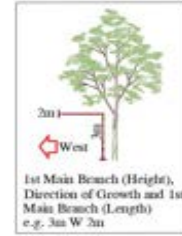


BS 5837 (v2012) - Tree Survey



- BS5837 Retention Category:**
- A - High Quality (40 years remaining contribution)
 - B - Moderate Quality (20 years remaining contribution)
 - C - Low Quality (10 years remaining contribution)
 - U - Unsuitable for retention
- RPA= Root Protection Area




- Sub Category:**
- 1- Mainly Arboricultural Qualities
 - 2- Mainly Landscape Qualities
 - 3- Mainly Cultural Qualities









- Caveats & Limitations:**
- This tree survey is to be limited to planning purposes only.
 - This tree survey is not a tree risk assessment.
 - This survey was undertaken from ground level using visual assessment.
 - Where access was restricted attributes and dimensions were estimated.
 - The weather condition on the day of the survey was: **Dry**
- All trees should be inspected annually unless otherwise stated**




DATE OF SURVEY - 30th October 2025
CLIENT- JR Developments Ltd.
SITE- 53 Rectory Street, Epworth, DN9 1HX
REFERENCE- 0703- Tree Data Table- A
SURVEYOR- Rachel Selwyn




Tree Number	Tree, Stump or Group	Photos	Crown Clearance (m)	1st Branch (h) + Growth Dir + 1st Branch (l)	Species	Height (m)	Tree Trunk Diameter (mm) (Estimated)	RPA (m ²)	Root Radius (m)	Branch Spread (m)				Age Class	Comments	Recommendations	Estimated Remaining Years	Category Grade
										N	E	S	W					
T1	Tree		1.20	1.4m.South East.2m	Acer pseudoplatanus SYCAMORE	4.50	120 (No)	7	1.50	2.00	1.50	2.40	1.80	Young (Y)	A young tree. Physiological condition. Structural condition good. Significant future growth can be expected and good long-term future contribution potential	No preliminary work recommended	20-40 Years	B2
T2	Tree		0.20	0.9m.South East.1m	Cedrus atlantica glauca BLUE ATLAS CEDAR	4.00	103 (No)	5	1.20	1.00	2.00	1.50	1.00	Young (Y)	A relatively young tree Stake and Tie still attached Physiological condition is good structural condition is good Significant future growth can be expected of this tree	Remove stake and tie	10-20 Years	C2
T3	Tree		0.30	0.3m.South.0.5m	Thuja occidentalis	4.00	100 (Yes)	5	1.20	0.50	0.50	0.50	0.50	Young (Y)	A young tree. Significant future growth can be expected Physiological condition good Structural condition fair	No preliminary work recommended	10-20 Years	C2

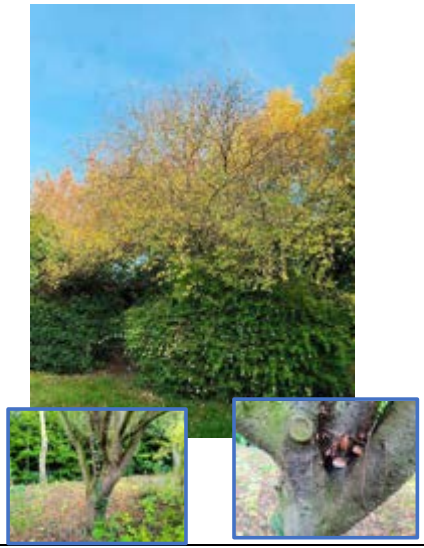


Tree Number	Tree, Stump or Group	Photos	Crown Clearance (m)	1st Branch (h) + Growth Dir + 1st Branch (l)	Species	Height (m)	Tree Trunk Diameter (mm) (Estimated)	RPA (m²)	Root Radius (m)	Branch Spread (m)				Age Class	Comments	Recommendations	Estimated Remaining Years	Category Grade
										N	E	S	W					
T4	Tree		1.30	1.5m.South West.1.5m	Pyrus communis COMMON PEAR	4.00	114 (Yes)	7	1.50	2.00	1.00	2.00	2.50	Semi-Mature (SM)	Stake still attached Small ornamental tree Physiological condition good Structural condition fair	No preliminary work recommended	10-20 Years	C2
T5	Tree		1.10	1.2m.North West.2m	Prunusspp/	3.50	118 (No)	7	1.50	2.00	2.00	2.00	2.00	Semi-Mature (SM)	Physiological condition good structural condition good Relatively small tree	No preliminary work recommended	10-20 Years	C2
T6	Tree		1.70	1.5m.South West.2m	Prunus spp.	4.50	103 (No)	5	1.20	1.00	2.00	2.00	2.00	Semi-Mature (SM)	Tree is distorted by group pressure Physiological condition is good Structural condition is fair	No preliminary work recommended	10-20 Years	C2




Tree Number	Tree, Stump or Group	Photos	Crown Clearance (m)	1st Branch (h) + Growth Dir + 1st Branch (l)	Species	Height (m)	Tree Trunk Diameter (mm) (Estimated)	RPA (m²)	Root Radius (m)	Branch Spread (m)				Age Class	Comments	Recommendations	Estimated Remaining Years	Category Grade
										N	E	S	W					
T7	Tree		1.50	1.5m.South.1m	Acer pseudoplatanus SYCAMORE	2.80	78 (No)	3	0.90	1.00	1.00	1.00	1.00	Young (Y)	A young tree Physiological condition good Structural condition good Significant future growth can be expected	No preliminary work recommended	10-20 Years	C2
T8	Tree		2.20	2m.North.1m	Prunus avium WILD CHERRY	7.00	333 (No)	48	3.90	3.50	3.00	3.00	4.00	Mature (M)	Tree is situated within garden area it has been reduced historically Physiological condition good structural condition fair	No preliminary work recommended	20-40 Years	B2
T9	Tree		1.60	2.2m.South East.2m	Laurus nobilis BAY	7.00	242 (No)	28	3.00	4.50	3.00	3.00	2.00	Semi-Mature (SM)	Tree a situated off site within garden area Physiological condition is good structural condition good	No preliminary work recommended	20-40 Years	B2




Tree Number	Tree, Stump or Group	Photos	Crown Clearance (m)	1st Branch (h) + Growth Dir + 1st Branch (l)	Species	Height (m)	Tree Trunk Diameter (mm) (Estimated)	RPA (m ²)	Root Radius (m)	Branch Spread (m)				Age Class	Comments	Recommendations	Estimated Remaining Years	Category Grade
										N	E	S	W					
T10	Tree		2.50	3m.South East.3m	Alnus glutinosa COMMON ALDER	12.00	383 (No)	64	4.50	4.00	5.50	4.50	5.00	Mature (M)	<p>Tree is situated off-site and is a street tree</p> <p>Physiological condition is good structural condition appears fair</p> <p>An indentation with possible cavities present on the main stem on the south east side at approximately 30 cm up to 60 cm</p> <p>Adaptive growth as visible on the main stem</p> <p>Main stem distorted below 1.5 m but does broadly correct</p>	No preliminary work recommended	20-40 Years	B1
T276	Tree		3.50	2.5m.West.2m	Betula pendula SILVER BIRCH	10.00	278 (No)	34	3.30	5.00	4.00	1.00	2.00	Mature (M)	<p>Tree is situated within a dense group of vegetation</p> <p>Physiological condition appears good structural condition appears good</p> <p>Surface roots visible</p> <p>Moderate deadwood present in lower crown but not significant. Approximately 2.3m from the northern boundary fence and to the Eastern boundary fence approx 2m</p>	No preliminary work recommended	20-40 Years	B2
T277	Tree		4.00	4m.South East.3m	Quercus robur PENDUNCULATE OAK	13.00	230 (No)	23	2.70	2.00	3.00	2.50	1.00	Young (Y)	<p>A relatively young oak tree with an upright structure growing as part of a group of vegetation and adjacent to offsite laurel hedge</p> <p>Physiological condition is good structural condition is good. Significant future growth can be expected and tree has high future contribution potential</p> <p>Tree is 4.9 m from northern boundary and approximately within 1.0m of Eastern boundary</p>	No preliminary work recommended	20-40 Years	B2

Tree Number	Tree, Stump or Group	Photos	Crown Clearance (m)	1st Branch (h) + Growth Dir + 1st Branch (l)	Species	Height (m)	Tree Trunk Diameter (mm) (Estimated)	RPA (m²)	Root Radius (m)	Branch Spread (m)				Age Class	Comments	Recommendations	Estimated Remaining Years	Category Grade
										N	E	S	W					
T278	Tree		2.20	1.5m.East.4.5m	Prunus avium WILD CHERRY	9.50	440 (No)	92	5.40	8.00	4.50	6.00	5.00	Mature (M)	<p>A mature and spreading tree</p> <p>Tree is multi-stemmed at approximately 1.5 m. Diameter was measured below this</p> <p>Tight and v-shaped with mergeing</p> <p>Tree is approximately 6.2 m from northern boundary</p> <p>Physiological condition is good structural condition is fair</p>	No preliminary work recommended	20-40 Years	B2
T279	Tree		2.50	2.5m.South West.2m	Prunus avium WILD CHERRY	7.00	152 (No)	10	1.80	1.50	2.00	2.00	2.50	Semi-Mature (SM)	<p>Physiological condition good structural condition good</p> <p>Tree is Is embedded within vegetation and is possibly affected by good pressure</p> <p>Significant future growth can be expected</p>	No preliminary work recommended	20-40 Years	B2
T280	Tree		4.50	4.5m.South East.1m	Quercus robur PENDUNCULATE OAK	8.00	100 (No)	5	1.20	1.00	1.50	2.00	0.50	Young (Y)	<p>A young tree with an upright structure</p> <p>Tree is affected by group pressure and has a confined crown</p> <p>Physiological condition is good structural condition is fair</p> <p>Significant future growth can be expected of this tree</p>	No preliminary work recommended	20-40 Years	B2




Tree Number	Tree, Stump or Group	Photos	Crown Clearance (m)	1st Branch (h) + Growth Dir + 1st Branch (l)	Species	Height (m)	Tree Trunk Diameter (mm) (Estimated)	RPA (m²)	Root Radius (m)	Branch Spread (m)				Age Class	Comments	Recommendations	Estimated Remaining Years	Category Grade
										N	E	S	W					
T281	Tree		3.00	3.5m.West.5m	Prunus avium WILD CHERRY	10.00	243 (No)	28	3.00	2.50	4.00	4.40	6.10	Semi-Mature (SM)	Tree is affected by group pressure to some extent Moderate deadwood present in the lower canopy Physiological condition is good structural condition is good Tree is approximately 12.2 m from northern boundary and 3.3m from Eastern boundary	No preliminary work recommended	20-40 Years	B2
T282	Tree		4.00	4m.North.3m	Betula pendula SILVER BIRCH	12.00	162 (No)	10	1.80	2.90	3.00	1.50	2.50	Semi-Mature (SM)	Situated approximately within 1m of the boundary Tree is affected by group pressure and has quite an upright structure Physiological condition good Structural condition fair	No preliminary work recommended	20-40 Years	B2
T283	Tree		4.50	5m.South.2m	Betula pendula SILVER BIRCH	9.00	240 (No)	28	3.00	2.50	3.00	2.20	1.70	Semi-Mature (SM)	Tree has an upright structure and is affected by group pressure Physiological condition good Structure condition is fair The tree is approximately 16m from northern boundary	No preliminary work recommended	20-40 Years	B2

Tree Number	Tree, Stump or Group	Photos	Crown Clearance (m)	1st Branch (h) + Growth Dir + 1st Branch (l)	Species	Height (m)	Tree Trunk Diameter (mm) (Estimated)	RPA (m ²)	Root Radius (m)	Branch Spread (m)				Age Class	Comments	Recommendations	Estimated Remaining Years	Category Grade
										N	E	S	W					
T284	Tree		1.80	1.5m.West.2m	Prunus cerasifera 'Pissard's Plum' 'Atropurpurea' MYROBALAN PLUM	6.00	233 (No)	23	2.70	5.00	4.00	5.00	5.00	Mature (M)	Multiseemed at approximately 1.0 m to 1.5 m Fungi present on west side at 1.5 m at union. This is suspected to be ganoderma Moderate deadwood present in lower crown Physiological condition fair structural condition poor Tree is not particularly exposed to prevailing winds but structural defect is present	No preliminary work recommended	10-20 Years	C2
T285	Tree		4.00	4.5m.West.2m	Betula pendula SILVER BIRCH	14.00	193 (No)	18	2.40	3.00	4.50	2.00	2.00	Semi-Mature (SM)	Tree leans East possibly due to group pressure Pruning wound present on South West at approximately 1.2m This is relatively large and indicative of a stem being removed Physiological condition broadly good Structural condition fair	No preliminary work recommended	20-40 Years	B2
T286	Tree		2.50	2m.South.3m	Acer campestre FIELD MAPLE	12.00	337 (No)	48	4.20	3.70	3.00	3.60	4.80	Mature (M)	Tree is codominant with three stems joined at approximately 60 cm Somewhat tight and merging but adaptive growth is present Physiological condition good Structural condition fair Tree estimated to be 23.8 m from northern boundary	No preliminary work recommended	20-40 Years	B2




Tree Number	Tree, Stump or Group	Photos	Crown Clearance (m)	1st Branch (h) + Growth Dir + 1st Branch (l)	Species	Height (m)	Tree Trunk Diameter (mm) (Estimated)	RPA (m²)	Root Radius (m)	Branch Spread (m)				Age Class	Comments	Recommendations	Estimated Remaining Years	Category Grade
										N	E	S	W					
T287	Tree		2.50	1m.North East.3m	Quercus robur PENDUNCULATE OAK	8.00	140 (No)	10	1.80	3.00	3.50	1.50	1.50	Young (Y)	Tree is relatively young and is distorted northeast. It is affected by group pressure The physiological condition appears good and structural condition is fair Significant future growth can be expected of this tree	No preliminary work recommended	20-40 Years	B2
T288	Tree		1.60	1.5m.East.4.7m	Prunus cerasifera 'Pissard's Plum' 'Atropurpurea' MYROBALAN PLUM	10.00	243 (Yes)	28	3.00	4.70	4.20	2.00	3.00	Mature (M)	Tree is the end tree on a line of trees Physiological condition is good As part of a group it has some green amenity and wildlife value	No preliminary work recommended	20-40 Years	B2
T289	Tree		1.60	1.6m.North East.4m	Prunus cerasifera 'Pissard's Plum' 'Atropurpurea' MYROBALAN PLUM	8.00	215 (Yes)	23	2.70	5.00	4.00	2.00	5.50	Mature (M)	Tree is growing as part of a line of trees and is merging and fusing to neighbouring tree Physiological condition is fair structural condition is fair Tree has some amenity and wildlife value as part of a group	No preliminary work recommended	20-40 Years	B2

Tree Number	Tree, Stump or Group	Photos	Crown Clearance (m)	1st Branch (h) + Growth Dir + 1st Branch (l)	Species	Height (m)	Tree Trunk Diameter (mm) (Estimated)	RPA (m²)	Root Radius (m)	Branch Spread (m)				Age Class	Comments	Recommendations	Estimated Remaining Years	Category Grade
										N	E	S	W					
T290	Tree		3.00	2m.South East.4m	Prunus cerasifera 'Pissard's Plum' 'Atropurpurea' MYROBALAN PLUM	12.00	253 (No)	28	3.00	2.50	3.00	5.00	5.50	Mature (M)	Tree is growing as part of a group line of trees It has some amenity value growing as part of a group	No preliminary work recommended	20-40 Years	B2
T291	Tree		2.20	2.5m.North.1.5m	Prunus cerasifera 'Pissard's Plum' 'Atropurpurea' MYROBALAN PLUM	8.00	216 (No)	23	2.70	3.50	1.00	3.50	5.00	Mature (M)	Tree is growing as part of a group of trees It has some amenity and wildlife value as part of the group	No preliminary work recommended	20-40 Years	B2
T292	Tree		1.90	2m.All.2m	Prunus cerasifera 'Pissard's Plum' 'Atropurpurea' MYROBALAN PLUM	7.00	222 (No)	23	2.70	0.50	2.00	4.50	4.00	Mature (M)	Moderate deadwood present in the under canopy on all sides This is the edge tree of a line of trees Physiological condition fair structural condition fair Tree has wildlife value growing as part of a group	No preliminary work recommended	10-20 Years	C2

Tree Number	Tree, Stump or Group	Photos	Crown Clearance (m)	1st Branch (h) + Growth Dir + 1st Branch (l)	Species	Height (m)	Tree Trunk Diameter (mm) (Estimated)	RPA (m ²)	Root Radius (m)	Branch Spread (m)				Age Class	Comments	Recommendations	Estimated Remaining Years	Category Grade
										N	E	S	W					
T293	Tree		1.80	2.5m.West.1.7m	Liquidambar styraciflua	7.00	160 (No)	10	1.80	2.50	2.00	2.50	2.50	Mature (M)	Physiological condition good. Structural condition good Coarse pruning has occurred in the lower crown on the west side Significant future growth can be expected of this tree	No preliminary work recommended	20-40 Years	B2
T294	Tree	 	1.80	2m.East.2m	Fagus sylvatica COMMON BEECH	12.00	322 (No)	48	3.90	5.00	5.00	3.00	4.00	Semi-Mature (SM)	Tree has 3 stems, co dominant at approximately 1.0m to 1.3m Included bark suspected to be present at the unions Physiological condition is good Structural condition is fair. Significant future growth can be expected.	No preliminary work recommended	20-40 Years	B2
T295	Tree	 	2.30	2.5m.North East.2m	Fagus sylvatica COMMON BEECH	13.00	251 (No)	28	3.00	3.00	6.00	4.00	2.00	Semi-Mature (SM)	The tree is growing as part of a group of trees and is affected by group pressure The tree is codominant at approximately 1.0 m with a tight union between two stems Physiological condition is good Structural condition is fair Significant future growth can be expected	No preliminary work recommended	20-40 Years	B2

Tree Number	Tree, Stump or Group	Photos	Crown Clearance (m)	1st Branch (h) + Growth Dir + 1st Branch (l)	Species	Height (m)	Tree Trunk Diameter (mm) (Estimated)	RPA (m²)	Root Radius (m)	Branch Spread (m)				Age Class	Comments	Recommendations	Estimated Remaining Years	Category Grade
										N	E	S	W					
T296	Tree		1.80	2.8m.North.2m	Fagus sylvatica COMMON BEECH	7.00	133 (No)	7	1.50	2.50	1.00	0.50	4.00	Young (Y)	A young tree heavily suppressed by neighbouring tree Physiological condition good. Structural condition fair	No preliminary work recommended	10-20 Years	C2
T297	Tree		1.50	2m.North West.2m	Prunus cerasifera 'Pissard's Plum' 'Atropurpurea' MYROBALAN PLUM	9.00	408 (Yes)	72	4.80	5.00	6.00	7.00	6.00	Mature (M)	Tree has 10 main stems joined from the base up to approximately 1m Physiological condition of tree good Structural condition fair A very spreading crown Tree has some amenity and wildlife value	No preliminary work recommended	20-40 Years	B2
T298	Tree		3.00	2.5m.South East.3m	Acer campestre FIELD MAPLE	13.00	261 (No)	28	3.00	3.00	6.00	5.00	2.00	Mature (M)	Tree is situated embedded within a group adjacent to post and wire fence, and adjacent to neighbouring tree, Tree is distorted Physiological condition good. Structural condition fair	No preliminary work recommended	20-40 Years	B2

Tree Number	Tree, Stump or Group	Photos	Crown Clearance (m)	1st Branch (h) + Growth Dir + 1st Branch (l)	Species	Height (m)	Tree Trunk Diameter (mm) (Estimated)	RPA (m²)	Root Radius (m)	Branch Spread (m)				Age Class	Comments	Recommendations	Estimated Remaining Years	Category Grade
										N	E	S	W					
T299	Tree		1.80	0.5m.West.4m	Prunus cerasifera 'Pissard's Plum' 'Atropurpurea' MYROBALAN PLUM	10.00	353 (No)	55	4.20	3.00	4.00	6.00	5.00	Mature (M)	Tree is situated adjacent to post and wire fence and directly inline with tree T297 for positioning Very multistemmed density with stems joined at approximately 1.0 m to 1.2 m Unions are tight and v-shaped Tree is heavily affected by group pressure	No preliminary work recommended	20-40 Years	B2
T300	Tree		4.00	4m.North East.3.5m	Betula pendula SILVER BIRCH	15.00	393 (No)	72	4.80	4.00	5.00	4.00	3.00	Mature (M)	A large tree situated on edge of dense woodland and laurel group Tree has two stems joined at approximately 30 cm Physiological condition good. Structural condition fair	No preliminary work recommended	20-40 Years	B2
T301	Tree		4.50	3.5m.North East.3m	Betula pendula SILVER BIRCH	15.00	250 (Yes)	28	3.00	2.00	2.00	3.00	2.00	Mature (M)	Tree is situated on edge of woodland and laurel group Physiological condition good structural condition Ivy present on the main stem limiting inspection and measurement	No preliminary work recommended	20-40 Years	B2

Tree Number	Tree, Stump or Group	Photos	Crown Clearance (m)	1st Branch (h) + Growth Dir + 1st Branch (l)	Species	Height (m)	Tree Trunk Diameter (mm) (Estimated)	RPA (m²)	Root Radius (m)	Branch Spread (m)				Age Class	Comments	Recommendations	Estimated Remaining Years	Category Grade
										N	E	S	W					
T302	Tree		5.00	5m.North West.2.5m	Pinus nigra subsp. Laricio CORSICAN PINE	13.00	250 (No)	28	3.00	4.00	2.00	4.00	3.00	Semi-Mature (SM)	Tree is in good physiological condition Structure good Future growth can be expected	No preliminary work recommended	20-40 Years	B2
T303	Tree		2.50	3.5m.North West.3m	Prunus avium WILD CHERRY	13.00	400 (Yes)	72	4.80	6.00	5.00	4.00	4.00	Mature (M)	Tree is situated on edge of woodland and laurel group Physiological condition is good structural condition appears fair	No preliminary work recommended	20-40 Years	B2
T304	Tree		6.00	6m.South.2m	Robinia pseudocacia FALSE ACACIA	13.00	383 (No)	64	4.50	2.50	3.00	3.50	3.80	Mature (M)	Tree is embedded within a dense Laurel group and inspection was limited due to limited visibility Physiological condition good. Structural condition fair Tree is heavily affected by group pressure and has grown as part of this group of Laurel	No preliminary work recommended	20-40 Years	B2

Trees should be re-inspected on an annual basis unless otherwise specified; by a suitably qualified Arboriculturist, providing up to date tree survey recommendations.

Notes: Some trees were tagged. Some trees were not tagged due to being too small, offsite or not possible to tag, which accounts for the different numbering system used in this table.

BS 5837 (v2012) - Tree Survey- Groups



- B55837 Retention Category:**
- A - High Quality (40 years remaining contribution)
 - B - Moderate Quality (20 years remaining contribution)
 - C - Low Quality (10 years remaining contribution)
 - U - Unsuitable for retention



RPA= Root Protection Area

- Sub Category:**
- 1- Mainly Arboricultural Qualities
 - 2- Mainly Landscape Qualities
 - 3- Mainly Cultural Qualities

- Caveats & Limitations:**
- This tree survey is to be limited to planning purposes only.
 - This tree survey is not a tree risk assessment.
 - This survey was undertaken from ground level using visual assessment.
 - Where access was restricted attributes and dimensions were estimated.
 - The weather condition on the day of the survey was: **Dry**
- All trees should be inspected annually unless otherwise stated**

DATE OF SURVEY - 30th October 2025
CLIENT- JR Developments Ltd.
SITE- 53 Rectory Street, Epworth, DN9 1HX
REFERENCE- 0703- Tree Data Table- A
SURVEYOR- Rachel Selwyn

Tree Group	Photos	Tree Count	Average Height (m)	Average DBH (mm)	Root Protection Area (RPA) m ² (For individual trees within the group)	RPA radius (m) (For individual trees within the group)	Area (sq m)	Predominant Species	Comments (Observations and Recommendations)	Recommendations	Estimated Remaining Years	Category Grade
G1		11	6.00	135	8	1.6m	101.59	Crataegus monogyna HAWTHORN	11 qualifying trees consisting mostly of hawthorn with one Sycamore and 3 x Prunus pp. trees. All are growing together as a dense group Physiological condition is good Collectively they provide some green skyline and wildlife value. This not particularly visible outside of the site	No preliminary work recommended	20-40 Years	B2
G2		3	8.00	150	10	1.8m	23.37	Betula utilis subsp. jacquemontii	A group of three Himalayan Birch. Physiological condition is good. Structural condition appears good. All are of a similar size and condition Group of situated within the border of the garden.	No preliminary work recommended	20-40 Years	B2
G3		56	9	110	5	1.3m	285.40	LAUREL Prunus laurocerasus	Group consists of approximately: 54 x Laurels 1 x Pine Pinus spp. 1 x Silver birch Betula pemdula This is a large dense group of mostly Laurel growing as thick line of trees. Physiological condition good. Structural condition fair. This group provides some wildlife and screening between the site and Road	No preliminary work recommended	20-40 Years	B2

Tree Group	Photos	Tree Count	Average Height (m)	Average DBH (mm)	Root Protection Area (RPA) m ² (For individual trees within the group)	RPA radius (m) (For individual trees within the group)	Area (sq m)	Predominant Species	Comments (Observations and Recommendations)	Recommendations	Estimated Remaining Years	Category Grade
G4		21	12.00	270	33	3.2m	277.96	Acer campestre FIELD MAPLE Crataegus monogyna HAWTHORN	<p>A group line of trees extending along the southern boundary with the offsite Road</p> <p>All are growing as a group hedge line and consists of Field Maple, Hawthorn and Prunus cerasifera</p> <p>All are growing as a dense group line of trees, which borders and is visible from the road Rectory Street.</p> <p>The canopy clearance on the south side is around 2.5m</p> <p>Group provides useful screening between the site and the road</p>	No preliminary work recommended	20-40 Years	B2
G5		60	6.00	100	5	1.2m	378.42	LAUREL Prunus laurocerasus	<p>A dense group line of Laurel that appears to be off-site. Estimated to be around 18 trees per 10 meters . The width is estimated as approx 5.5m on average</p> <p>Occasional silver birch and cherry are present embedded with within this dense hedge group</p> <p>Physiological condition is good</p> <p>Provides good screening between site and off site to the east</p>	No preliminary work recommended	20-40 Years	B2
Trees should be re-inspected on an annual basis unless otherwise specified; by a suitably qualified Arboriculturist, providing up to date tree survey recommendations.								Notes:				

BS 5837 (v2012) - Tree Survey- Hedges



- BS5837 Retention Category:**
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 - C - Low Quality (10 years remaining contribution)
 - U - Unsuitable for retention
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- 1- Mainly Arboricultural Qualities
 - 2- Mainly Landscape Qualities
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- This survey was undertaken from ground level using visual assessment.
- Where access was restricted attributes and dimensions were estimated.
- The weather condition on the day of the survey was: **Dry**

All trees should be inspected annually unless otherwise stated

DATE OF SURVEY - 30th October 2025
CLIENT- JR Developments Ltd.
SITE- 53 Rectory Street, Epworth, DN9 1HX
REFERENCE- 0703- Tree Data Table- A
SURVEYOR- Rachel Selwyn

Hedge Number	Photos	Width (m)	Min Height (m)	Max Height (m)	Average DBH (mm)	Length (m)	Ivy %	Species	Percentage	Comments (Observations and Recommendations)	Recommendations	Category Grade
H1		3.00	3.00	4.00	4	34.08	0	LEYLAND CYPRESS x Cupressocyparis leylandii	90	An established hedge row situated off-site comprising of leylandii and laurel Physiological condition is good Has been maintained Provides good screening between site and offsite	No preliminary work recommended	C2
								LAUREL prunus laurocerasus	10			
H2		3.00	3.50	4.00	150	59.87		LEYLAND CYPRESS x Cupressocyparis leylandii	100	A well maintained hedge Width is variable in offsite sections Physiological condition is broadly good Occasional offsite Holly growing into the hedge Hedge provides good screening between site and offsite	No preliminary work recommended	B2
Notes:												