dutch elm disease. Two live elm remain to either side of the larger sycamore trees where alongside neighbouring water pumping works building. However, these are not considered a long term prospect. Significant gaps following localised clearance. Some attempts for localised replanting, however saplings have failed to establish due to a lack of aftercare.</p> <p><b>It may be possible to supplement the gaps with new planting, however significant vegetation clearance would be necessary in the first instance which must be sensitive to the root protection area requirements of remaining trees/hedge to either side.</b></p>	>40	N/A

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					First branch	Canopy		Physiological condition	Structural condition			
G15	Common ash <i>Fraxinus excelsior</i>	Up to 15	Up to 480	Up to 6.5 in all directions	N/A	2 NW	EM	B	B/C	<p>Coppice regrowth from centre line of hedge H14. Limited access due to stockpiled material/overgrown vegetation.</p> <p>Group consists of five principal stems with the largest being used to determine root protection area requirements.</p> <p><b>There remains the potential for the trees to have poor structural configuration. Stockpiled detritus should be removed and vegetation cut back to allow a more thorough inspection, which should also inform any necessary management works.</b></p> <p>Initially, it would be appropriate to crown lift to provide 4m clearance above existing ground levels to the north west. RC provisional only.</p>	>40	(B) (3+2)

Tree/ Group number	Common name <i>Botanical name</i>	Tree height (m)	Stem diameter (mm)	Branch spread (m)	Height above ground level (m) of:		Life stage	General observations, including preliminary management recommendations			RC (years)	Category
					First branch	Canopy		Physiological condition	Structural condition			
G16	3no sycamore <i>Acer pseudoplatanus</i>	12	Up to 380	Up to 6 in all directions	2.4 W	1.8 NW	SM/ EM	B	C	<p>Trees of set set origin, likely being coppice regeneration. The two smaller stems both have ingrown barbed wire and old sections of picket fence have been stacked around the base of the trunks.</p> <p>Trees are located 2.5m distant from neighbouring waterworks building with lower branches on the southern side making contact with the gutter/roof line.</p> <p><b>Cut out barbed wire to either side of inclusion and remove stockpiled materials. Initially, it appears appropriate to fell the two smaller stems. The remaining stem may be suitable for retention in the short to medium term but ultimately will significantly outgrow its constrained location in terms of the neighbouring building.</b></p> <p><b>Should group be retained, it would be appropriate to crown lift so that post-pruning there is at least 2m clearance from the neighbouring roof line. In the long term, it would be more sustainable to remove and replace with appropriate small to medium sized trees. RC provisional only.</b></p>	10–20	(C) (2)

Tree/ Group number	Common name <i>Botanical name</i>	Tree height (m)	Stem diameter (mm)	Branch spread (m)	Height above ground level (m) of:		Life stage	General observations, including preliminary management recommendations			RC (years)	Category	
					First branch	Canopy		Physiological condition	Structural condition				
17	False acacia <i>Robinia pseudoacacia</i>	8.5	530	N 2.5 E 3.5 S 3 W 2.5	2.5	NE	3-4	OM	D	D	Tree has existing tag 15462. Growing on the crescent shaped highway verge at the junction of Hall Brook Road and Watery Lane and understood to be in highway authority management. Water service marker close by.  Extensive bark necrosis on both northern and southern sides of trunk with further significant decay on the tension side nearest 81 Watery Lane.  Tree just coming into leaf, however it is expected to have around 20% of the foliage density of a healthy example and is approaching a moribund state.  <b>Tree poses an unacceptable risk to the highway and should be removed and replaced.</b>	<10	U