

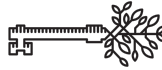
# Arboricultural Constraints Appraisal

Site Address: **Ferens Hall  
Cottingham  
Hull  
HU16 5SE**

Report Ref: **FHH02-25**

Client: **Savills**

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Arb, M Arbor A**



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## Non-Technical Summary

This report provides an overview of the arboricultural constraints and opportunities associated with the site. Its purpose is to identify the quality and value of the existing tree stock and to highlight how these features may influence or constrain design. The report does not provide a detailed tree risk assessment or long-term management advice and is not suitable for submission in support of a planning application. Instead, it is intended as a design tool to inform early feasibility studies.

The assessment has been prepared in line with the principles of BS5837:2012 – Trees in relation to design, demolition and construction – Recommendations, and considers trees both within and immediately adjacent to the site.

Any subsequent development proposals affecting the site will require a full Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) to support planning applications. These documents will provide detailed measures for tree protection during construction, mitigation strategies for any tree loss, and demonstrate compliance with BS5837:2012 and relevant local planning policies.

An online investigation of the East Riding of Yorkshire Council's planning constraints mapping tool was undertaken on 13 January 2026. This indicates that two Tree Preservation Orders (TPOs) affect the site. These comprise a Group TPO located within the north-eastern part of the site, which includes G23 and extends further east to encompass additional off-site trees that were not included within the survey. In addition, an Area TPO runs along the southern boundary and includes W1, G16 and T91.

The updated survey area contains a total of 76 arboricultural elements, comprising 22 Category A trees and groups of high quality, 26 Category B trees and groups of good quality, 24 Category C trees and groups of moderate quality, and 4 Category U trees. This distribution provides a clear indication of which trees represent significant constraints to development and which offer opportunities for retention and integration within the proposed design.

In summary, the site contains a varied and generally good-quality tree resource, made up of individual mature specimens, established groups, and larger wooded areas that contribute positively to the landscape. Some tree groups, such as the Birch row (G22) and several woodland areas, provide strong visual screening and amenity value, although parts of the site show signs of limited management, including extensive Ivy growth and dense scrub.

Several areas offer opportunities for improvement through selective management and replacement planting, particularly where trees are ageing, suppressed, or in decline. The wider landscape to the south includes several high-quality and veteran trees of notable ecological and amenity value, which should be carefully considered in any future proposals. Overall, the site presents a balance of valuable trees alongside areas where enhancement and replanting could strengthen the long-term landscape character.



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# 1. Introduction

## *1.1 Instructions*

This report has been commissioned by Joshua Franklin, working on behalf of Savills, to inform early-stage design proposals for the site.

## *1.2 Limitations*

The survey is not intended to provide a comprehensive risk assessment, although any obvious hazards have been identified. Trees are living organisms subject to natural variation and external pressures such as weather, pests, and disease; their condition can change over time. The findings, therefore, represent a snapshot in time.

## *1.3 Standards and Guidance*

BS5837:2012 provides a framework for integrating trees into the planning and design process. The standard establishes how trees should be surveyed, assessed, and considered in relation to development. This report adheres to these principles, combining a detailed tree survey with an assessment of the constraints that trees present to layout and design. Supporting photographs and a Tree Constraints Plan are appended.

## *1.4 Report Rationale*

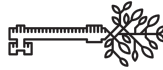
The central purpose of this report is to identify which trees are most suitable for retention within the context of future development. Trees vary in their quality and contribution to the wider environment, and informed design must distinguish between those that are essential to retain and those that can reasonably be removed.

Retained trees provide shade, shelter, biodiversity, and amenity value, but they can also present challenges where their size, rooting patterns, or physical presence conflict with proposed buildings or infrastructure. Good design should balance these opportunities and constraints.

It is important to avoid two common pitfalls. Retaining too many unsuitable trees can result in long-term management conflicts or post-construction demands for removal. Conversely, treating the site as a blank canvas risks the unnecessary loss of valuable arboricultural features. The objective is to integrate the best trees into the design in a way that supports both the development and the long-term health of the tree population.

In addition, consideration should be given to Biodiversity Net Gain (BNG), which is now a legal requirement for qualifying developments in England. BNG mandates that schemes deliver at least a 10% measurable increase in biodiversity value compared to the pre-development baseline. Existing trees and hedgerows make a significant contribution to that baseline, and their retention will often be the most effective and cost-efficient way of achieving or exceeding the required uplift. Where losses are unavoidable, replacement planting and habitat creation should be designed to ensure compliance with BNG requirements while also enhancing the site's long-term landscape and ecological character. This report does not include a full BNG metric calculation but identifies arboricultural factors that will influence BNG delivery.





While this report provides the basis for understanding tree constraints, any formal development proposal will require a detailed Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS). These will demonstrate the impact of the development proposal and how retained trees will be protected throughout construction, quantify mitigation planting, and satisfy both BS5837:2012 guidance and planning authority requirements.

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## 2. Arboricultural Survey

### 2.1 Survey Findings

An update to the 2021 survey was undertaken in accordance with the methodology set out in BS5837:2012. Each tree, group, hedgerow and shrub group was recorded with reference to its species, age class, dimensions, physiological and structural condition, and retention category.

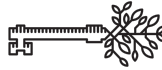
The survey data are presented in Appendix A, where each feature is identified with a prefix to distinguish its type: T for individual trees, G for groups, H for hedgerows, and SG for shrub groups. These features are also illustrated on the Tree Constraints Plan (Appendix D), which shows their position, canopy spread and corresponding Root Protection Areas (RPAs).

### 2.2 Quality and Value of Existing Trees

Under BS5837:2012, trees are categorised into four groups (A, B, C, and U) according to their condition, longevity, and overall contribution to the landscape.

- **Category A** trees are of the highest quality and should be prioritised for retention wherever possible.
- **Category B** trees are of moderate quality and generally desirable to retain as part of a balanced layout.
- **Category C** trees are of lower quality or value. Retention may be beneficial where space allows, but their removal may be acceptable if appropriate mitigation (e.g. replacement planting) is provided.
- **Category U** trees are unsuitable for retention due to serious defects, disease, or very limited safe life expectancy.

Root Protection Areas (RPAs) are not shown for Category U trees on the constraints plan, as they are not expected to influence development design. However, RPAs are still listed within the tree survey schedule, in recognition that, in some circumstances, such as where a declining tree provides biodiversity or habitat value in a low-risk area, a case for retention may still be made.



## 2.3 Root Protection Areas (RPAs)

The Root Protection Area (RPA) is a notional design tool, calculated to represent the minimum volume of soil that should be retained undisturbed in order to support the long-term health and stability of a tree. It does not depict the full extent of the tree's rooting system, which is typically irregular, asymmetrical, and influenced by local site conditions.

In some cases, such as where rooting is constrained by a building, highway, or other impermeable surface, adjustments to the default circular RPA may be made. These modifications are intended to reflect a more realistic likely rooting pattern while maintaining the same total area of protected soil. Where adjustments have been applied, they are illustrated on the Tree Constraints Plan, in line with the approach set out in BS5837:2012.

It should be noted that any modification to an RPA is based on professional judgment and best-guess assumptions informed by site context. The actual rooting pattern of an individual tree cannot be determined without invasive investigation or Ground Penetrating Radar (GPR), and adjustments may therefore not always reflect the true distribution of roots. As such, they should be treated as a practical design tool rather than a precise representation.

Where RPAs are especially constrained or significantly modified, early consultation with the Local Authority Tree Officer is recommended to agree on an acceptable approach.

BS5837:2012 advises that development should avoid any incursion into RPAs. In practice, however, planning authorities and industry professionals recognise that this is not always feasible, particularly on constrained sites. Where unavoidable conflicts arise, limited incursions may sometimes be tolerated if supported by robust arboricultural justification and mitigation measures, such as the use of “no-dig” construction techniques.

Based on current industry practice, rather than the British Standard itself:

- Up to circa 15% of the RPA may sometimes be accepted for “no-dig” construction.
- Up to circa 5% of the RPA may sometimes be accepted for excavation.

The acceptability of such incursions will depend on factors such as tree quality, condition, and the availability of rooting volume elsewhere, and ultimately rests with the Local Authority Tree Officer.

Early consultation is strongly recommended where RPA constraints are likely to affect design feasibility.

In addition to building footprints, RPAs also constrain the alignment of subsurface utilities, drainage, and service corridors. As a general principle, these should be located outside RPAs. Where incursions are unavoidable, trenchless methods such as directional drilling or moling should be employed to minimise disturbance. Open-cut trenching within RPAs is rarely acceptable and should only be considered as a last resort with arboricultural supervision and Local Authority agreement.



## 2.4 Ownership and Control

Trees within the site boundary are generally under the control of the landowner, subject to any statutory protections. Off-site trees are outside of direct control, but their canopies and root protection areas may extend into the site and must be respected within the design.

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## 3. Design Constraints and Principles

### 3.1 Above-Ground Considerations

Trees affect not only the layout of a site but also how it will be experienced by future occupants. Their scale, form, and seasonal characteristics should be anticipated early in the design process to avoid conflicts and to make the best use of their benefits.

### 3.2 Shading and Dominance

Large trees (generally regarded as those over 15m in height) can cast significant shade over nearby buildings and gardens. While this can be beneficial in reducing overheating, it can also restrict natural light to dwellings and limit the usability of private amenity spaces. Some prospective occupants may also be reluctant to live in close proximity to a large tree canopy, perceiving it as overbearing or a potential risk, even where no technical hazard exists. Designs should therefore allow sufficient separation between large trees and habitable rooms or key outdoor areas, balancing shading benefits with the need for light and space.

### 3.3 Seasonal Debris

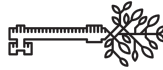
Many common UK tree species produce seasonal by-products that can influence site use and maintenance:

- **Horse Chestnut:** conkers can make parking beneath trees impractical and may present trip hazards.
- **Sycamore** and **Lime:** aphid activity often produces sticky honeydew deposits on vehicles, paving, and seating areas.
- Fruit-bearing species such as **Cherry, Plum, or Apple** may drop fruit that attracts wasps and creates a mess or slipping hazards.
- Evergreen species like **Cypress** or **Yew** shed leaf litter year-round, which can clog drains and gutters.

In addition, some trees are toxic to humans and animals, and may be unsuitable for locations where children frequently play:

- **Yew** (*Taxus baccata*): all parts except the red aril are poisonous; ingestion of seeds or foliage can be fatal.
- **Laburnum** (*Laburnum anagyroides*): seeds and pods are highly toxic if eaten.
- **Black Walnut** (*Juglans nigra*): produces juglone, which is toxic to some plants and can also present risks if nuts are ingested.





While such issues rarely justify exclusion of trees in their own right, they are important considerations when siting driveways, parking bays, play areas, gardens, and entrances. Early awareness of these species allows their risks to be designed around or mitigated through appropriate management.

### *3.4 Perceptions and Amenity*

The presence of large trees can provide substantial ecological and landscape value, though their scale may also generate a sense of apprehension for some users, particularly where canopies extend over buildings. This perception, though subjective, can lead to post-construction pressures for tree removal if not anticipated at the design stage. Sensitive siting of structures and open spaces can help reduce these conflicts, ensuring that the benefits of mature trees are retained. Beyond their challenges, well-integrated trees add significant value by providing visual screening, seasonal interest, and a sense of maturity that helps new developments establish character and identity from the outset.

### *3.5 Future Growth and Maintenance*

Design should allow space for trees to grow into their natural form. This includes ensuring adequate separation between trees and proposed structures to avoid future conflicts. Maintenance requirements, such as crown lifting or pruning, should be anticipated at the design stage.

### *3.6 Statutory Protection*

Some trees may be subject to Tree Preservation Orders or lie within Conservation Areas, which afford them legal protection. In such cases, consent will be required from the Local Planning Authority for any works affecting those trees.

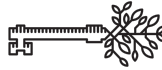
### *3.7 Ecological and Landscape Value*

In addition to their arboricultural quality, trees contribute to biodiversity, provide habitat, and play an essential role in landscape character. Hedgerows, shelterbelts, and woodland edges can be particularly valuable in creating ecological networks.

### *3.8 Integration into Design*

The best outcomes are achieved where trees are seen not as constraints but as assets that enhance the site. Development should be designed to work with existing trees, using them to provide structure, character, and environmental benefits. Opportunities for new planting should also be incorporated to mitigate any unavoidable losses and to secure a long-term landscape framework for the site.

In summary, designing with trees requires a balanced approach that respects their physical and ecological needs while recognising their role as positive contributors to placemaking. The best developments are those that treat trees as integral to the design rather than obstacles to be overcome.



### 3.9 Mitigation and Enhancement

Where tree loss is unavoidable, replacement planting should be integrated into the site layout to ensure that both ecological and visual value are maintained. The level of replacement is typically proportionate to the quality of the trees lost, with higher-value trees requiring greater mitigation. A working basis for mitigation is as follows:

- Category A trees: replaced at a ratio of 5:1
- Category B trees: replaced at a ratio of 3:1
- Category C trees: replaced at a ratio of 2:1
- Category U trees: generally exempt from mitigation planting requirements, though their removal will still form part of Biodiversity Net Gain (BNG) calculations.

Replacement planting should generally be undertaken using trees of at least 'Standard' size stock, with species selection guided by the site's landscape character, ecological objectives, and long-term management considerations.

It is important to stress that mitigation planting should not be used to justify the unnecessary removal of existing trees. Retention of suitable trees in situ always provides greater immediate value than replacement planting. Furthermore, mitigation expectations may vary, and Local Planning Authorities or Tree Officers may apply their own standards or requirements.

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## 4. Site Specific Design Considerations

### 4.1 Statutory Protection and Planning Context

An online investigation of the East Riding of Yorkshire Council's planning constraints mapping tool was undertaken on 13 January 2026. This indicates that two Tree Preservation Orders (TPOs) affect the site. These comprise a Group TPO located within the north-eastern part of the site, which includes G23 and extends further east to encompass additional off-site trees that were not included within the survey. In addition, an Area TPO runs along the southern boundary and includes W1, G16 and T91. A screenshot of the relevant map is given in Appendix C: Statutory Protection.

### 4.2 Tree Classification Distribution

The updated survey area contains a total of 76 arboricultural elements, comprising 22 Category A trees and groups of high quality, 26 Category B trees and groups of good quality, 24 Category C trees and groups of moderate quality, and 4 Category U trees. This distribution provides a clear indication of which trees represent significant constraints to development and which offer opportunities for retention and integration within the proposed design.



### *4.3 Services and Infrastructure*

The presence of existing subsurface infrastructure, such as drains, sewers, gas, electricity, water, and telecommunications lines, can create conflicts with Root Protection Areas (RPAs). At the feasibility stage, it is often difficult to establish the exact alignment or depth of these services, and detail usually only becomes clear during later design or construction phases.

As a general principle, existing service routes should be reused where possible to minimise additional disturbance. All new services should, wherever feasible, be routed outside the RPAs of retained trees. Where this is not achievable, specialist solutions such as thrust boring, hand-digging, or ducting may be required to avoid damage to significant roots.

Above-ground infrastructure, including street lighting, signage, and drainage features such as swales and attenuation basins, should also be carefully positioned to avoid conflicts with tree canopies or future growth. Early coordination between arboricultural input and engineering design is recommended to prevent clashes and costly redesigns later in the process.

### *4.3 Tree Size and Dominance*

A large majority of the trees within the site exceed 15 m in height. These trees may cast significant shade, reduce daylight to properties, and influence the location of gardens, amenity spaces, and windows. Designers should consider orientation and spacing to balance shade benefits with daylight requirements.

### *4.4 Existing Site Features*

The site supports a wide range of good-quality trees, including both high-quality individual specimens and larger cohesive groups that collectively contribute strong landscape and amenity value. One of the most significant arboricultural features is the row of Birch trees (G22), which forms an important linear landscape element. It is noted, however, that Birch is a relatively short-lived species in urban environments, typically with a lifespan of around 60 years. This is reflected by the loss of trees T126 and T127 within the group, which are now in a moribund or dead condition. To maintain the long-term value and continuity of this feature, replacement planting would be appropriate.

The area comprising H8, H9, G24, T118, T119, G128, G129, G130, T131, T132 and G133 has received little to no active management in recent years, with several trees now growing in proximity to buildings or making direct contact with them. In addition, Ivy growth is widespread and suppresses parts of the understory, reducing structural clarity and long-term tree condition. Within this area, there are two Category U Willow trees which, despite having a limited safe remaining lifespan, provide some ecological value due to the presence of cavities and decay features.

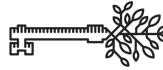
Woodland compartment W3 contains a high concentration of high-quality trees that are generally well spaced and in good condition. This area represents a high-value arboricultural asset, contributing both aesthetic appeal and a mature, established green screen and shelterbelt.





The W20 area, extending to the north-east and including G27 and T134, also supports several good-quality trees, although these are generally less mature than those within W3. This area presents opportunities for improvement through selective clearance of understory scrub, allowing the more established trees to be better appreciated and to develop more effectively.

The final and largest arboricultural area is the parkland located to the south of the Ferrans Hall building. This area contains a mix of high-quality individual trees and good-quality groups, forming an effective green screen and shelterbelt along the southern boundary. Of particular note is the over-mature or veteran Horse Chestnut (T89). While this tree has experienced significant limb shedding, it currently poses limited risk due to low levels of occupancy. However, it may be unsuitable for incorporation into areas of increased public use. Despite this, T89 is a specimen of very high arboricultural and ecological value due to its age and the presence of multiple niche habitats. Where possible, efforts should be made to retain this tree, with access around the stem managed or restricted to reduce risk.



## Appendix A: Key & British Standard BS5837:2012 Survey Table

### A1. Survey Key

Column Heading	Description
ID	Each surveyed element has been given a unique reference number as shown on the survey drawings. Each number is prefixed with a letter to represent the element type. (T) Tree, (G) Group, (H) Hedge, (W) Woodland.
Age Class	The tree is described as Young, Semi Mature, Early Mature, Mature, Over Mature, Veteran or Dead.
Species	The English common name has been used. In some instances the botanical name is also given in <i>italics</i> .
Height (m)	An indication of the tree's height measured in metres.
Stem Diameter (mm)	The diameter of the tree stem when measured at 1.5 metres from ground level.
Crown Spread (m) N E S W	The distance the live crown extends in each of the four cardinal directions.
First Main Branch Height (m) / Direction	The height given in meters that the first significant branch extends from the stem, and the direction it points towards.
Canopy Height (m)	Height given in metres of the lowest part of the canopy.
Vitality	<p>A quick reference guide to the tree's overall health and condition. Given as Good, Fair, Poor or Dead. This is primarily a visual and physiological assessment, not a definitive structural risk assessment</p> <p><b>Normal</b> – a tree with little or no obvious physiological defects; leaf density and colour are typical for the species, bud, flower and fruit production are good, and there are no signs of dieback at any point throughout the crown.</p> <p><b>Fair</b> – a tree with moderate physiological defects may have some or all of the following factors: leaf density is less than typical for the species, leaf cover is chlorotic, bud, flower or fruit production is deficient, there are signs of minor dieback within the crown, or there is a moderate degree of deadwood within the crown.</p> <p><b>Poor</b> – a tree with major or multiple physiological defects; evidence of extensive crown thinning, bud, flower or fruit production is poor or missing, there are signs of advanced dieback throughout the crown, or there is extensive or major deadwood throughout the crown.</p> <p><b>Dead</b> – a tree that has died due to either old age, drought, disease, pest infestation, physical damage to the main stem or rooting system, or a combination of these factors.</p>
General Observations	Narrative comment on the general condition, including significant defects and overall appearance.
Preliminary Management Recommendations	Any works recommended in order to minimise risk, improve form or maintain a high value.
Estimated Remaining Contribution	An estimation of how long the feature will contribute to its surroundings in the current landscape context. Recorded in bands of either <10 years, >10 years, >20 years and >40 years.
Category Grading	The trees are graded to the categories prescribed within BS5837:2012 (U, A, B & C). These letters are suffixed with a number, which gives an indication of how the tree sits within the landscape. More information on these values is given in the cascade chart in A2.
Root Protection Area Radius (m)	The minimum area around a tree is deemed to contain sufficient roots and rooting volume to maintain the tree's viability. Any modifications to the RPA due to constraints are annotated separately on the Tree Constraints Plan.



## A2. BS5837: 2012 Cascade Chart

Trees to be considered for retention	(1) Mainly arboricultural qualities	(2) Mainly landscape qualities	(3) Mainly cultural values, including conservation.	Identification on plan
<b>Category A</b>  Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	<b>Light Green</b>
<b>Category B</b>  Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	<b>Mid Blue</b>
<b>Category C</b>  Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	<b>Grey</b>
Trees unsuitable for retention				
<b>Category U</b>  Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	<ul style="list-style-type: none"> <li>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).</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.</li> <li>Tree infected with pathogens of significant to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li> </ul> <p>NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve.</p>			<b>Red</b>



## Appendix B: Arboricultural Survey Data

ID	Age Class	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m) N E S W	First Main Branch Height (m) / Direction	Canopy Height (m)	Vitality	General Observations	Preliminary Management Recommendations	Estimated Remaining Contribution	Category Grading	Root Protection Area Radius (m)
T69	Mature	Field Maple ( <i>Acer campestre</i> )	14	600	8, 7, 7.5, 7	2 S	3	Normal	Well developed tree with evenly spaced limbs. No observed significant defects.	-	>40	A1	7.2
T72	Mature	Leyland Cypress ( <i>Cupressus</i> x <i>leylandii</i> )	23.5	1140	5.5, 7, 4.5, 4.5	3	3	Normal	Upright clustered branching with no clear view into the crown, typical of the species.	-	>20	B1	13.7
T73	Mature	Leyland Cypress ( <i>Cupressus</i> x <i>leylandii</i> )	23	1160	6.5, 8, 4.5, 4.5	3	3	Normal	Upright clustered branching with no clear view into the crown, typical of the species.	-	>20	B1	13.9
T78	Mature	Beech ( <i>Fagus sylvatica</i> )	21	850	11.5, 11, 9, 10	3 N	3	Normal	Well-formed tree with no observed significant defects.	-	>40	A1	10.2
T79	Mature	Beech ( <i>Fagus sylvatica</i> )	21.5	820	9, 8, 8, 7.5	2 W	3	Normal	Minor canopy raise on the eastern side, resulting in partially occluded wounds. Some long lateral branches with well-formed unions.	-	>40	A1	9.8
T81	Mature	Laburnum ( <i>Laburnum</i> )	10.5	470	4.5, 4.5, 5, 5.5	2 S	2	Normal	No access around the base of the stem due to the presence of the Laurel understory. Limited rooting volume.	-	>20	B1	5.6
G13	Early Mature	Birch & Wild Cherry ( <i>Betula</i> & <i>Prunus</i> )	10	270	2, 2, 2, 2	3 S	2	Fair	Historically, two trees within the group; however, the Cherry now appears to be entirely dead and heavily clad in Ivy. The remaining Birch appears to be in better health; however vigour is reduced, and the stem is also heavily clad in Ivy.	Fell cherry and replace. Sever and remove Ivy from the Birch.	>10	C1	3.2
T82	Early Mature	Birch ( <i>Betula pendula</i> )	11	150, 140, 100	3, 3, 3, 2.5	2	1.5	Fair	3 stems from ground level. Low vigour growth, possibly due to poor soil conditions.	-	>10	C1	2.3
T83	Over Mature	Oak ( <i>Quercus robur</i> )	10.5	650	4.5, 4.5, 5, 5	2.5 E	2	Poor	Ivy-clad stem, low vigour with minor dieback at the crown. Limited soil rooting volume and high competition for nutrients.	Improve the soil routing volume by adding a layer of organic mulch	>20	B1	7.8
T84	Mature	Horse Chestnut ( <i>Aesculus hippocastanum</i> )	12.5	580	5.5, 6, 5.5, 6	3 S	1.5	Fair	Minor bleeding lesions and cambial necrosis. Canopy is in good health. Significant limb removal at 3 m north. High likelihood of decay entering the stem, limiting long-term viable lifespan.	-	>10	C2	7.0
T85	Early Mature	Beech ( <i>Fagus sylvatica</i> )	19	540	4, 4, 3.5, 6	3 N	2	Normal	Tall slim specimen with a single leader.	-	>20	B2	6.5
G14	Semi Mature	Larch ( <i>Larix decidua</i> )	14	330	5, 5, 5, 8	4 W	4	Normal	18 Larch trees in close proximity. Includes two small dead stems. Outer trees have some long lateral branching. Stems range from 150-320 dbh. However, most are around 200.	Remove dead stems	>20	B2	4.0
T86	Mature	Oriental Plane ( <i>Platanus orientalis</i> )	25	1130	10, 10, 7, 9	1 E	Ground Level	Normal	Multiple heavy limbs which swoop downwards. Limb loss and removal at 6m west with canopy development. Good structural growth around damage.	-	>40	A1	13.6
T87	Mature	Beech ( <i>Fagus sylvatica</i> )	18	970	8, 8, 8.5, 8.5	2 W	2	Normal	Multiple stems from 1m, tight unions, but considered adequate with minimal evidence of strain at the unions.	-	>20	B1	11.6

ID	Age Class	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m) N E S W	First Main Branch Height (m) / Direction	Canopy Height (m)	Vitality	General Observations	Preliminary Management Recommendations	Estimated Remaining Contribution	Category Grading	Root Protection Area Radius (m)
T88	Mature	Beech ( <i>Fagus sylvatica</i> )	18	1060	9, 8.5, 9, 9.5	2 E	3	Normal	Multiple upright leaders from 3m minor rubbing branches.	-	>40	A1	12.7
T89	Over Mature	Horse Chestnut ( <i>Aesculus hippocastanum</i> )	21	1580	7.5, 12.5, 9.5, 6	3 E	2.5	Normal	Very large specimen. 3 significant limbs lost at 3.5m north with localised decay below. Canopy is now heavily biased to the south. One instance of large diameter deadwood at 3m west. Sent the previous survey, the tree has shed one of the main upright stems at 3 m West, removing a large portion of the canopy. Decay is present below the main union bowl, putting the remaining limbs at risk of further failure. Despite this, the tree is of historic value and should be retained if feasible.	-	>10	C1	15 max
T90	Mature	Horse Chestnut ( <i>Aesculus hippocastanum</i> )	19	420, 540, 560	7, 4.5, 6.5, 4	5 N	2	Normal	Bifurcation at ground level with an easterly stem having a tight union formation. Tear out at 8m east with minor decay. Black staining and bleeding lesions suggest infection with horse Chestnut bleeding canker.	-	>20	B2	8.8
G15	Semi Mature	Butan Pine ( <i>Pinus wallichiana</i> )	14	350	4, 4, 4, 4	2.5	2	Normal	Two stems with good form and similar attributes.	-	>10	C2	4.2
G16	Young	Mixed	6	120	1, 1, 1, 1	Ground Level	Ground Level	Normal	Young Maple, Swamp Cypress and Horse Chestnut trees have recently been established on the lawn front.	-	>10	C2	1.4
W1	Mature	Mixed	22	600/850	9.5, 6, 6, 9.5	5.5	3.5	Normal	A large group of 15 predominantly Sycamores and Beech trees along the southern boundary. The group also includes 2 Scots pines.	-	>40	A2	10.2
T91	Mature	Oak ( <i>Quercus robur</i> )	21	770	14.5, 5, 0, 4.5	2 N	2	Normal	Significant stem lean adds to visual interest. Minor deadwood. Tree not considered at risk.	-	>20	B2	9.2
T92	Young	Swamp Cypress ( <i>Taxodium distichum</i> )	4.5	170	3, 2.5, 2.5, 3	1.5 N	1.5	Normal	Recently established tree with good form.	-	>10	C2	2.0
G17	Mature	Lombardy Poplar ( <i>Populus nigra</i> )	32	810	2, 2, 2, 2	N/A	3	Normal	A group of 6 trees with similar age and size characteristics. Minor deadwood and hanging branches, which are typical of the species.	-	>20	B2	9.7
T93	Mature	Hawthorn ( <i>Crataegus monogyna</i> )	12	300, 300, 200	4, 4, 4, 4	4.5 N	3.5	Normal	Ivy clad stems prevent full observation. Self set Ash and Elder around the base.	Remove self set trees and Ivy from stems.	>10	C2	4.7
T94	Mature	Hybrid Black Poplar ( <i>Populus x canadensis</i> )	27	800	2.5, 5, 9, 6.5	8 SW	7	Normal	High volume of self sets trees around the base. Asymmetrical canopy.	Remove self set trees from base.	>20	B2	9.6
T95	Mature	Horse Chestnut ( <i>Aesculus hippocastanum</i> )	15.5	470	6.5, 8, 4.5, 0	4 E	2.5	Fair	Partially suppressed tree with minor regions of cambial death.	-	>20	B2	5.6
T96	Mature	Horse Chestnut ( <i>Aesculus hippocastanum</i> )	20	840	11.5, 7.5, 5.5, 6	3N	2.5	Normal	No observed significant defects	-	>40	A2	10.1
T97	Early Mature	Hybrid Black Poplar ( <i>Populus x canadensis</i> )	18	440	2, 5, 5, 1.5	N/A	9	Fair	Tall thin specimen with very little lateral branching. Vigour appears reduced. Ivy establishing on the stem.	-	>10	C2	5.3

ID	Age Class	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m) N E S W	First Main Branch Height (m) / Direction	Canopy Height (m)	Vitality	General Observations	Preliminary Management Recommendations	Estimated Remaining Contribution	Category Grading	Root Protection Area Radius (m)
T98	Early Mature	Ash ( <i>Fraxinus excelsior</i> )	22	330	2, 3, 3, 3.5	5.5 S	4.5	Normal	Tall slim specimen with minimal lateral branching. No signs of Ash dieback infection observed.	Monitor for Ash dieback.	>20	B2	4.0
G18	Semi Mature	Mixed	8.5	310	5, 5, 5, 5	2.5	2	Normal	Group of 4 Norway Maples and 2 White Bark Birch, open grown with minimal defects.	-	>20	B2	3.7
T99	Mature	Beech ( <i>Fagus sylvatica</i> )	18	800	7, 8, 8, 9	2 N	2	Normal	Extremely busy canopy with a high volume of lateral limbs.	-	>40	A2	9.6
T100	Mature	Beech ( <i>Fagus sylvatica</i> )	18	680	10, 8, 7.5, 8.5	2 N	2	Normal	No significant defects observed.	-	>40	A2	8.2
T101	Mature	Beech ( <i>Fagus sylvatica</i> )	16	770	10, 8.5, 9.5, 7.5	1.5 S	2.5	Normal	Minor rubbing and crossing branches. Heavy lateral limbs extending from low in the canopy.	-	>40	A2	9.2
T102	Mature	Oriental Plane ( <i>Platanus orientalis</i> )	23	1220	6.5, 7.5, 8.5, 7	3 N	2.5	Normal	Minor lean to the east with sporadic deadwood within the canopy.	Remove deadwood	>40	A2	14.6
T103	Mature	Hybrid Lime ( <i>Tilia x europaea</i> )	21	680	5.5, 7.5, 6.5, 4	3 E	2	Normal	Elder and Ivy growing around the base. Busy and tangled lower crown due to a high volume of epicormic growth and minor deadwood.	Remove epicormic, Elder and Ivy	>40	A2	8.2
T104	Mature	Hybrid Lime ( <i>Tilia x europaea</i> )	21	980	5.5, 7, 6.5, 5.5	3 S	2	Normal	Holly and Ivy growing around the base. Busy and tangled lower crown due to a high volume of epicormic growth and minor deadwood.	Remove epicormic, deadwood and Holly	>40	A2	11.8
T105	Mature	Hungarian Oak ( <i>Quercus frainetto</i> )	21	1060	9, 9, 10, 6.5	3 N	4	Normal	Slender upright branches with mono layered canopy. Multiple instances of average diameter deadwood throughout the canopy.	Remove deadwood	>40	A2	12.7
T106	Early Mature	Lawsons Cypress ( <i>Chamaecyparis lawsoniana</i> )	13	420	3.5, 3.5, 3.5, 2	Ground Level	Ground Level	Normal	A large tree is growing next to the building. Proximity to the building prevents a higher classification.	-	>10	C1	5.0
T107	Early Mature	Horse Chestnut ( <i>Aesculus hippocastanum</i> )	11.5	590	6, 6.5, 5.5, 5.5	5 N	2	Fair	2 large limb removals at 1.5m south with decay cavitation now extending into the stem. Structure remains acceptable.	-	>20	B1	7.1
W20	Early Mature	Mixed	16	600	6, 6, 6, 6	-	3	Normal	Mixed species Shelterbelt including Horse Chestnut, Birch, Lime and Aspen. Multiple younger, suppressed trees are below the main trees illustrated in the site plan. To the east of the group is a collection of three Aspen trees, which all have moderate leans, the significance of which is difficult to assess given the lack of access around the base of these trees.	-	>40	A2	7.2
T108	Mature	Oak ( <i>Quercus robur</i> )	19	810	7.5, 7.5, 7.5, 5.5	8S	2	Normal	High volume of epicormic growth with deadwood and broken branches within the canopy.	Remove deadwood and hanging branches.	>40	A2	9.7
T109	Mature	Oak ( <i>Quercus robur</i> )	15	700	7, 4.5, 5.5, 4	6 N	4	Poor	Squat specimen with reduced vigour and minor deadwood at the Crown extremities. Ivy growing on the stem.	Remove Ivy	>10	C2	8.4
T110	Young	Golden Ash ( <i>Fraxinus excelsior</i> 'Jaspidea')	5.5	180	3, 3, 2.5, 3	2 S	2	Normal	Newly established tree in good condition. No evidence of Ash dieback infection observed however given the probability of infection higher classification cannot be justified	-	>10	C1	2.2



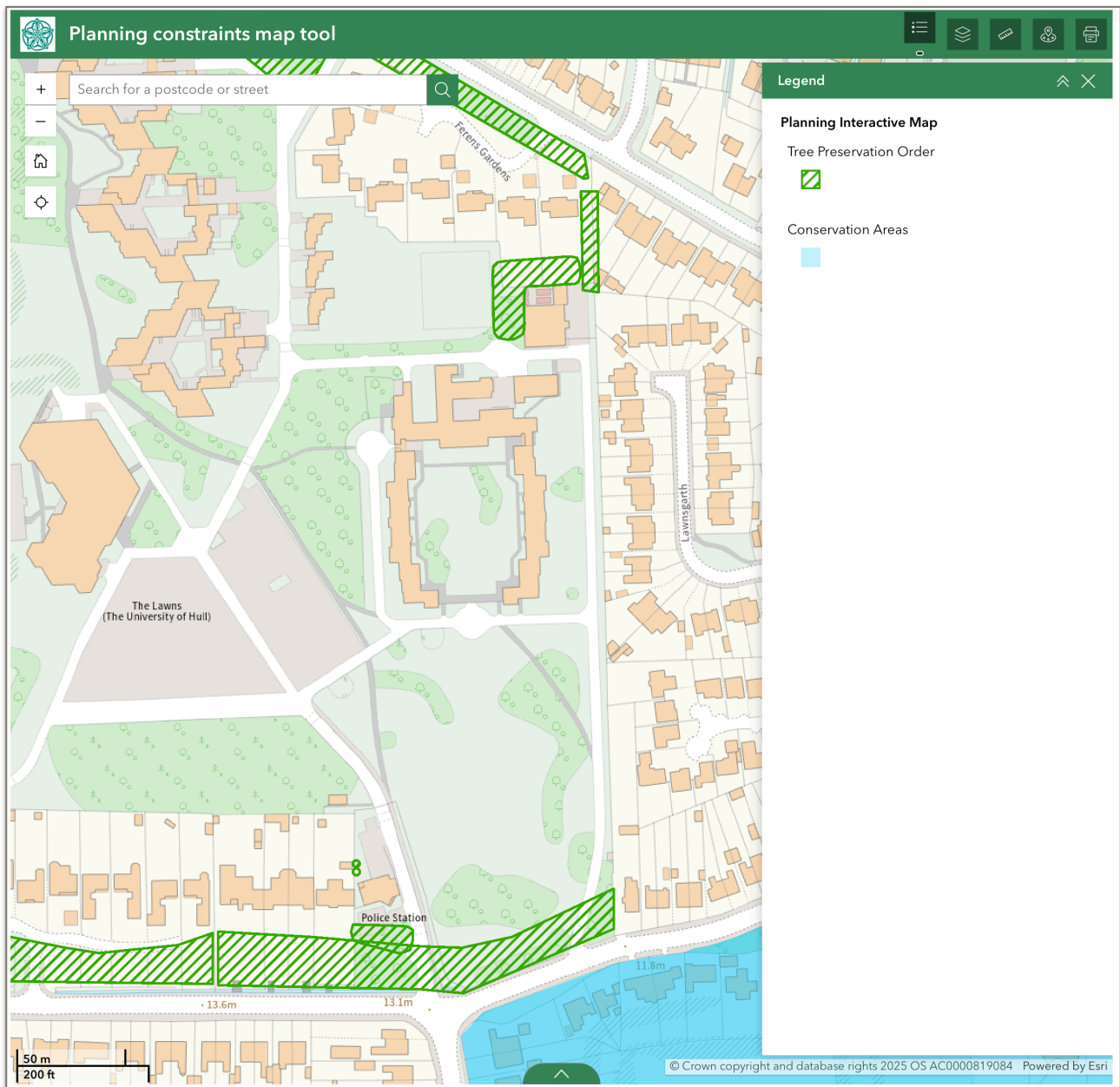
ID	Age Class	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m) N E S W	First Main Branch Height (m) / Direction	Canopy Height (m)	Vitality	General Observations	Preliminary Management Recommendations	Estimated Remaining Contribution	Category Grading	Root Protection Area Radius (m)
G21	Mature	Birch ( <i>Betula pendula</i> )	17.5	470	4, 5, 5, 4.5	2.5 E	1.5	Normal	2 x Birch trees with similar characteristics growing in close proximity. No significant defects observed.	-	>20	B2	5.6
G22	Mature	Birch ( <i>Betula pendula</i> )	18	430	5, 3, 4.5, 2.5	2 N	2.5	Normal	Single row turning into an avenue of trees in the west. Stems have reduced vigour and deadwood due to the close proximity planting.	Remove deadwood	>20	B2	5.2
G23	Mature	Hybrid Black Poplar ( <i>Populus x canadensis</i> )	28.9	1010	8.5, 11, 11, 10.5	6 W	4	Normal	Only 2 stems exist within the campus however 5 other trees with similar characteristics extend to the north east. Multiple young self seeded exist around the base of both stems typically with diameters below 75mm. Both stems have Ivy establishing on them.	Sever and remove Ivy	>20	B2	12.1
T111	Young	Japanese maple ( <i>Acer palmatum</i> )	7	100	3, 2.5, 3, 2.5	Ground Level	Ground Level	Normal	Recently established tree in reasonable health.	Formatively prune to remove stake and weaker branches.	>10	C1	1.2
T112	Mature	Norway maple ( <i>Acer platanoides</i> )	14	580	5.5, 5.5, 7, 8	1.5 S	2.5	Normal	Heavy side limb at 1.5 south with possible loss of apical control. Union appears acceptable and the Tree is generally well distributed and in good health.	-	>40	A1	7.0
T113	Mature	Birch ( <i>Betula pendula</i> )	16.5	380	3.5, 6, 3.5, 3	6.5 W	2.5	Fair	High pruned with twisted easterly branch. 2 large limb removals with early onset of decay cavitation.	-	>20	B1	4.6
T114	Mature	Norway maple ( <i>Acer platanoides</i> )	13	520	6.5, 9, 5.3, 6.5	2.5 N	3	Normal	Well formed tree with minor internal deadwood minor bleeding lesions on the stem and lower branching.	-	>20	B1	6.2
T136	Mature	Hybrid Lime ( <i>Tilia x europaea</i> )	22	930 est.	5, 6, 6, 6	6 S	1.5	Normal	Bifurcation at 1.5m with minor bark included union. High volume of epicormic growth around the stem base.	Remove epicormic from around the base.	>40	A1	11.2
T115	Mature	Ornamental Cherry ( <i>Prunus</i> )	11	580	5.5, 6, 6.5, 6.5	2.5 NE	2	Normal	Grafted specimen at 2m with large reverted stem growing from 2m south west.	Potential to reduce reverted limb to prevent it from outcompeting the rest of the tree.	>20	B1	7.0
T116	Mature	Ornamental Cherry ( <i>Prunus</i> )	7	820	4, 5.5, 5.5, 4.5	3 S	2	Normal	Grafted specimen at 2m in excellent condition.	-	>40	A1	9.8
T117	Mature	Hybrid Lime ( <i>Tilia x europaea</i> )	18	730	5.5, 7, 6, 7	6	2	Normal	Epicormic growth throughout the lower crown and around the base. Hanging branch and minor deadwood.	Remove deadwood and epicormic	>40	A1	8.8
T118	Mature	Golden Weeping Willow ( <i>Salix x sepulcralis</i> 'Chrysocoma')	10	710	5, 7, 6, 5.5	1.5 S	Ground Level	Normal	Historically pollarded at 7m. Has now become lapsed with lateral branches in contact with the neighbouring building.	Re-pollard	>10	C2	8.5
H8	Early Mature	Beech ( <i>Fagus sylvatica</i> )	1.5/2	<75	N/A	Ground Level	Ground Level		Managed hedgerow in good condition. The Northern region contains Hawthorn and has become unmanaged.	-	>10	C2	1.0
T119	Mature	Hawthorn ( <i>Crataegus monogyna</i> )	7	270	4, 4, 4, 4	2	2	Normal	Heavily clad in Ivy.	Sever Ivy around the base.	>10	C2	3.2

ID	Age Class	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m) N E S W	First Main Branch Height (m) / Direction	Canopy Height (m)	Vitality	General Observations	Preliminary Management Recommendations	Estimated Remaining Contribution	Category Grading	Root Protection Area Radius (m)
G24	Mature	Golden Weeping Willow ( <i>Salix × sepulcralis</i> 'Chrysocoma')	12	620	3, 5, 5.5, 5	6 N	Ground Level	Poor	Lapsed pollard trees previously managed at 7/8 m. The eastern tree is heavily clad in Ivy, preventing any observation of the stem. The tree to the west has multiple historic large pruning wounds, which have resulted in decay cavitation extending into the stem. Both trees potentially have limited structural remaining lifespan, although considered to have a reasonable habitat value.	Re pollard and remove Ivy where relevant.	<10	U	7.4
H9	Semi Mature	Hawthorn ( <i>Crataegus monogyna</i> )	6	<75	2, 2, 2, 2	Ground Level	Ground Level	Fair	Fragment hawthorn hedge, historically managed at approximately 1.5 m. No management appears to have been undertaken in the last 5 to 6 years and the Tree is now producing tall upward stems.	Potential to cut back and manage at original height.	>10	C2	1.0
T120	Young	Beech ( <i>Fagus sylvatica</i> )	10.5	260	5, 5, 5, 4	2 N	1.5	Normal	Established young tree in good condition		>10	C2	3.1
T122	Mature	Beech ( <i>Fagus sylvatica</i> )	22	660	5.5, 3.5, 8, 4	5 W	2	Normal	Single upright leader with heavy branching south. Canopy raised over the road. Ivy grows on the stem. Part of W1 and as such attains a higher value than a single stem.	Remove Ivy	>40	A1	7.9
T123	Mature	Hawthorn ( <i>Crataegus monogyna</i> )	9.5	170, 170, 200, 230, 220	2.5, 4, 4, 3.5	3 N	2.5	Normal	Tree in good condition with Ivy around the stem.	Remove Ivy	>20	B2	4.5
T124	Early Mature	Scots Pine ( <i>Pinus sylvestris</i> )	12	400 est.	4, 2, 3, 7	7 W	2	Fair	Significant Ivy around the base prevents any observation. Twisted limbs with rubbing branches.	Clear Ivy from the stem	10	C2	4.8
G27	Semi Mature	Mixed	8	250	See Plan	3	ground level	Normal	A group of relatively small mixed woody species, including Elder, Yew, Holly, Blackthorn, etc, most of which are tangled with blackberry vines. Individual stems picked up on the topographical survey have been shown on the plan.	-	10	C2	3.0
W3	Mature	Mixed	22	570	6, 6, 6, 6	3.5 W	2.5	Normal	Mixed broad leaf woodland with mature well-spaced specimens including Sycamore, Poplar, Hornbeam, Oak, Horse Chestnut, Cedar and Birch. Some minor regions of scrubby understory growth, but mostly open with trees in good condition.	-	>40	A2	6.8
T126	Mature	Birch ( <i>Betula pendula</i> )	16.5	400	3, 4.5, 3.5, 2	-	-	Poor	An almost entirely dead tree with very limited viable bud sites.	Fell and replace.	10<	U	4.8
T127	Mature	Birch ( <i>Betula pendula</i> )	17	330	2, 1, 3, 2	-	-	Poor	An almost entirely dead tree with very limited viable bud sites.	Fell and replace.	10<	U	4.0
G128	Mature	Sycamore ( <i>Acer pseudoplatanus</i> )	19.5	650	7, 7, 7, 7	5 S	7	Normal	A row of four Sycamore trees of roughly similar age and size characteristics all stems are heavily clad in Ivy.	Sever and remove Ivy.	20>	B2	7.8
G129	Semi Mature	Mixed	6-15	200-300	3, 3, 3, 3 ave.	-	3	Poor	Understory trees including Horse Chestnut, Hawthorn, Laburnum and Cherry all heavily clad in Ivy located within a scrub type area.	Sever and remove Ivy.	10>	C2	3.6

ID	Age Class	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m) N E S W	First Main Branch Height (m) / Direction	Canopy Height (m)	Vitality	General Observations	Preliminary Management Recommendations	Estimated Remaining Contribution	Category Grading	Root Protection Area Radius (m)
G130	Early Mature	Sycamore ( <i>Acer pseudoplatanus</i> )	16.5	460	2, 3, 7, 3	9	10	Normal	Ivy-clad stems, with a canopy slightly suppressed by neighbouring trees, but generally acceptable form and health.	Sever and remove Ivy.	20>	B2	5.5
T131	Semi Mature	Horse Chestnut ( <i>Aesculus hippocastanum</i> )	12	420	3, 3, 4, 5	3 W	1.5	Normal	The tree has an ivy-clad stem with a canopy suppressed by neighbouring trees, although generally in good condition.	Sever and remove Ivy.	20>	B2	5.0
T132	Early Mature	Sycamore ( <i>Acer pseudoplatanus</i> )	14	530	6, 7.5, 7, 5.5	3 E	3	Normal	Heavily clad in Ivy, limiting what can be observed canopy health and distribution appear acceptable.	Sever and remove Ivy.	20>	B2	6.4
G133	Semi Mature	Leyland Cypress ( <i>Cupressus x leylandii</i> )	13	290	See plan	1.5 S	Ground level	Normal	A group of three trees assumed to have originally been part of the hedge element however due to a lack of management they have now developed into individual stems. The central stem has become heavily suppressed by the two stems on either side and is likely to die within the next 5 to 10 years.	-	10>	C2	3.5
T134	Early Mature	Cherry ( <i>Prunus</i> )	7	300 est.	9, 4, 0, 2	-	2	Poor	The stem arches significantly to the north and extend over the internal access road. Significant ongoing lean with potential failure over the road network limits the retention value of this tree.	Potential to fell and replace.	10<	U	3.6
G135	Semi Mature	Mixed	6	200 est	See plan	-	Ground level	Normal	Overgrown planted borders, typically with an Irish Yew or Cyprus located close to the building and then Dogwood species to the front. The trees have now almost uniformly outgrown their locations and cover most of the building frontage. Stems are not individually marked on the plan due to a lack of topographical data.	-	10>	C2	2.4
G20	Semi Mature	Hybrid Lime ( <i>Tilia x europaea</i> )	11	500 ave.	3.5, 3.5, 3.5, 3.5	-	1	Normal	A row of eight trees runs along the boundary. The trees have historically been pollarded at circa 8 m; however, this management has not been regularly undertaken, and the trees are now developing reasonable canopies.	-	10>	C2	6.0

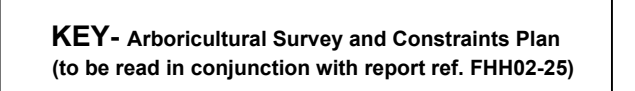


## Appendix C: Statutory Protection









**Screenshot 1:** An image taken from the East Riding of Yorkshire Council's planning constraints mapping tool was taken on 13 January 2026. This indicates that two Tree Preservation Orders (TPOs) affect the site.





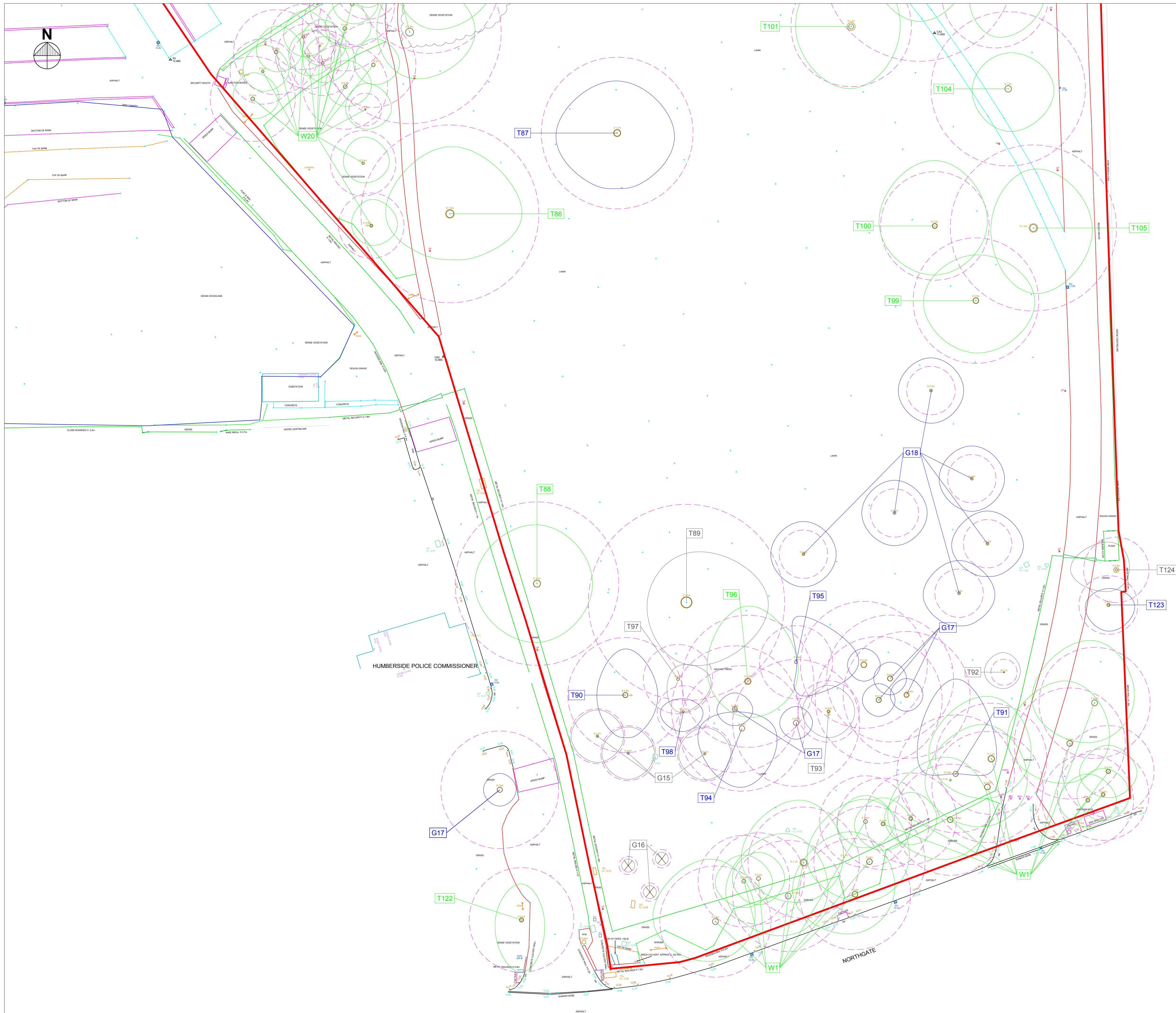
- Tree categories (BS 5837:2012)

-  Category A Trees
-  Category B Trees
-  Category C Trees
-  Category U Trees
-  Root Protection Area (RPA)
-  Updated Survey Area (2026)















**KEY- Arboricultural Survey and Constraints Plan**  
(to be read in conjunction with report ref. FHH02-25)

- Tree surveyed by Key Tree Solutions - location of tree centre from topographic survey
- ✕ Tree surveyed by Key Tree Solutions - tree location approximated by surveyor

### Tree categories (BS 5837:2012)

-  Category A Trees
-  Category B Trees
-  Category C Trees
-  Category U Trees
-  Root Protection Area (RPA)
-  Updated Survey Area (2026)

Site Location		Key Tree Solutions Royals Cottage, YO61 2DY Tel. 07716 638 813 <a href="http://www.KeyTreeSolutions.co.uk">www.KeyTreeSolutions.co.uk</a>	
<b>Ferens Hall Cottingham Hull HU16 5SE</b>			
Job			
<b>Arboricultural Constraints Appraisal</b>			
Title			
<b>Appendix D: Arboricultural Locations Plan</b>			
Drawn by <b>L Smith</b>	Date <b>Jan 2026</b>	Scale @ A1 <b>NTS</b>	Drg. no. <b>3/3</b>





## Appendix E: Images



**Figure 1.** Trees T72 (background) and T73.



**Figure 2.** T114 (left) and T113 (right) with G22 in the background.





**Figure 3.** T112 in the foreground with T72 (left) and T113 (right) in the background.



**Figure 4.** G23 (centre).





**Figure 5.** G22.



**Figure 6.** Northern aspect of W3.





**Figure 7.** G128 is heavily clad in Ivy.



**Figure 8.** Two trees of G24 in the centre of the image.





**Figure 9.** T118 is in contact with the neighbouring building.



**Figure 10.** T132 (left) is heavily clad in Ivy, and T118 (right) with H8 below.





**Figure 11.** G113 with H8 below.



**Figure 12.** T81 with G13 in the background.





**Figure 13.** G13 with T82 to the right.



**Figure 14.** T83 with W3 to the left of the image.





**Figure 15.** T84 (centre) with T85 and G14 to the right.



**Figure 16.** W20.





**Figure 17.** T34 arching over the internal road with G27 in the background.



**Figure 18.** G27.





**Figure 19.** G135 in front of the building with T106 to the right of the image.



**Figure 20.** T36 (left) with T115 (right).





**Figure 21.** T117 (left) with T116 (right).



**Figure 22.** T107.





**Figure 23.** G20 along the eastern boundary.



**Figure 24.** G21.





**Figure 25.** T110 (foreground) with T109 (left) and T108 (right) in the background.



**Figure 26.** W20 (left) and G27 (right).





**Figure 27.** Trees T101-T104.



**Figure 28.** T100 (foreground) with T105 (left) and T99 (right) in the background.





**Figure 29.** T86 (left) and T87 (right) with W20 in the background.



**Figure 30.** T124 (left) with T123 (right).





**Figure 31.** Trees along the southern boundary.



**Figure 32.** T89 with a large limb failure.