

Appendix 12-4 Tree Survey and Constraints Plan



Arboricultural Impact Assessment

East MRT, Reading

Report Reference Number: 170608-1.1-EMRTR-AIA-MW

On behalf of

Peter Brett Associates LLP

07 June 2017

Arboricultural Impact Assessment

East MRT, Reading



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Executive Summary

- This report provides an assessment of the impact of the proposal of a segregated fast-track public transport, pedestrian and cycle bridge and viaduct, comprising concrete bridge structure with a river span of 59.5m and a land span of 316m, supported by concrete columns, steel beams and reinforced soil embankment, together with new footpath links and existing footpath alterations, replacement supermarket car parking provision, junction improvements and landscaping upon on site trees and relevant off-site trees, and makes recommendations for mitigating any negative impacts. It is suitable for submission in support of a planning application.
- 128 individual trees and 65 tree groups have been surveyed to inform this assessment, of which 4 are category A, 88 are category B, 99 are category C, and 2 are category U. The data for each is presented within the Tree Schedule at Appendix A.
- 78 tree complete features and 8 tree partial tree groups have been identified for removal to facilitate the development. These trees are listed in the Tree Schedule in Appendix A and presented on the Tree Protection Plan at Appendix B.
- The remaining 111 tree features will be retained and protected through the development. Sufficient space and adequate protection measures have been set out to ensure that retained trees are not damaged during the pre-construction and construction phase and to enable their successful development post-construction. Retained tree protection measures are discussed throughout this report and illustrated on the Tree Protection Plan at Appendix B.
- None of the retained tree features will be subject to any construction within their root protection areas.
- None of the retained trees are anticipated to require remedial tree work to facilitate the development.
- Retained trees covered by W1 and W2 of Tree Preservation Order: - Land North & East of Tesco site, Napier Road, Reading within the fenced off tree protection areas (Construction Exclusion Zones), will continue to be protected following planning permission and only those proposed for removal in this report will be removed.

1 Introduction

1.1 Brief and Context

- 1.1.1 Treework Environmental Practice was instructed by Peter Brett Associates LLP on 05 June 2017 to provide an Arboricultural Impact Assessment, in accordance with British Standard BS5837: 2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, of the effect of development proposals on trees at East Reading MRT.
- 1.1.2 Trees are a material consideration for a Local Planning Authority when determining planning applications, whether or not they are afforded the statutory protection of a Tree Preservation Order or Conservation Area. British Standard BS 5837:2012 *Trees in Relation to Design, Demolition and Construction* sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and new developments. The Standard recommends a sequence of activities that starts in the initial feasibility and design phase (RIBA Stage 2 'Concept Design') with a survey to qualify and quantify the trees on site and establish the arboricultural constraints to development (above- and below-ground) to inform the design in an iterative process, and continues with an assessment of the arboricultural impacts of the final design and measures to mitigate such impacts should they be negative. Detailed technical specifications for mitigation and protection measures are devised in the design phase that follows (RIBA Stage 3-4 'Developed and Technical design'), and the sequence ends with the Implementation and Aftercare phase (RIBA Stages 5-7) with the implementation of those measures once planning permission is granted, guided by Arboricultural Method Statements (RIBA Stage 4-5, 'Technical Design and Construction') and professional guidance where appropriate.
- 1.1.3 This Arboricultural Impact Assessment (AIA) reports on the direct and indirect impacts of the proposed development on trees in terms of both the buildability of the proposals and the long-term impact of the finished scheme, and where necessary presents mitigation for these impacts.

1.2 Purpose of this Report

- 1.2.1 This AIA, and accompanying Tree Schedule and Tree Protection Plan, is provided to support a planning application for the proposed development. It sets out the arboricultural impacts of the proposals using the following considerations as a framework:
- Trees to be removed and trees to be retained.

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- Remedial tree work to retained trees to allow development and ensure retained trees will form a harmoniously integrated component of the proposed development.
- Suitable measures to protect retained trees.
- Special construction or engineering measures required to enable trees to be harmoniously integrated into the proposed development.

1.3 The Development

- 1.3.1 The proposed development is a segregated fast-track public transport, pedestrian and cycle bridge and viaduct, comprising concrete bridge structure with a river span of 59.5m and a land span of 316m, supported by concrete columns, steel beams and reinforced soil embankment, together with new footpath links and existing footpath alterations, replacement supermarket car parking provision, junction improvements and landscaping
- 1.3.2 The following documents have been reviewed by Treework Environmental Practice to inform this assessment:

Document Title	Document/Drawing number	Originator
Topographical Survey	22109	MK Surveys
Proposed Layout	28791_3008_LA_001	PBA
Tree Constraints Plan	160607-1.1-EMRTR1-TCP-MM	Treework Environmental Practice

2 Existing Tree Population and Constraints

- 2.1.1 A survey covering trees on site and trees on adjacent land close enough to be affected by the development was undertaken in May 2016. The full survey results are presented in the Tree Schedule at Appendix A.
- 2.1.2 The survey was undertaken based on trees plotted using an outline base map as reference in Treework Environmental Practice's specialist tree management software – MyTrees. The basemap contained a topographical survey of the trees. Trees and hedges were plotted on the basemap using the topographical survey as reference.
- 2.1.3 BS 5837:2012 recommends classifying trees into four quality and value categories to determine their relative retentive worth. A summary of the relative retentive worth of the trees on site as recorded during the tree survey and expressed by their categories is given in Table 1. Appendix A explains the BS 5837:2012 tree categorisation process.

Table 1: Trees/Groups in each Retention Category

BS Category	No. of Trees (T)	No. of Groups (G)	Total
A	4	0	4
B	60	28	88
C	62	37	99
U	2	0	2
Total	128	65	193

- 2.1.4 Trees present constraints to development both above and below ground. The above ground constraints comprise the physical extent of tree crowns. The below ground constraints comprise the roots, and are expressed in terms of the root protection area (RPA), which is the minimum rooting area that a tree needs to sustain itself in reasonable health. These constraints, as established by the tree-survey, inform this assessment of the impact of the development proposals.
- 2.1.5 The full results of the tree survey on which this report is based are given in the Tree Schedule at Appendix A, and the above- and below-ground constraints are illustrated on the Tree Protection Plan at Appendix B. Each tree (T), tree group and hedge (H) has been allocated an individual number to which it is referred in this report and all associated documents. The survey method and limitations are set out in Appendix E.

3 Arboricultural Impact of the Proposals

3.1 Tree Removal and Retention

- 3.1.1 Every effort has been made to retain trees wherever possible. Where high-quality trees have been found to be in conflict with the proposed design, the decision to remove such trees has been informed by an iterative process, following a review of alternative options.

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3.1.2 The 78 tree features proposed for removal and 8 tree groups for partial removal to facilitate the proposed development are summarised in Table 2 by BS5837: 2012 category. Trees have been identified for removal where they come into direct conflict with structures, where construction cannot be achieved without their removal, or where their future relationship with the development is considered unsustainable, having regard to their eventual potential size. All Category U trees should be removed due to their poor condition, which would be advisable regardless of the development proposal. Where higher value trees may be in minor conflict with the proposals, pruning or special construction and protection measures have been specified, as explained in Section 3.4.

Table 2 – Tree Features for Removal by BS Category

Category A Trees/Groups	Category B Trees/Groups	Category C Trees/Groups	Category U Trees/Groups
T86	T37, T63, T74, T76, T77, T78, T81, T82, T83, T84, T85, T88, T91, T101, T114, T117, T122, T127, T128, T129, T164, T165, T166, T172, T178, T185, T186, G42, G47, G58, G62, *G97, *G105, *G107, G115, *G168, *G187 Note: G2 and G4 are outside of the MRT site boundary and will be lost due to the P&R site only	T10, T46, T56, T59, T60, T61, T67, T79, T80, T89, T90, T93, T102, T121, T167, T171, T175, T183, T184, T191, *G11, G12, G45, G48, G49, G50, G68, G75, G92, G103, *G106, G119, G116, *G174, G176, G177, G190 Note: T63, T64, T65 and G66 are at the boundary / partially within the MRT East site boundary, however are also being lost due to the P&R proposals.	T136, T162
1	34 + 5 part removal of groups. * indicates part removal	38 + 3 part removal of groups * indicates part removal	2

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- 3.1.3 All trees other than those in Table 2 will be retained and protected during development (see section 3.3).

3.2 Facilitative Tree Works

- 3.2.1 No tree works are anticipated to enable the proposed development, other than the removal of the trees listed in Table 2.

3.3 Tree Protection

3.3.1 *Root Protection Areas and Construction Exclusion Zones*

Retained trees will be protected during development by establishing a Construction Exclusion Zone (CEZ) around their Root Protection Areas (RPAs). RPAs are a layout design tool, indicating the minimum area around a tree deemed to contain sufficient roots and soil to maintain the tree's viability. RPAs should be treated as a precautionary area within which activities such as ground compaction, excavation, the storing of materials, ground level changes and other construction activity are likely to cause damage to trees and should therefore be excluded. This CEZ can be achieved by the erection of barriers at the locations shown on the Tree Protection Plan at Appendix B. Tree protection barriers must be installed before any demolition or construction works start, and, unless approved by the Local Planning Authority or by an arboriculturist approved by them, should remain in place until all construction activity has been completed.

- 3.3.2 The type of barriers should match the level of activity around the retained trees. Where a high level of construction activity is expected, fencing must be braced to be robust to vehicular impact and to prevent it from being easily repositioned; a specification similar to drawing 3 in BS 5837:2012 will be suitable (reproduced at Appendix D). In areas away from the main construction activity and vehicle movement, it may be appropriate to install a lower specification fencing, examples of which are given at Appendix D.

- 3.3.3 All protection fencing should carry identifying signs that state its purpose and proscribe its removal until all demolition and construction work is complete. An example sign is given at Appendix D.

3.4 Additional Precautions

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3.4.1 *Utilities and Services*

Information on the location of utility and service runs for the proposed development was not available at time of writing. In principle, traditional trench-installed utilities should be routed outside of the RPAs of retained trees to avoid root damage. Where routing utility runs within RPAs is unavoidable, all work should comply with The National Joint Utilities Volume 4 and advice should be sought from a professional Arboricultural Consultant.

3.4.2 *Soft Landscaping*

The Arboricultural Consultant should review any landscape operations that involve any work within the RPAs of retained trees and input additional site specific methodology where necessary.

Appendix A

Tree Schedule

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Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G1	4	<i>Cerasus avium</i> Wild Cherry	11.0	1	30	N 3.0	E 3.0	S 3.0	W 3.5	1.0	2.0	Early Mature	Fair	These represent average measurements for the group.	40.7	3.6	40+	B	2
	3	<i>Aesculus hippocastanum</i> Horse Chestnut																	
G2	25	<i>Corylus avellana</i> Common Hazel	10.0	1	17	N 2.0	E 2.0	S 4.0	W 2.0	2.5		Early Mature	Good	Base / stems obscured - Vegetation. Part of woodland group extending to north. Amenity woodland. Secondary woodland. Numbers are approximate. Not possible to estimate all stem positions. These represent average measurements for the group.	13.1	2.0	40+	B	2
	18	<i>Viburnum</i> sp. Viburnum sp.																	
	9	<i>Acer pseudoplatanus</i> Sycamore																	
	9	<i>Acer campestre</i> Field Maple																	
	5	<i>Quercus robur</i> English Oak																	
	3	<i>Sorbus aucuparia</i> Rowan/Mountain Ash																	
	2	<i>Betula pendula</i> Silver Birch																	
T3	1	<i>Salix caprea</i> Goat Willow/Great Sallow	10.0	1	32	N 4.0	E 4.0	S 4.0	W 4.0	3.0		Early Mature	Fair		46.3	3.8	40+	C	2

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G4	5	<i>Acer campestre</i> Field Maple	10.0	5	8	N 4.0	E 4.0	S 4.0	W 4.0	1.0		Early Mature	Good	Offsite group. Part of woodland group extending to north. Amenity woodland. Secondary woodland. These represent average measurements for the group.	21.5	2.6	40+	B	2
	1	<i>Sorbus aucuparia</i> Rowan/Mountain Ash												Fell - Ground level. Remove tree group to facilitate development proposals.					
G5	3	<i>Betula jacquemontii</i> Himalayan Birch	10.0	2	18	NW 4.0	NE 4.0	SE 3.0	SW 2.0	3.0		Early Mature	Fair	Viburnum shrub layer, not included, protrudes onto footpath below canopy. These represent average measurements for the group. Crown clearance above highway 5.2m.	21.2	2.6	40+	C	2
T6	1	<i>Cerasus avium</i> Wild Cherry	8.0	1	21	N 4.0	E 5.0	S 2.0	W 2.0	2.0		Early Mature	Good		20.0	2.5	40+	C	2
G7	2	<i>Tilia platyphyllos</i> Large Leaved Lime	6.0	1	25	N 3.5	E 3.0	S 2.0	W 3.0	3.0		Early Mature	Good	Crown clearance estimated above car park. These represent average measurements for the group.	28.3	3.0	40+	B	2
G8	2	<i>Tilia platyphyllos</i> Large Leaved Lime	6.0	1	25	N 3.5	E 3.0	S 3.0	W 3.0	3.0		Early Mature	Good	Crown clearance estimated above car park. These represent average measurements for the group.	28.3	3.0	40+	B	2
G9	5	<i>Acer campestre</i> Field Maple	5.0	1	17	N 2.0	E 3.0	S 2.0	W 3.0	2.5		Early Mature	Good	Crown clearance estimated above car park. These represent average measurements for the group.	13.1	2.0	40+	C	2
T10	1	<i>Acer campestre</i> Field Maple	5.0	1	21	N 3.0	E 3.0	S 3.0	W 3.0	2.5		Early Mature	Fair	Fell - Ground level. Remove tree to facilitate development proposals.	20.0	2.5	40+	C	2

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Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G11	6	<i>Acer campestre</i> Field Maple	6.0	1	24	N 3.5	E 3.0	S 4.0	W 3.5	2.5		Early Mature	Fair	Epicormic growth - Bole / principal stems. Crown clearance estimated above car park. These represent average measurements for the group.	26.1	2.9	40+	C	2
	2	<i>Cerasus avium</i> Wild Cherry																	
G12	18	<i>Acer campestre</i> Field Maple	5.0	1	13	N 2.0	E 3.0	S 2.5	W 2.0	2.5		Early Mature	Good	Crown clearance estimated above car park. These represent average measurements for the group.	7.6	1.6	40+	C	2
	12	<i>Cerasus avium</i> Wild Cherry												Fell - Ground level. Remove section of tree group to facilitate 2 parking bays.					
	2	<i>Betula pendula</i> Silver Birch																	
G13	10	<i>Betula pendula</i> Silver Birch	6.0	1	24	N 2.0	E 2.0	S 2.5	W 2.0	2.5		Early Mature	Good	Crown clearance estimated above car park. These represent average measurements for the group. Some trees in group are outside of site boundary.	26.1	2.9	40+	B	2
	6	<i>Pinus nigra subsp. laricio</i> Corsican Pine																	
G14	5	<i>Tilia platyphyllos</i> Large Leaved Lime	6.0	1	17	N 3.5	E 3.0	S 3.5	W 3.0	2.5		Early Mature	Good	Crown clearance estimated above road. These represent average measurements for the group.	13.1	2.0	40+	C	2
G15	10	<i>Betula pendula</i> Silver Birch	9.0	1	20	N 4.0	E 2.5	S 4.0	W 2.0	2.5		Early Mature	Fair	Crown clearance estimated above road. These represent average measurements for the group. Some trees in group are outside of site boundary.	18.1	2.4	40+	C	2
	5	<i>Cerasus avium</i> Wild Cherry																	
	3	<i>Tilia platyphyllos</i> Large Leaved Lime																	
	2	<i>Pinus nigra subsp. laricio</i> Corsican Pine																	

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Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
H16	40	<i>unrecognized</i> Unrecognised	5.0	6	7	N 0.5	E 0.5	S 0.5	W 0.5	0.0		Early Mature	Good	Hedgerow - Maintained.	13.3	2.1	20-40	C	2
G17	2	<i>Tilia platyphyllos</i> Large Leaved Lime	6.0	1	17	N 3.5	E 3.0	S 3.5	W 3.0	2.5		Early Mature	Good	Part of larger group which extends offsite. Crown clearance estimated above road. These represent average measurements for the group	13.1	2.0	40+	C	2
T18	1	<i>Pinus nigra subsp. laricio</i> Corsican Pine	6.0	1	27	N 4.0	E 4.0	S 4.0	W 4.0	2.0		Early Mature	Good	Access to inspect base - Not possible. Base / stems obscured - Vegetation.	33.0	3.2	40+	B	2
G19	5 4 3 2	<i>Betula pendula</i> Silver Birch <i>Pinus nigra subsp. laricio</i> Corsican Pine <i>Acer campestre</i> Field Maple <i>Cerasus avium</i> Wild Cherry	8.0	1	20	N 4.0	E 2.5	S 4.0	W 2.0	2.5		Early Mature	Fair	Adjacent hedgerow plants excluded. Crown clearance estimated above road. These represent average measurements for the group. Some trees in group are outside of site boundary.	18.1	2.4	40+	B	2
G20	2 1 1	<i>Betula pendula</i> Silver Birch <i>Fraxinus excelsior</i> Ash <i>Cerasus avium</i> Wild Cherry	7.0	1	16	N 4.0	E 5.0	S 2.5	W 2.5	2.0		Early Mature	Fair	Part of larger group which extends offsite. These represent average measurements for the group.	11.6	1.9	40+	C	2
T21	1	<i>Cerasus avium</i> Wild Cherry	5.0	1	12	N 1.5	E 1.5	S 1.5	W 1.5	2.0		Semi Mature	Fair	Bark wound - Physical damage or vandalism.	6.5	1.4	20-40	C	1

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Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T22	1	<i>Cerasus avium</i> Wild Cherry	5.0	1	9	N 1.0	E 1.0	S 1.0	W 1.0	2.0		Semi Mature	Fair		3.7	1.1	20-40	C	1
T23	1	<i>Cerasus avium</i> Wild Cherry	5.0	1	9	N 1.0	E 1.0	S 1.0	W 0.0	2.0		Semi Mature	Fair		3.7	1.1	20-40	C	1
T24	1	<i>Cerasus avium</i> Wild Cherry	5.0	1	9	N 1.0	E 1.0	S 1.0	W 1.0	2.0		Semi Mature	Fair		3.7	1.1	20-40	C	1
T25	1	<i>Cerasus avium</i> Wild Cherry	5.0	1	11	N 1.0	E 1.0	S 1.0	W 1.0	2.0		Semi Mature	Good		5.5	1.3	20-40	C	1
T26	1	<i>Cerasus avium</i> Wild Cherry	5.0	1	15	N 2.0	E 2.0	S 2.0	W 2.0	2.0		Semi Mature	Good		10.2	1.8	20-40	C	1
T27	1	<i>Cerasus avium</i> Wild Cherry	5.0	1	15	N 0.0	E 2.0	S 2.0	W 2.0	2.0		Semi Mature	Good		10.2	1.8	20-40	C	1
T28	1	<i>Acer platanoides</i> Norway Maple	6.0	1	12	N 2.0	E 2.0	S 1.5	W 2.0	2.0		Early Mature	Fair	Access to inspect base - Not possible. Bark wound - Minor. Inspected from behind fence due to lack of access. Not plotted on topographical survey, position approximate. Offsite tree.	6.5	1.4	40+	C	1
T29	1	<i>Acer platanoides</i> Norway Maple	6.0	1	12	N 2.0	E 2.0	S 1.5	W 2.0	2.0		Early Mature	Fair	Access to inspect base - Not possible. Inspected from behind fence due to lack of access. Not plotted on topographical survey, position approximate. Offsite tree.	6.5	1.4	40+	C	1

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T30	1	<i>Alnus cordata</i> Italian Alder	5.0	1	10	N 2.0	E 2.0	S 1.0	W 2.0	2.0		Semi Mature	Good	Access to inspect base - Not possible. Inspected from behind fence due to lack of access. Not plotted on topographical survey, position approximate.	4.5	1.2	40+	C	1
T31	1	<i>Alnus cordata</i> Italian Alder	5.0	1	10	N 1.5	E 1.5	S 1.0	W 1.5	2.0		Semi Mature	Good	Access to inspect base - Not possible. Inspected from behind fence due to lack of access. Not plotted on topographical survey, position approximate.	4.5	1.2	40+	C	1
T32	1	<i>Alnus cordata</i> Italian Alder	5.0	1	10	N 1.5	E 1.5	S 1.0	W 1.5	2.0		Semi Mature	Good	Access to inspect base - Not possible. Inspected from behind fence due to lack of access. Not plotted on topographical survey, position approximate.	4.5	1.2	40+	C	1
T33	1	<i>Alnus cordata</i> Italian Alder	6.0	1	10	N 2.0	E 2.0	S 1.5	W 2.0	2.0		Semi Mature	Good	Access to inspect base - Not possible. Inspected from behind fence due to lack of access. Not plotted on topographical survey, position approximate.	4.5	1.2	40+	C	1
T34	1	<i>Alnus cordata</i> Italian Alder	6.0	1	14	N 2.0	E 2.0	S 2.0	W 2.0	2.0		Semi Mature	Good	Access to inspect base - Not possible. Inspected from behind fence due to lack of access. Not plotted on topographical survey, position approximate.	8.9	1.7	40+	C	1

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Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T35	1	<i>Alnus cordata</i> Italian Alder	4.5	1	8	N 1.0	E 1.0	S 1.0	W 1.0	2.0		Semi Mature	Good	Access to inspect base - Not possible. Inspected from behind fence due to lack of access. Not plotted on topographical survey, position approximate.	2.9	1.0	40+	C	1
T36	1	<i>Fraxinus excelsior</i> Ash	4.0	10	4	N 2.0	E 2.0	S 2.0	W 2.0	2.0		Semi Mature	Good	Multi-stemmed. Natural regeneration. Not plotted on topographical survey, position approximate. Tree outside of site boundary.	7.2	1.5	20-40	C	1
T37	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	6.0	5	15	N 3.0	E 4.0	S 3.0	W 4.0	0.0		Mature	Good	Access to inspect base - Not possible. Base / stems obscured - Vegetation. Not plotted on topographical survey, position approximate. Located within bramble scrub group. Fell - Ground level. Remove tree to facilitate development proposals.	50.9	4.0	40+	B	3
G38	2	<i>Tilia platyphyllos</i> Large Leaved Lime	6.0	1	28	N 3.0	E 3.0	S 3.0	W 3.0	2.5		Early Mature	Good	Crown clearance estimated above car park. These represent average measurements for the group.	35.5	3.4	40+	B	2
G39	2	<i>Corylus colurna</i> Turkish Hazel	6.0	1	28	N 3.0	E 3.0	S 3.0	W 3.0	2.5		Early Mature	Good	Epicormic growth - Bole / principal stems. Crown clearance estimated above car park. These represent average measurements for the group.	35.5	3.4	40+	C	2
T40	1	<i>Tilia platyphyllos</i> Large Leaved Lime	8.0	1	23	N 2.5	E 2.5	S 2.5	W 2.5	2.5		Early Mature	Good	Crown clearance estimated above car park.	23.9	2.8	40+	B	2
G41	8	<i>Tilia platyphyllos</i> Large Leaved Lime	6.0	1	23	N 3.5	E 3.0	S 2.0	W 3.0	3.0		Early Mature	Good	Crown clearance estimated above car park. These represent average measurements for the group.	23.9	2.8	40+	B	2

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G42	12	<i>Tilia platyphyllos</i> Large Leaved Lime	6.0	1	23	N 4.0	E 4.0	S 4.0	W 4.0	2.0		Early Mature	Fair	Crown clearance estimated above car park. These represent average measurements for the group.	23.9	2.8	40+	B	2
	7	<i>Acer campestre</i> Field Maple												Fell - Ground level. Remove tree group to facilitate development proposals.					
G43	2	<i>Acer campestre</i> Field Maple	7.0	1	20	N 4.0	E 4.0	S 4.0	W 4.0	2.0		Early Mature	Fair	Epicormic growth - Bole / principal stems. Crown clearance estimated above car park. These represent average measurements for the group.	18.1	2.4	40+	C	2
G44	2	<i>Acer campestre</i> Field Maple	7.0	1	20	N 4.0	E 4.0	S 4.0	W 4.0	2.0		Early Mature	Fair	Epicormic growth - Bole / principal stems. Crown clearance estimated above car park. These represent average measurements for the group. Group not plotted on topographical survey, position approximate.	18.1	2.4	40+	C	2
G45	2	<i>Acer campestre</i> Field Maple	6.0	1	23	N 3.0	E 3.0	S 3.0	W 3.0	2.5		Early Mature	Poor	Crown clearance estimated above car park. These represent average measurements for the group.	23.9	2.8	40+	C	2
														Fell - Ground level. Remove tree group to facilitate development proposals.					
T46	1	<i>Acer campestre</i> Field Maple	7.0	1	21	N 4.0	E 4.0	S 4.0	W 4.0	2.5		Early Mature	Fair	Fell - Ground level. Remove tree to facilitate development proposals.	20.0	2.5	40+	C	2

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G47	3	<i>Tilia platyphyllos</i> Large Leaved Lime	10.0	1	25	N 5.0	E 2.5	S 5.0	W 4.0	3.0		Early Mature	Good	Trees within high hedge. Crown clearance estimated above car park. These represent average measurements for the group. Fell - Ground level. Remove tree group to facilitate development proposals.	28.3	3.0	40+	B	2
H48	200	<i>Cotoneaster sp.</i> Tree Cotoneaster	6.0	2	10	N 6.0	E 4.0	S 6.0	W 4.0	3.0		Early Mature	Fair	Hedgerow - Maintained. Group not plotted on topographical survey, position approximate. Numbers are approximate. Not possible to estimate all stem positions. These represent average measurements for the group. Crown clearance estimated above car park, pruned flush below. Fell - Ground level. Remove hedge to facilitate development proposals.	9.0	1.7	20-40	C	2
H49	260 10	<i>Laurocerasus officinalis</i> Cherry Laurel <i>Cotoneaster sp.</i> Tree Cotoneaster	6.0	2	10	N 4.0	E 4.0	S 5.0	W 4.0	3.0		Early Mature	Fair	Hedgerow - Maintained. Group not plotted on topographical survey, position approximate. Numbers are approximate. Not possible to estimate all stem positions. These represent average measurements for the group. Crown clearance estimated above car park, pruned flush below. Fell - Ground level. Remove hedge to facilitate development proposals.	9.0	1.7	20-40	C	2

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G50	200	<i>unrecognized</i> Unrecognised	6.0	2	10	N 5.0	E 4.0	S 6.0	W 4.0	3.0		Early Mature	Fair	Hedgerow - Neglected / overgrown. Group not plotted on topographical survey, position approximate. Numbers are approximate. Not possible to estimate all stem positions. These represent average measurements for the group. Crown clearance estimated above car park. Fell - Ground level. Remove tree group to facilitate development proposals.	9.0	1.7	20-40	C	2
G51	5 1 1	<i>Salix fragilis</i> Crack Willow <i>Salix caprea</i> Goat Willow/Great Sallow <i>Fraxinus excelsior</i> Ash	11.0	7	14	N 7.0	E 5.0	S 3.0	W 5.0	0.0		Mature	Good	Multi-stemmed. Crown clearance above footpath 2.5m. DBH & height indicative of larger trees in group. Tree group outside of site boundary.	62.1	4.4	40+	C	2 3
G52	2 1	<i>Salix caprea</i> Goat Willow/Great Sallow <i>Alnus glutinosa</i> Common Alder	8.0	8	7	N 6.0	E 2.0	S 2.0	W 2.5	0.0		Early Mature	Good	Full extent of group not plotted on topographical survey, position approximate. These represent average measurements for the group. Tree group outside of site boundary. Crown clearance above footpath 2.5m.	17.7	2.4	40+	C	2 3
T53	1	<i>Ulmus minor</i> Smooth-leaved Elm	8.0	2	35	N 4.0	E 2.0	S 3.0	W 2.0	3.0		Mature	Poor	Base / stems obscured - Vegetation. Dutch elm disease. Ivy or climbing plant. Stem diameter/s estimated under ivy. Unable to inspect fully due to dense ivy on trunk and in crown. Crown clearance estimated above footpath.	83.7	5.2	10-20	C	2 3

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G54	6	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	8.0	7	20	N 4.0	E 2.0	S 4.0	W 2.0	3.0		Mature	Good	Smaller stems in group not plotted on topographical survey, position approximate, stem locations estimated. Measurements indicative of larger tree within group. Crown clearance estimated above path.	126.7	6.3	40+	B	2 3
	1	<i>Ligustrum vulgare</i> Wild Privet																	
G55	19	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	7.0	7	20	N 4.0	E 2.0	S 4.0	W 2.0	3.0		Mature	Good	Group not plotted on topographical survey, position approximate, stem locations estimated. Crown clearance estimated above path. Numbers are approximate. These represent average measurements for the group. Unable to inspect all trees fully due to ivy on trunk.	126.7	6.3	40+	B	2 3
	1	<i>Sambucus nigra</i> Elder																	
	1	<i>Malus</i> sp. Apple sp.																	
T56	1	<i>Prunus spinosa</i> Blackthorn/Sloe	8.0	1	26	N 4.0	E 6.0	S 2.0	W 1.5	2.0		Early Mature	Fair	Fell - Ground level. Remove tree to facilitate development proposals.	30.6	3.1	40+	C	3
T57	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	4.0	6	8	N 2.0	E 2.0	S 1.0	W 2.0	0.0		Mature	Fair		17.4	2.4	40+	C	2 3
G58	6	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	8.0	10	12	N 6.0	E 5.0	S 5.0	W 4.0	0.0		Mature	Fair	Smaller stems in group not plotted on topographical survey, position approximate, stem locations estimated. Measurements indicative of larger trees within group. Fell - Ground level. Remove area of group outside of tree protection area.	65.1	4.6	40+	B	2 3

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T59	1	<i>Juglans regia</i> Walnut	4.5	1	22	N 3.0	E 3.0	S 3.0	W 3.0	1.0		Early Mature	Good	Pollard - Regrown. Fell - Ground level. Remove tree to facilitate development proposals.	21.9	2.6	20-40	C	2
T60	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	4.5	5	16	N 1.5	E 2.0	S 2.0	W 2.0	1.0		Mature	Fair	Access to inspect base - Restricted / obscured. Tree surveyed from behind fence due to access restrictions. Fell - Ground level. Remove tree to facilitate development proposals.	57.9	4.3	40+	C	2
T61	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	4.5	5	16	N 1.5	E 2.0	S 2.5	W 2.0	1.0		Mature	Fair	Access to inspect base - Restricted / obscured. Tree surveyed from behind fence due to access restrictions. Fell - Ground level. Remove tree to facilitate development proposals.	57.9	4.3	40+	C	2
G62	2	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	9.0	7	21	N 5.0	E 5.0	S 5.0	W 5.0	1.0		Mature	Good	Measurements indicative of larger tree within group. Fell - Ground level. Remove area of group outside of tree protection area.	139.7	6.7	40+	B	2 3
T63	1	<i>Populus nigra</i> 'Italica' Lomardy Poplar	21.0	5	71	N 4.0	E 4.0	S 4.0	W 4.0	2.0		Mature	Fair	Fell - Ground level. Remove tree to facilitate development proposals.	281.9	9.5	40+	B	2
S64	1	<i>Ligustrum vulgare</i> Wild Privet	4.0	10	12	N 2.5	E 2.5	S 2.5	W 2.5	0.0		Mature	Fair	Access to inspect base - Not possible. Base / stems obscured - Vegetation. Not plotted on topographical survey, position approximate. Fell - Ground level. Remove tree to facilitate development proposals.	65.1	4.6	20-40	C	3

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T65	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	8.0	3	20	N 2.5	E 3.0	S 2.0	W 2.0	0.0		Mature		Access to inspect base - Not possible. Base / stems obscured - Vegetation. Privet (<i>Ligustrum vulgare</i>) below. Not plotted on topographical survey, position approximate. Fell - Ground level. Remove tree to facilitate development proposals.	24.7	2.8	40+	C	3
G66	2 1 1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May <i>Sambucus nigra</i> Elder <i>Ligustrum vulgare</i> Wild Privet	7.0	2	22	N 2.5	E 2.5	S 2.5	W 2.5	0.0		Mature	Fair	Full extent of group not plotted on topographical survey, position approximate, stem locations estimated. These measurements are indicative of larger trees in the group. Fell - Ground level. Remove tree group to facilitate development proposals.	45.8	3.8	40+	C	2 3
T67	1	<i>Prunus spinosa</i> Blackthorn/Sloe	8.0	7	11	NW 5.0	NE 7.58	SE 5.0	SW 2.5	0.0		Mature	Fair	Fell - Ground level. Remove tree to facilitate development proposals.	38.3	3.5	20-40	C	3
G68	10	<i>Prunus spinosa</i> Blackthorn/Sloe	6.0	1	14	N 2.0	E 2.0	S 3.0	W 2.0	1.0		Early Mature	Fair	Measurements indicative of larger stems within group. Numbers are approximate. Not possible to estimate all stem positions. Full extent of group not plotted on topographical survey, position approximate. Fell - Ground level. Remove area of tree group outside of tree protection area to facilitate development proposals.	8.9	1.7	40+	C	3

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T69	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	7.0	1	18	N 2.5	E 2.5	S 2.5	W 2.5	3.0		Mature	Fair	Inspected from behind fence due to lack of access. Not plotted on topographical survey, position approximate. Crown clearance estimated above path.	14.7	2.2	40+	C	2 3
T70	1	<i>Ulmus minor</i> Smooth-leaved Elm	5.0	2	7	N 1.0	E 3.0	S 3.0	W 3.0	1.0		Early Mature	Fair	Dutch elm disease. Not plotted on topographical survey, position approximate.	5.1	1.3	10-20	C	3
T71	1	<i>Ulmus minor</i> Smooth-leaved Elm	5.0	3	7	N 2.0	E 2.0	S 2.0	W 2.0	1.0		Early Mature	Fair	Dutch elm disease. Not plotted on topographical survey, position approximate.	6.7	1.5	10-20	C	3
T72	1	<i>Ulmus minor</i> Smooth-leaved Elm	6.0	1	15	N 2.5	E 2.5	S 2.5	W 2.5	1.0		Early Mature	Fair	Access to inspect base - Not possible. Base / stems obscured - Vegetation. Dutch elm disease. Not plotted on topographical survey, position approximate.	10.2	1.8	10-20	C	3
T73	1	<i>Ulmus minor</i> Smooth-leaved Elm	5.0	2	7	N 2.5	E 2.5	S 2.5	W 2.5	1.0		Early Mature	Fair	Access to inspect base - Not possible. Base / stems obscured - Vegetation. Dutch elm disease. Not plotted on topographical survey, position approximate.	3.8	1.1	10-20	C	3
T74	1	<i>Fraxinus excelsior</i> Ash	12.0	1	34	N 5.0	E 5.0	S 5.0	W 5.0	2.0		Mature	Fair	Access to inspect base - Not possible. Base / stems obscured - Vegetation. Surveyed from a distance due to impenetrable shrubby terrain & health and safety issue (risk of discarded hypodermic needles). Fell - Ground level. Remove tree to facilitate development proposals.	52.3	4.1	40+	B	2

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G75	3	<i>unrecognized</i> Unrecognised	7.0	1	20	N 3.0	E 3.0	S 3.0	W 3.0	1.0		Mature	Fair	Surveyed from a distance due to impenetrable shrubby terrain & health and safety issue (risk of discarded hypodermic needles).	18.1	2.4	20-40	C	2
	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May												Fell - Ground level. Remove tree group to facilitate development proposals.					
T76	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	7.0	6	25	N 3.5	E 5.0	S 5.0	W 4.0	2.0		Mature	Fair	Multi-stemmed.	169.6	7.3	40+	B	2 3
														Fell - Ground level. Remove tree to facilitate development proposals.					
T77	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	8.0	6	25	N 3.5	E 4.0	S 5.0	W 5.0	2.0		Mature	Fair	Access to inspect base - Restricted / obscured. Epicormic growth - Base / bole / principal stems. Multi-stemmed. Not possible to measure Dbh due to multiple stem morphology & thorny epicormic growth. Dbh estimated.	169.6	7.3	40+	B	2 3
														Fell - Ground level. Remove tree to facilitate development proposals.					
T78	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	5.0	6	15	N 3.0	E 2.5	S 2.5	W 2.5	2.0		Mature	Fair	Epicormic growth - Base. Multi-stemmed. Crown clearance estimated above path.	61.1	4.4	40+	B	2 3
														Fell - Ground level. Remove tree to facilitate development proposals.					
T79	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	7.0	5	14	N 1.5	E 4.5	S 4.0	W 4.0	1.0		Mature	Poor	Sparser crown than neighbouring Hawthorns. Not plotted on topographical survey, position approximate. Tree surveyed from behind fence due to access restrictions.	44.3	3.8	40+	C	2 3
														Fell - Ground level. Remove tree to facilitate development proposals.					

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T80	1	<i>Salix fragilis</i> Crack Willow	7.0	30	10	N 4.0	E 5.0	S 5.0	W 5.0	0.0		Early Mature	Fair	Coppice stool - Regrown. Not plotted on topographical survey, position approximate. Fell - Ground level. Remove tree to facilitate development proposals.	135.7	6.6	20-40	C	1
T81	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	5.0	6	18	N 3.0	E 2.5	S 2.0	W 2.5	2.0		Mature	Fair	Epicormic growth - Base. Multi-stemmed. Crown clearance estimated above path. Fell - Ground level. Remove tree to facilitate development proposals.	87.9	5.3	40+	B	2 3
T82	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	8.0	4	21	N 4.5	E 1.5	S 0.5	W 3.5	2.0		Mature	Fair	Multi-stemmed. Not possible to measure Dbh due to multiple stem morphology & thorny growth. Dbh estimated based on measure of one stem. Crown clearance estimated above path. Fell - Ground level. Remove tree to facilitate development proposals.	79.8	5.0	40+	B	2 3
T83	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	9.0	4	28	N 5.0	E 4.0	S 1.0	W 3.5	2.0		Mature	Fair	Multi-stemmed. Not possible to measure Dbh due to multiple stem morphology & thorny growth. Dbh estimated based on measure of one stem. Crown clearance estimated above path. Fell - Ground level. Remove tree to facilitate development proposals.	86.7	5.3	40+	B	2 3

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T84	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	5.0	11	15	N 3.5	E 2.5	S 3.0	W 2.5	2.0		Mature	Fair	Epicormic growth - Base. Multi-stemmed. Crown clearance estimated above path. Not possible to measure Dbh due to multiple stem morphology & thorny epicormic growth. Dbh estimated. Fell - Ground level. Remove tree to facilitate development proposals.	112.0	6.0	40+	B	2 3
T85	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	9.0	2	26	N 3.0	E 1.5	S 3.0	W 3.0	2.0		Mature	Fair	Crown clearance estimated above path. Fell - Ground level. Remove tree to facilitate development proposals.	43.7	3.7	40+	B	2 3
T86	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	10.0	8	18	N 3.5	E 3.0	S 3.0	W 4.0	2.0		Mature	Good	Multi-stemmed. Crown clearance estimated above path. Fell - Ground level. Remove tree to facilitate development proposals.	117.3	6.1	40+	A	2 3
T87	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	10.0	6	25	N 5.0	E 4.5	S 4.0	W 4.0	3.0		Mature	Fair	Access to inspect base - Restricted / obscured. Epicormic growth - Base. Multi-stemmed. Crown clearance estimated above path. Not possible to measure Dbh due to multiple stem morphology & thorny epicormic growth. Dbh estimated.	169.6	7.3	40+	A	2 3
T88	1	<i>Salix x sepulcralis</i> Weeping Willow	16.0	1	102	N 12.0	E 9.0	S 4.0	W 6.0	2.0		Mature	Fair	Fell - Ground level. Remove tree to facilitate development proposals.	470.7	12.2	40+	B	1
T89	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	5.0	3	15	N 3.0	E 2.5	S 2.5	W 2.0	3.0		Early Mature	Fair	Crown clearance estimated above path. Fell - Ground level. Remove tree to facilitate development proposals.	21.1	2.6	40+	C	2

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T90	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	6.0	3	17	N 3.0	E 2.5	S 2.5	W 2.0	2.0		Early Mature	Fair	Crown clearance estimated above path. Fell - Ground level. Remove tree to facilitate development proposals.	24.0	2.8	40+	C	2
T91	1	<i>Salix x sepulcralis</i> Weeping Willow	15.0	1	97	N 5.0	E 8.0	S 9.0	W 10.0	2.0		Mature	Fair	Unable to inspect fully due to ivy on trunk. Fell - Ground level. Remove tree to facilitate development proposals.	425.7	11.6	40+	B	1
G92	3	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	6.0	3	11	N 2.5	E 4.0	S 4.0	W 2.5	0.0		Mature	Fair	Not plotted on topographical survey, stem locations estimated. These represent average measurements for the group. Fell - Ground level. Remove tree group to facilitate development proposals.	23.0	2.7	40+	C	2
T93	1	<i>Ulmus minor</i> Smooth-leaved Elm	5.0	1	14	N 0.0	E 3.0	S 5.0	W 3.0	1.0		Early Mature	Fair	Dutch elm disease. Not plotted on topographical survey, position approximate. Fell - Ground level. Remove tree to facilitate development proposals.	8.9	1.7	10-20	C	3
T94	1	<i>Tilia x vulgaris</i> Common Lime	15.0	1	41	NW 5.0	NE 6.86	SE 7.0	SW 7.0	2.0		Mature	Good	Epicormic growth - Base. Crown clearance estimated above car park. Low hanging branch within woodland to 2m height. Tree outside of site boundary. Not plotted on topographical survey, position approximate. Tree within woodland.	76.0	4.9	40+	B	2

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T95	1	<i>Tilia x vulgaris</i> Common Lime	15.0	1	49	NW 6.0	NE 6.92	SE 6.0	SW 5.0	2.0	2.0	Mature	Good	Epicormic growth - Base. Crown clearance estimated above car park. Low hanging branch within woodland to 2m height. Tree outside of site boundary. Not plotted on topographical survey, position approximate.	108.6	5.9	40+	B	2
H96	3	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	4.0	1	8	N 1.5	E 1.5	S 1.5	W 1.5	0.0		Semi Mature	Good	Hedgerow - Maintained. Not plotted on topographical survey, stem locations estimated. Tree group outside of site boundary.	2.9	1.0	40+	C	2
	3	<i>Acer campestre</i> Field Maple																	
G97	2	<i>Acer campestre</i> Field Maple	8.0	10	14	N 3.0	E 4.0	S 4.5	W 4.5	2.0		Mature	Fair	Not plotted on topographical survey, stem locations estimated. Fell - Ground level. Remove tree group to facilitate development proposals.	88.7	5.3	40+	B	2 3
H98	2	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	5.0	1	10	N 0.5	E 2.0	S 1.5	W 1.5	0.0		Semi Mature	Good	Hedgerow - Maintained. Pruned flush with parking spaces. Tree group on edge of site boundary. Not plotted on topographical survey, stem locations estimated. These represent average measurements for the group.	4.5	1.2	40+	C	2
	2	<i>Acer campestre</i> Field Maple																	

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)	Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T99	1	<i>Acer pseudoplatanus</i> Sycamore	17.0	1	80	N 10.0 E 10.0 S 9.0 W 10.0	2.0	2.0	Mature	Good	Fork - Weak with included bark. Stems - Co-dominant. Becomes multi-stemmed above measurement height. Crown clearance considers hanging branches. Not plotted on topographical survey, position approximate. Tree within woodland. ULE with work: >40 years.	289.5	9.6	10-20	C	1
T100	1	<i>Acer pseudoplatanus</i> Sycamore	19.0	2	70	N 10.0 E 10.0 S 10.0 W 9.0	4.0		Mature	Good	Fork - Weak with included bark. Multi-stemmed. Tree within woodland. Low branch on southeast of stem at 5m height from ground level, extending 8m hanging to ground level. Crown clearance considers hanging branches.	588.1	13.7	10-20	B	2
T101	1	<i>Acer platanoides</i> Norway Maple	18.0	1	65	N 11.0 E 8.0 S 8.0 W 9.0	2.0		Mature	Fair	Decay / structural defect - Minor. Investigation with sounding mallet did not indicate the presence of significant decay or hollowing. Fell - Ground level. Remove tree to facilitate development proposals.	191.1	7.8	40+	B	1 2
T102	1	<i>Sambucus nigra</i> Elder	4.0	1	11	N 1.5 E 1.5 S 1.5 W 3.0	1.0		Semi Mature	Fair	Not plotted on topographical survey, position approximate. Fell - Ground level. Remove tree to facilitate development proposals.	5.5	1.3	40+	C	2

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G103	7	<i>Betula pendula</i> Silver Birch	16.0	1	24	N 7.0	E 6.0	S 4.0	W 6.0	2.0		Mature	Good	Not every stem is plotted on topographical survey, some stem locations estimated. Group within woodland. These represent average measurements for the group.	26.1	2.9	20-40	C	2
	2	<i>Acer pseudoplatanus</i> Sycamore												Fell - Ground level. Remove tree group to facilitate development proposals.					
T104	1	<i>Acer platanoides</i> Norway Maple	14.0	2	40	N 9.0	E 7.0	S 8.0	W 8.0	2.0		Mature	Fair	Investigation with sounding mallet did not indicate the presence of significant decay or hollowing.	137.7	6.6	40+	B	1 2
G105	2	<i>Acer platanoides</i> Norway Maple	17.0	1	34	N 6.0	E 6.0	S 6.0	W 6.0	3.0		Mature	Fair	Crown clearance estimated above path. Full extent of group not plotted on topographical survey, position approximate, stem locations estimated. Group within woodland.	52.3	4.1	40+	B	2 3
														Fell - Ground level. Remove area of tree group outside of tree protection area to facilitate development proposals.					
G106	55	<i>Betula pendula</i> Silver Birch	15.0	1	20	N 5.0	E 5.0	S 5.0	W 5.0	2.0		Early Mature	Good	Group within woodland. Not every stem is plotted on topographical survey, Not possible to estimate all stem positions. Numbers are approximate. These represent average measurements for the group.	18.1	2.4	40+	C	2 3
	3	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May																	
	1	<i>Acer campestre</i> Field Maple												Fell - Ground level. Remove area of tree group outside of the tree protected area to facilitate development proposals.					

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G107	5 4	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May <i>Acer pseudoplatanus</i> Sycamore	8.0	1	17	N 2.0	E 2.0	S 3.0	W 2.0	0.0		Early Mature	Fair	Group within woodland. These represent average measurements for the group. Not plotted on topographical survey, stem locations estimated. Fell - Ground level. Remove area of tree group outside of tree protection area to facilitate development proposals.	13.1	2.0	40+	B	2 3
T108	1	<i>Betula pendula</i> Silver Birch	17.0	1	45	N 10.0	E 7.0	S 8.0	W 8.0	2.0	2.0	Mature	Good	Decay / structural defect - Minor. High canopy on south & west over path-clearance 6m. Investigation with sounding mallet did not indicate the presence of significant decay or hollowing. Tree within woodland.	91.6	5.4	20-40	B	2 3
T109	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	10.0	4	20	N 4.0	E 3.5	S 2.5	W 4.5	4.0		Mature	Fair	Lesion or fracture on stem / bole - Minor. Multi-stemmed. Investigation with metal probe did not indicate the presence of decay or hollowing. Investigation with sounding mallet did not indicate the presence of decay or hollowing. Not plotted on topographical survey, position approximate. Tree within woodland.	64.6	4.5	40+	B	2 3
G110	3	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	9.0	1	25	N 1.0	E 3.5	S 6.0	W 5.0	2.0		Mature	Fair	Bark wound - Minor. Suppressed crown - Minor. Group within woodland. Sub canopy group. These represent average measurements for the group. Not plotted on topographical survey, stem locations estimated.	28.3	3.0	40+	B	2 3

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T111	1	<i>Betula pendula</i> Silver Birch	17.0	1	45	N 10.0	E 9.0	S 8.0	W 8.0	4.0	2.0	Mature	Good	Bark wound - Minor. High canopy on south & west over path-clearance 6m. Investigation with sounding mallet did not indicate the presence of significant decay or hollowing. Tree within woodland.	91.6	5.4	20-40	A	2 3
G112	19 1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May <i>Acer pseudoplatanus</i> Sycamore	9.0	1	25	N 1.0	E 3.5	S 6.0	W 5.0	2.0		Mature	Fair	Group within woodland. These represent average measurements for the group. Not every stem is plotted on topographical survey, some stem locations estimated.	28.3	3.0	40+	B	2 3
G113	19 1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May <i>Acer pseudoplatanus</i> Sycamore	8.0	1	25	N 4.0	E 5.0	S 2.0	W 5.0	2.0		Mature	Fair	Group within woodland. These represent average measurements for the group. Not every stem is plotted on topographical survey, some stem locations estimated.	28.3	3.0	40+	B	2 3
T114	1	<i>Populus x canadensis</i> 'Aurea' Railway Poplar	23.0	5	36	N 8.0	E 3.0	S 15.0	W 15.0	5.0		Mature	Fair	Tree within woodland. Phoenix regeneration from fallen stem. Fell - Ground level. Remove tree to facilitate development proposals.	188.5	7.7	40+	B	2 3
G115	3	<i>Populus x canadensis</i> 'Aurea' Railway Poplar	29.0	1	94	N 12.0	E 10.0	S 15.0	W 11.0	0.0		Mature	Fair	Lesion or fracture on stem / bole - Major. Woodpecker holes. Crown clearance low to south, high to north over path-9m height. Group within woodland. Mid canopy group. Lesion on northeast tree in group. Fell - Ground level. Remove area of tree group outside of tree protection area to facilitate development proposals.	399.7	11.3	40+	B	2 3

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G116	18	<i>Salix caprea</i> Goat Willow/Great Sallow	4.0	1	7	N 2.0	E 2.0	S 2.0	W 2.0	0.0		Semi Mature	Fair	Natural regeneration. Trees present among scrub with Buddleia and Bramble. Numbers are approximate. Not possible to estimate all stem positions.	2.2	0.8	40+	C	3
	10	<i>Viburnum lantana</i> Wayfaring Tree												These represent average measurements for the group. Fell - Ground level. Remove tree group to facilitate development proposals.					
T117	1	<i>Populus x canadensis</i> 'Aurea' Railway Poplar	25.0	2	48	N 7.0	E 0.0	S 7.0	W 15.0	10.0		Mature	Fair	Leaning trunk - Minor. Fell - Ground level. Remove tree to facilitate development proposals.	180.3	7.6	40+	B	2 3
T118	1	<i>Tilia x vulgaris</i> Common Lime	13.0	1	26	N 4.0	E 4.0	S 4.0	W 4.0	1.0		Mature	Fair	Access to inspect base - Not possible. Base / stems obscured - Vegetation. Surveyed from a distance due to impenetrable shrubby terrain & health and safety issue (risk of discarded hypodermic needles).	30.6	3.1	40+	B	2

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G119	40	<i>Corylus avellana</i> Common Hazel	9.0	1	19	N 3.0	E 3.0	S 3.0	W 3.0	0.0		Early Mature	Fair	Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Ruderal secondary group of limited landscape value. Full extent of group not plotted on topographical survey, position approximate. Numbers are approximate. Not possible to estimate stem positions. These represent average measurements for the group. Not possible to access all trees due to impenetrable shrubby terrain & health and safety issue (risk of discarded hypodermic needles).	16.3	2.3	40+	C	2
	30	<i>Ulmus minor</i> Smooth-leaved Elm																	
	30	<i>Sorbus aucuparia</i> Rowan/Mountain Ash																	
	20	<i>Acer campestre</i> Field Maple																	
	19	<i>Fraxinus excelsior</i> Ash																	
	10	<i>Quercus robur</i> English Oak												Fell - Ground level. Remove tree group to facilitate development proposals.					
G120	6	<i>Tilia x vulgaris</i> Common Lime	16.0	2	39	N 8.0	E 7.0	S 7.0	W 7.0	2.0		Mature	Fair	Fork - Weak with included bark. Multi-stemmed. Twin-stemmed. Not every stem is plotted on topographical survey, some stem locations estimated. These represent average measurements for the group. Group within woodland. Mid canopy group.	124.2	6.3	40+	B	2 3
T121	1	<i>Betula pendula</i> Silver Birch	16.0	1	22	N 3.0	E 7.84 054 700 466	S 2.0 930 893 879	W 0.77 4	2.0		Early Mature	Good	Leaning trunk - Minor. Fell - Ground level. Remove tree to facilitate development proposals.	21.9	2.6	40+	C	1

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T122	1	<i>Betula pendula</i> Silver Birch	16.0	1	17	N 2.0	E 2.0	S 2.0	W 1.0	2.0		Early Mature	Good	Tree within woodland. Fell - Ground level. Remove tree to facilitate development proposals.	13.1	2.0	40+	B	1
T123	1	<i>Betula pendula</i> Silver Birch	18.0	1	31	N 4.0	E 6.0	S 4.0	W 4.0	5.0		Early Mature	Good	Leaning trunk - Minor. Tree within woodland.	43.5	3.7	40+	B	1 3
T124	1	<i>Carpinus betulus</i> Hornbeam	15.0	1	20	N 5.0	E 6.0	S 2.0	W 2.5	2.0		Early Mature	Good	Tree within woodland.	18.1	2.4	40+	B	1 3
T125	1	<i>Quercus robur</i> English Oak	19.0	1	32	NW 6.0	NE 7.0	SE 4.0	SW 3.0	6.0		Early Mature	Fair	Tree within woodland.	46.3	3.8	40+	B	1 3
T126	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	8.0	1	18	N 7.0	E 9.0	S 0.0	W 1.0	1.0		Semi Mature	Fair	Tree within woodland. Crown clearance considers hanging branches.	14.7	2.2	40+	C	1
T127	1	<i>Betula pendula</i> Silver Birch	19.0	1	18	N 3.0	E 4.0	S 3.0	W 1.5	6.0		Early Mature	Good	Tree within woodland. Fell - Ground level. Remove tree to facilitate development proposals.	14.7	2.2	40+	B	1 3
T128	1	<i>Betula pendula</i> Silver Birch	17.0	1	18	N 2.0	E 6.51	S 3.0	W 0.53	6.0		Early Mature	Good	Tree within woodland. Not plotted on topographical survey, position approximate. Fell - Ground level. Remove tree to facilitate development proposals.	14.7	2.2	40+	B	1 3

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T129	1	<i>Betula pendula</i> Silver Birch	19.0	1	27	N 6.0	E 7.0	S 4.0	W 4.0	2.0		Early Mature	Good	Tree within woodland. Not plotted on topographical survey, position approximate. Fell - Ground level. Remove tree to facilitate development proposals.	33.0	3.2	40+	B	1 3
T130	1	<i>Quercus robur</i> English Oak	16.0	1	35	N 5.0	E 5.0	S 5.0	W 5.0	4.0		Early Mature	Poor	Bark wound - Mammal. Deadwood - Major. Tree within woodland.	55.4	4.2	40+	C	1
T131	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	12.0	3	11	N 5.0	E 5.0	S 5.0	W 5.0	1.0		Early Mature	Good	Not plotted on topographical survey, position approximate. Tree within woodland.	35.6	3.4	40+	B	1 3
G132	4	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	11.0	1	20	N 3.0	E 4.0	S 3.0	W 3.0	1.0		Early Mature	Good	Group within woodland. These represent average measurements for the group. Not plotted on topographical survey, stem locations estimated.	18.1	2.4	40+	B	2 3
T133	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	9.0	3	25	NW 5.0	NE 1.0	SE 3.72	SW 5.0	2.0		Mature	Fair	Decay / structural defect - Minor. Suppressed crown - Minor. Tree within woodland.	50.9	4.0	40+	B	1 3
T134	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	9.0	2	25	N 3.0	E 3.0	S 4.0	W 5.0	2.0		Mature	Fair	Deadwood - Minor. Suppressed crown - Minor. Tree within woodland. Not plotted on topographical survey, position approximate.	71.7	4.8	40+	B	1 3

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T135	1	<i>Fraxinus excelsior</i> Ash	21.0	1	60	N 9.0	E 7.0	S 8.0	W 7.0	4.0		Mature	Fair	Die-back - Throughout crown. Epicormic growth - Crown. Foreign object - Ingrown metal. Ash dieback (<i>Chalara fraxinea</i>): possible early signs. Growing flush with boundary fence. Low branch to north over river originating at 4.5m height on stem drooping low to almost touch water. Clearance over path 4m.	162.9	7.2	10-20	C	1
T136	1	<i>Aesculus hippocastanum</i> Horse Chestnut	15.0	2	80	NW 5.0	NE 8.60	SE 5.0	SW 5.0	2.0		Mature	Poor	Deadwood - Major. Decay / structural defect - Extensive. Lesion or fracture on stem / bole - Major. Tree within woodland. Fell - Ground level. Remove poor quality tree.	402.6	11.3	0-10	U	
T137	1	<i>Aesculus hippocastanum</i> Horse Chestnut	25.0	5	53	N 9.0	E 9.0	S 9.0	W 9.0	2.0	4.0	Mature	Fair	Crown clearance considers hanging branches. Tree within woodland.	483.8	12.4	40+	B	1 3
T138	1	<i>Fraxinus excelsior</i> Ash	16.0	1	17	NW 3.0	NE 5.91	SE 3.0	SW 4.0	5.0		Early Mature	Good	Die-back - Throughout crown. Ash dieback (<i>Chalara fraxinea</i>): possible early signs. Tree within woodland. Not plotted on topographical survey, position approximate.	13.1	2.0	20-40	C	1 3
T139	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	13.0	1	30	N 4.0	E 5.0	S 1.0	W 0.0	2.0		Early Mature	Fair	Not plotted on topographical survey, position approximate. Tree within woodland.	40.7	3.6	40+	B	1 3

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G140	3	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	6.0	1	10	N 2.5	E 2.5	S 2.5	W 2.5	1.0		Semi Mature	Fair	These represent average measurements for the group. Not plotted on topographical survey, stem locations estimated. Group within woodland. Sub canopy group.	4.5	1.2	40+	C	2 3
T141	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	9.0	2	18	N 2.0	E 3.0	S 4.0	W 5.0	2.0		Mature	Fair	Deadwood - Minor. Suppressed crown - Minor. Tree within woodland. Not plotted on topographical survey, position approximate.			40+	B	1 3
T142	1	<i>Fraxinus excelsior</i> Ash	19.0	2	48	NW 5.0	NE 8.67	SE 5.0	SW 5.0	4.0		Mature	Fair	Die-back - Throughout crown. Ash dieback (<i>Chalara fraxinea</i>): possible early signs. Tree within woodland.	217.3	8.3	10-20	C	1
T143	1	<i>Aesculus hippocastanum</i> Horse Chestnut	22.0	1	100	NW 7.0	NE 9.25	SE 7.0	SW 9.0	2.0	4.0	Mature	Fair	Epicormic growth - Bole / principal stems. Bark splitting from bleeding canker (causal agent <i>Pseudomonas syringae</i>), however, no current bark exudations noted. Tree within woodland.	452.4	12.0	40+	B	2
T144	1	<i>Acer pseudoplatanus</i> Sycamore	22.0	2	30	NW 6.0	NE 7.92	SE 6.0	SW 9.0	2.0	4.0	Mature	Good	Deadwood - Minor. Twin-stemmed. Crown clearance considers hanging branches. Tree within woodland.	81.4	5.1	40+	B	2

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T145	1	<i>Aesculus hippocastanum</i> Horse Chestnut	22.0	1	51	NW 6.0	NE 8.0	SE 6.0	SW 7.99 396 628 84	2.0	3.0	Mature	Fair	Epicormic growth - Bole / principal stems. Tree within woodland.	117.7	6.1	40+	B	1 3
T146	1	<i>Fraxinus excelsior</i> Ash	24.0	1	90	NW 6.0	NE 9.0	SE 6.0	SW 7.20 785 490 059	5.0		Mature	Poor	Die-back - Throughout crown. Epicormic growth - Bole / principal stems. Ash dieback (<i>Chalara fraxinea</i>): possible early signs. Tree within woodland. Low branch to north over river originating at 6m height on stem drooping low to almost touch water. Clearance over path 5m.	366.4	10.8	10-20	C	1
T147	1	<i>Fraxinus excelsior</i> Ash	20.0	2	44	NW 6.0	NE 8.13	SE 4.0	SW 5.37 967 029 265 742 404 177	5.0	3.0	Early Mature	Fair	Die-back - Throughout crown. Foreign object - Ingrown metal. Ash dieback (<i>Chalara fraxinea</i>): possible early signs. Growing flush with boundary fence. Minor branch hanging to 2.5m over river bank. Tree within woodland.	120.6	6.2	10-20	C	1
T148	1	<i>Fraxinus excelsior</i> Ash	22.0	1	33	NW 2.0	NE 9.11	SE 6.0	SW 0.71 391 776 367 901 991 328 3	4.0		Early Mature	Fair	Die-back - Throughout crown. Ash dieback (<i>Chalara fraxinea</i>): possible early signs. Tree within woodland. Not plotted on topographical survey, position approximate.	49.3	4.0	20-40	C	1

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T149	1	<i>Aesculus hippocastanum</i> Horse Chestnut	24.0	1	90	N 6.0	E 6.0	S 7.0	W 6.0	2.0		Mature	Fair	Epicormic growth - Bole / principal stems. Not plotted on topographical survey, position approximate. Tree within woodland. Crown clearance considers hanging branches.	366.4	10.8	40+	B	1 3
T150	1	<i>Fraxinus excelsior</i> Ash	23.0	2	36	NW 3.28 789 171 609	NE 8.66 322 212 993	SE 4.19 057 686 34	SW 5.34 251 644 791	5.0		Mature	Poor	Die-back - Throughout crown. Decay / structural defect - Minor. Twin-stemmed. Water pocket. Ash dieback (<i>Chalara fraxinea</i>): possible early signs. Tree within woodland. Low branch to north over river originating at 5m height on stem drooping low to almost touch water. Clearance over path 5m. Investigation with metal probe did not indicate the presence of decay or hollowing. Not plotted on topographical survey, position approximate.	158.6	7.1	10-20	C	1
T151	1	<i>Aesculus hippocastanum</i> Horse Chestnut	24.0	1	88	NW 5.0	NE 7.56	SE 5.0	SW 6.54	1.0		Mature		Epicormic growth - Bole / principal stems. Bark splitting from bleeding canker (causal agent <i>Pseudomonas syringae</i>), however, no current bark exudations noted. Tree within woodland. Crown clearance considers hanging branches. Low branch to north over river originating at 4m height on stem drooping down. Clearance over path 3m.	350.3	10.6	40+	B	1 3

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T152	1	<i>Fraxinus excelsior</i> Ash	24.0	3	48	NW 5.0	NE 7.97	SE 6.0	SW 7.60	5.0		Mature	Fair	Epicormic growth - Base / bole / principal stems. Tree within woodland.	278.2	9.4	40+	B	1 3
T153	1	<i>Aesculus hippocastanum</i> Horse Chestnut	25.0	1	70	NW 7.0	NE 8.15	SE 6.0	SW 8.0	1.0	4.0	Mature	Good	Crown clearance considers hanging branches. Tree within woodland.	221.7	8.4	40+	A	1
T154	1	<i>Fraxinus excelsior</i> Ash	24.0	1	65	N 8.0	E 6.0	S 8.0	W 7.0	5.0		Mature	Fair	Tree within woodland.	191.1	7.8	40+	B	2
T155	1	<i>Aesculus hippocastanum</i> Horse Chestnut	25.0	1	90	NW 7.0	NE 8.15	SE 6.0	SW 8.0	1.0	4.0	Mature	Fair	Decay / structural defect - Minor. Epicormic growth - Bole / principal stems. Crown clearance considers hanging branches. Pruned to 2.5m above paths. Bark splitting from bleeding canker (causal agent <i>Pseudomonas syringae</i>), however, no current bark exudations noted. Not plotted on topographical survey, position approximate. Tree outside of site boundary. Tree within woodland.	366.4	10.8	40+	B	1 3

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T156	1	<i>Acer pseudoplatanus</i> Sycamore	6.0	2	16	NW 4.28 245 137 212	NE 4.5 1.5 0.5	SE	SW	2.0		Semi Mature	Fair	Natural regeneration. Structural impact - Evident / observed. Tree growing out of river bank side. Not plotted on topographical survey, position approximate.	24.7	2.8	20-40	C	1
G157	3 1	<i>Alnus glutinosa</i> Common Alder <i>Fraxinus excelsior</i> Ash	10.0	1	24	N 8.0	E 3.0	S 0.0	W 4.0	1.0		Semi Mature	Fair	Natural regeneration. Structural impact - Evident / observed. Tree group growing out of river bank side. These represent average measurements for the group. Not plotted on topographical survey, stem locations estimated.	26.1	2.9	20-40	C	1
G158	2	<i>Alnus incana</i> Grey Alder	6.0	1	22	N 7.0	E 2.0	S 0.0	W 4.0	0.0		Early Mature	Fair	Natural regeneration. Group extends onto bank to west. Tree group growing out of river bank side. These represent average measurements for the group. Not plotted on topographical survey, stem locations estimated.	21.9	2.6	20-40	C	1
T159	1	<i>Aesculus hippocastanum</i> Horse Chestnut	25.0	2	39	N 7.0	E 6.0	S 7.0	W 5.0	2.0	4.0	Mature	Fair	Epicormic growth - Bole / principal stems. Crown clearance considers hanging branches. Not plotted on topographical survey, position approximate. Tree within woodland.	231.7	8.6	40+	B	1 3

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T160	1	<i>Fraxinus excelsior</i> Ash	23.0	2	50	N 8.0	E 7.0	S 7.0	W 7.0	2.0		Mature	Fair	Die-back - Throughout crown. Epicormic growth - Bole / principal stems. Foreign object - Ingrown metal. Ash dieback (<i>Chalara fraxinea</i>): possible early signs. Crown clearance considers hanging branches. Growing flush with boundary fence. Tree within woodland.	217.3	8.3	10-20	C	1
T161	1	<i>Fraxinus excelsior</i> Ash	21.0	4	23	N 5.0	E 6.0	S 0.0	W 0.0	3.0		Early Mature	Fair	Die-back - Throughout crown. Epicormic growth - Bole / principal stems. Foreign object - Ingrown metal. Ash dieback (<i>Chalara fraxinea</i>): possible early signs. Growing flush with boundary fence. Not plotted on topographical survey, position approximate. Tree within woodland.	30.6	3.1	10-20	C	1
T162	1	<i>Fraxinus excelsior</i> Ash	10.0	3	17	N 5.0	E 6.0	S 0.0	W 0.0	2.0		Early Mature	Poor	Die-back - Throughout crown. Epicormic growth - Bole / principal stems. Ash dieback (<i>Chalara fraxinea</i>): possible early signs. Growing flush with boundary fence. Not plotted on topographical survey, position approximate.	39.2	3.5	10-20	C	1
T163	1	<i>Aesculus hippocastanum</i> Horse Chestnut	24.0	1	103	N 8.0	E 8.0	S 8.0	W 8.0	2.0		Mature	Poor	Bark exudation. Decay / structural defect - Extensive. Decay / structural defect - Bole. Hollow trunk - Open cavity. Tree within woodland. Bleeding canker (causal agent <i>Pseudomonas syringae</i>). Fell - Ground level. Remove poor quality tree.	479.9	12.4	0-10	U	

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T164	1	<i>Aesculus hippocastanum</i> Horse Chestnut	24.0	1	95	NW 6.0	NE 9.09	SE 7.0	SW 7.88	3.0		Mature	Fair	Bark exudation. Fork - Weak with included bark. Bleeding canker (causal agent <i>Pseudomonas syringae</i>). Tree within woodland. Low branch on north of stem originating at 1.5m height from ground level, extending 8m bending upward with branches hanging to ground level. Crown clearance estimated above path: 2.5m Fell - Ground level. Remove tree to facilitate development proposals.	408.3	11.4	40+	B	1 3
T165	1	<i>Aesculus hippocastanum</i> Horse Chestnut	23.0	1	95	N 9.0	E 9.0	S 8.0	W 8.0	2.0	2.0	Mature	Fair	Bark splitting from bleeding canker (causal agent <i>Pseudomonas syringae</i>), however, no current bark exudations noted. Tree within woodland. Crown clearance considers hanging branches. Fell - Ground level. Remove tree to facilitate development proposals.	408.3	11.4	40+	B	1 3
T166	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	9.0	4	18	N 4.5	E 5.0	S 4.0	W 1.0	2.0		Early Mature	Fair	Deadwood - Major. Crown clearance considers hanging branches. Not plotted on topographical survey, position approximate. Tree within woodland. Fell - Ground level. Remove tree to facilitate development proposals.	45.3	3.8	20-40	B	1 3
T167	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	7.0	1	14	N 1.0	E 2.0	S 3.0	W 1.0	1.0		Semi Mature	Fair	Tree within woodland. Fell - Ground level. Remove tree to facilitate development proposals.	8.9	1.7	40+	C	1

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G168	2	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	7.0	3	25	N 4.0	E 3.0	S 5.0	W 1.0	2.0		Early Mature	Fair	Group within woodland. Sub canopy group. These represent average measurements for the group. Not plotted on topographical survey, stem locations estimated. Fell - Ground level. Remove south aspect tree from G168.	38.3	3.5	40+	B	1 3
T169	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	7.0	1	17	N 3.5	E 5.0	S 4.0	W 1.0	2.0		Early Mature	Fair	Crown clearance considers hanging branches. Not plotted on topographical survey, position approximate. Tree within woodland.	13.1	2.0	20-40	B	1 3
T170	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	12.0	1	45	N 6.0	E 6.0	S 6.0	W 6.0	1.0		Mature	Fair	Crown clearance considers hanging branches. Tree within woodland.	91.6	5.4	40+	B	1 3
T171	1	<i>Fraxinus excelsior</i> Ash	10.0	1	15	N 3.0	E 5.0	S 4.5	W 1.5	1.0		Semi Mature	Fair	Tree within woodland. Fell - Ground level. Remove tree to facilitate development proposals.	10.2	1.8	40+	C	1
T172	1	<i>Fraxinus excelsior</i> Ash	12.0	1	25	N 4.0	E 5.0	S 5.0	W 5.0	4.0		Semi Mature	Fair	Tree within woodland. Fell - Ground level. Remove tree to facilitate development proposals.	28.3	3.0	40+	B	1 3
G173	2	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	9.0	2	24	N 4.5	E 4.5	S 4.5	W 4.5	2.0		Early Mature	Fair	Group within woodland. Sub canopy group. Full extent of group not plotted on topographical survey, position approximate, stem locations estimated.	42.4	3.7	40+	B	1 3

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G174	9	<i>Sambucus nigra</i> Elder	7.0	1	8	N 3.0	E 3.0	S 3.0	W 3.0	0.0		Semi Mature	Fair	Natural regeneration. Full extent of group not plotted on topographical survey, position approximate, stem locations estimated. Numbers are approximate. Group within woodland. Scrubby group. Sub canopy group. Fell - Ground level. Remove tree group to facilitate development proposals.	2.9	1.0	40+	C	1
	6	<i>Acer pseudoplatanus</i> Sycamore																	
	1	<i>Fraxinus excelsior</i> Ash																	
	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May																	
T175	1	<i>Sambucus nigra</i> Elder	4.0	1	14	N 0.0	E 1.0	S 5.0	W 1.0	2.0		Semi Mature	Fair	Tree within woodland. Fell - Ground level. Remove poor quality tree. Fell - Ground level. Remove tree to facilitate development proposals.	8.9	1.7	20-40	C	1
G176	3	<i>Acer pseudoplatanus</i> Sycamore	3.5	1	9	N 1.0	E 1.0	S 1.5	W 1.0	1.0		Young	Fair	Natural regeneration. Full extent of group not plotted on topographical survey, position approximate, stem locations estimated. Group within woodland. Fell - Ground level. Remove tree group to facilitate development proposals.	3.7	1.1	40+	C	1

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G177	10	<i>Acer pseudoplatanus</i> Sycamore	3.5	1	9	N 1.0	E 1.0	S 1.0	W 1.0	1.0		Young	Fair	Natural regeneration. Full extent of group not plotted on topographical survey, position approximate, stem locations estimated. Group within woodland. Not possible to estimate numbers. These represent average measurements for the group. Fell - Ground level. Remove tree group to facilitate development proposals.	3.7	1.1	40+	C	1
T178	1	<i>Betula pendula</i> Silver Birch	13.0	1	26	N 4.0	E 3.0	S 3.0	W 3.5	3.0		Semi Mature	Good	Tree within woodland. Crown clearance estimated above path. Fell - Ground level. Remove tree to facilitate development proposals.	30.6	3.1	40+	B	1 3
T179	1	<i>Salix fragilis</i> Crack Willow	7.0	1	60	NW 9.0	NE 9.0	SE 9.0	SW 1.0	0.0		Early Mature	Good	Fallen tree / trees - Partial collapse. Tree growing out of river bank. Phoenix regeneration from fallen tree.	162.9	7.2	40+	B	1 3
T180	1	<i>Salix fragilis</i> Crack Willow	16.0	1	76	N 7.94 882 302 336	E 8.07 804 729 67	S 6.0	W 6.0	3.0		Early Mature	Fair	Decay / structural defect - Bole. Hollow trunk - Open cavity. Crown raised over adjacent footbridge.	261.3	9.1	10-20	C	1
T181	1	<i>Salix fragilis</i> Crack Willow	16.0	6	17	N 6.94 213 606 001	E 8.85 462 815 086	S 7.0	W 7.0	3.0		Early Mature	Fair	Coppice stool - Regrown. Crown raised over adjacent footbridge.	78.4	5.0	40+	B	1 3

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T182	1	<i>Salix fragilis</i> Crack Willow	16.0	2	18	N 8.74 559 839 896	E 8.85 462 815 086	S 5.84 433 767 451	W 7.0	3.0		Early Mature	Fair	Coppice stool - Regrown. Crown raised over adjacent footbridge.	42.9	3.7	40+	B	1 3
S183	1	<i>Sambucus nigra</i> Elder	4.0	9	4	N 3.0	E 3.0	S 3.0	W 3.0	1.0		Semi Mature	Fair	Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Not plotted on topographical survey, position approximate. Fell - Ground level. Remove shrub to facilitate development proposals.	6.5	1.4	40+	C	1
T184	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	4.5	10	4	N 2.0	E 2.0	S 2.0	W 2.0	1.0		Young	Fair	Access to inspect base - Restricted / obscured. Not plotted on topographical survey, position approximate. Fell - Ground level. Remove tree to facilitate development proposals.	7.2	1.5		C	1
T185	1	<i>Betula pendula</i> Silver Birch	13.0	2	18	N 3.0	E 5.0	S 5.0	W 2.0	2.0		Semi Mature	Good	Tree within woodland. Fell - Ground level. Remove tree to facilitate development proposals.	31.0	3.1	40+	B	1 3
T186	1	<i>Betula pendula</i> Silver Birch	13.0	1	21	N 3.0	E 5.0	S 5.0	W 2.0	2.0		Semi Mature	Good	Tree within woodland. Fell - Ground level. Remove tree to facilitate development proposals.	20.0	2.5	40+	B	1 3

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G187	3	<i>Carpinus betulus</i> Hornbeam	15.0	3	19	N 5.0	E 5.0	S 5.0	W 5.0	2.0		Early Mature	Fair	Epicormic growth - Bole / principal stems. Group within woodland. Not every stem is plotted on topographical survey, some stem locations estimated. Fell - Ground level. Remove area of tree group outside of tree protection area to facilitate development proposals.	47.9	3.9		B	1 3
G188	2 1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May <i>Sorbus aucuparia</i> Rowan/Mountain Ash	7.0	1	20	N 3.0	E 4.0	S 5.0	W 5.0	0.0		Early Mature	Fair	DBH & height indicative of larger trees in group. Full extent of group not plotted on topographical survey, position approximate, stem locations estimated. Group within woodland. Sub canopy group.	18.1	2.4	20-40	B	1 3
T189	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	9.0	3	30	N 1.5	E 4.0	S 5.0	W 4.0	2.0		Early Mature	Fair	Tree within woodland.	60.7	4.4	40+	B	1 3
G190	2	<i>Salix caprea</i> Goat Willow/Great Sallow	3.0	1	30	N 2.0	E 2.0	S 2.0	W 2.0	0.0		Semi Mature	Fair	Coppice stool - Recently cut. Group within woodland. Full extent of group not plotted on topographical survey, position approximate, stem locations estimated. Fell - Ground level. Remove tree group to facilitate development proposals.	40.7	3.6	20-40	C	1
T191	1	<i>Acer pseudoplatanus</i> Sycamore	5.0	1	8	N 2.5	E 2.0	S 2.0	W 2.0	2.0		Young	Good	Tree within woodland. Fell - Ground level. Remove tree to facilitate development proposals.	2.9	1.0		C	1

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Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G192	7	<i>Alnus glutinosa</i> Common Alder	6.0	1	18	N	E	S	W	0.0		Semi Mature	Fair	Natural regeneration. These represent average measurements for the group. Most easterly stem appears to be outside boundary. Tree group growing out of river bank side.	14.7	2.2	20-40	C	1 2
	3	<i>Salix fragilis</i> Crack Willow				7.0	1.5	0.0	2.5										
	1	<i>Fraxinus excelsior</i> Ash																	
	1	<i>Aesculus hippocastanum</i> Horse Chestnut																	
G193	3	<i>Sambucus nigra</i> Elder	4.0	1	10	N	E	S	W	0.0		Young	Fair	Natural regeneration. Three notable stems among larger scrub group. Full extent of group not plotted on topographical survey, position approximate, stem locations estimated.	4.5	1.2	40+	C	1

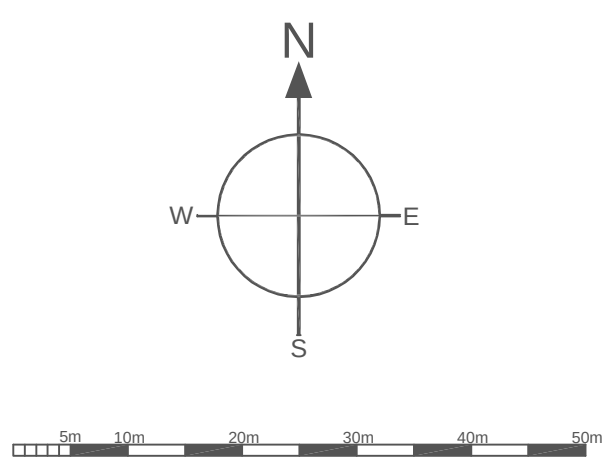
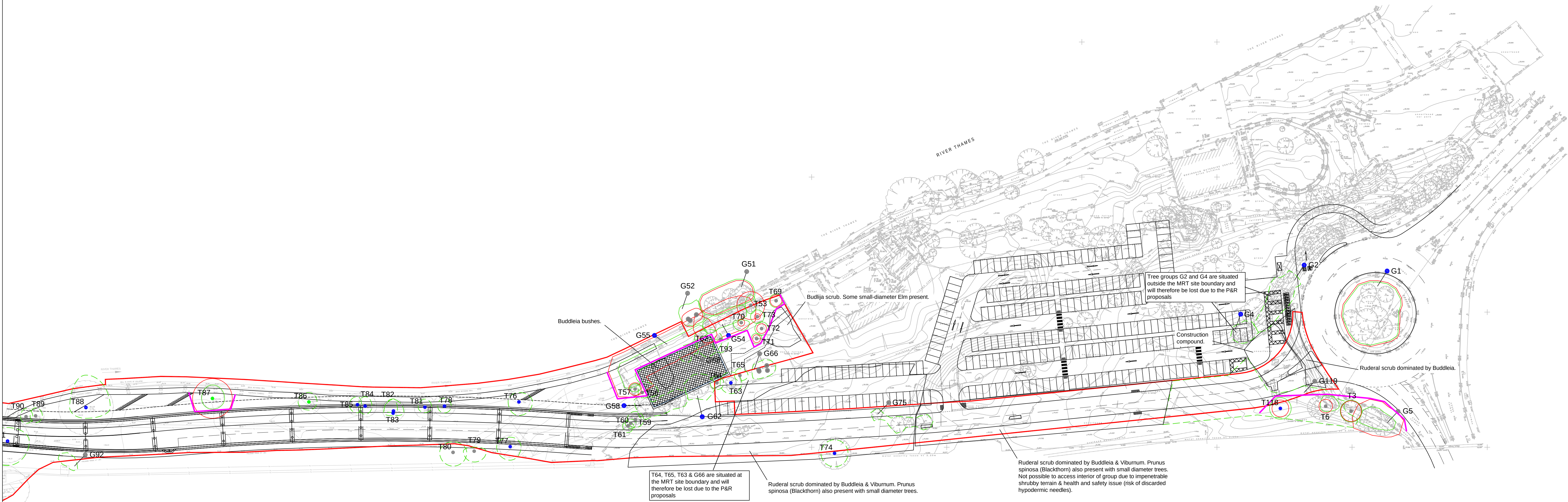
Tree Schedule Key



Tree/Group Reference	Reference number for individual trees or groups of trees, prefixed by T (Tree), G (Group), W (Woodland), H (Hedge) or S (Shrub) to indicate the type of feature.
Tree Count	Number of trees of a particular species recorded within a group feature, with the default value of 1 for single trees.
Species	Scientific name followed by common name (where available).
Height (m)	Tree height estimated to the nearest metre. Tree height for group records refers to the estimated average height of trees within the group (unrepresentative trees may be excluded from this estimate).
Stem Count	Number of stems. Stem count indicates whether the tree is single-stemmed or multi-stemmed and informs the RPA calculation.
Stem Diameter (cm)	Stem diameter estimated to the nearest 5cm, measured at approximately 1.5m above ground level. Estimated diameter taken at the base for multi-stemmed trees. Stem diameter for group records refers to the estimated average stem diameter of trees within the group (unrepresentative trees may be excluded from this estimate).
Crown Radius (m)	Distance from stem position to crown periphery in either the four cardinal or four ordinal directions, estimated to the nearest half metre. Crown spreads for group records refer to the estimated average spreads of trees within the group (unrepresentative trees may be excluded from this estimate).
Crown Clearance Height (m)	Distance between the ground and the lowest point of the crown periphery, estimated to the nearest half metre.
Lowest Branch Height (m)	Height of the lowest branch, the removal of which is considered likely to have a significant negative effect on the tree in terms of physiology or in terms of the size of wound created.
Life Stage	Young, Semi-mature, Early Mature, Mature, Late Mature, Ancient or Veteran.
Physiological Condition	Good, Fair, Poor, Dead.
Observations	Description of the tree or trees within a group in terms of basic features and morphology as well as structural and physiological attributes, together with a description of the context in which the tree is growing; specifically growing conditions and other site features pertinent to potential development proposals.
Recommendations	Management recommendations for tree works to address immediate unacceptable risks, or to facilitate development proposals.
RPA (m²)	Minimum area around a tree deemed to contain sufficient roots and rooting soil volume to maintain the tree's viability, in which the protection of roots and soil structure is treated as a priority. Calculated from the stem diameter according to the formulae in BS5837:2012. RPA for group records is based on the estimated average stem diameter of trees within the group (unrepresentative trees may be excluded from this estimate).
RPR (m)	Radius in metres of the RPA, when this is plotted as a circle around the tree stem.
Remaining Contribution (years)	Estimated number of years for which the tree will continue to make a positive contribution to the site, banded as < 10, 10-20, 20-40, 40 +.
Retention Category	Quality and value category (A , B , C or U) as defined in Table 1 of BS5837: 2012 (reproduced below), where A = high quality and value; B = moderate quality and value; C = low quality and value and U = tree identified for removal due to poor condition regardless of development proposals.
Retention Sub-category	One or more sub-categories (1-3) as defined in Table 1 of BS5837: 2012 (reproduced below), assigned for Categories A , B or C where 1 = arboricultural qualities, 2 = landscape qualities and 3 = conservation and cultural value.

Appendix B

Tree Protection Plan



Symbol Guide

- Root Protection Area
- Canopy Spread
- Tree Position, (colour represents retention category)
- Tag Number

Drawing Sheets:
01 | 02

BS5837:2012 - Tree Category

Category A Trees High Quality	Category C Trees Low Quality
Category B Trees Moderate Quality	Category U Trees Poor Quality/Remove
Tree Protection Fencing	Proposed Tree for Removal (Dashed Canopy)

Date: June 2016

Scale: 1:750 & A0

Project Name: East MRT, Reading

Drawing Title: Tree Protection Plan

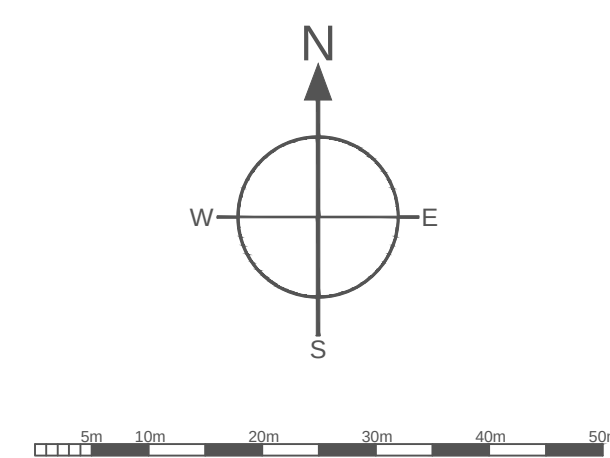
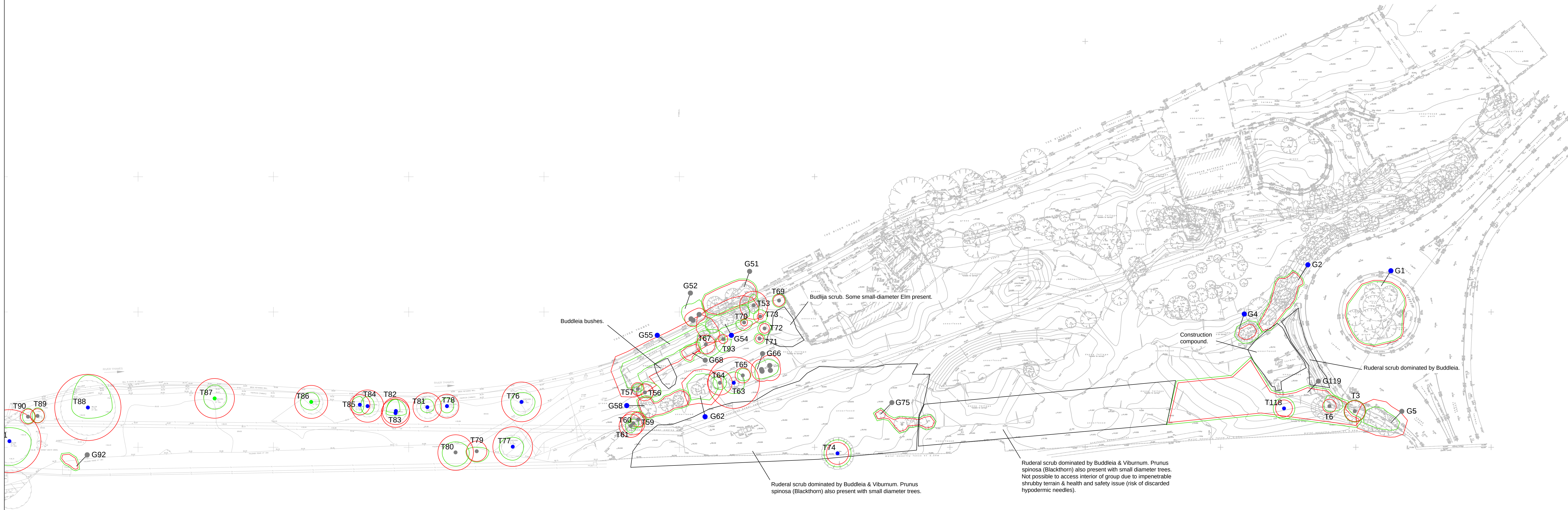
Drawing Number: 170609-1.2-EMRTR-TPP-NC


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Appendix C

Tree Constraints Plan



Symbol Guide

Root Protection Area

Canopy Spread

Tree Position,
(colour represents
retention category)

Tag Number

Drawing Sheets:

01

02

BS5837:2012 - Tree Category

Category A Trees
High Quality

Category B Trees
Moderate Quality

Category C Trees
Low Quality

Category U Trees
Poor Quality/Remove

Client:

-

Agent:

-

Date:

June 2016

Scale:

1:750 & A0

Project Name:

East MRT, Reading

Drawing Title:

Tree Constraints Plan

Drawing Number:

160607-1.1-EMRTR-TCP-MM



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Appendix D

Tree Protection Specifications

Technical Measures to Prevent Tree Damage

Tree Pruning

Tree pruning will be carried out where the design and/or planned site operations encroach into the crowns of trees and where these encroachments can be accommodated through facilitation pruning without significantly reducing the landscape value and/or viability of the tree.

Tree pruning operations will:

- be specified by the arboricultural consultant
- be in accordance with current best practice
- be carried out by a suitably experienced and qualified arborist

Tree Protection Fencing

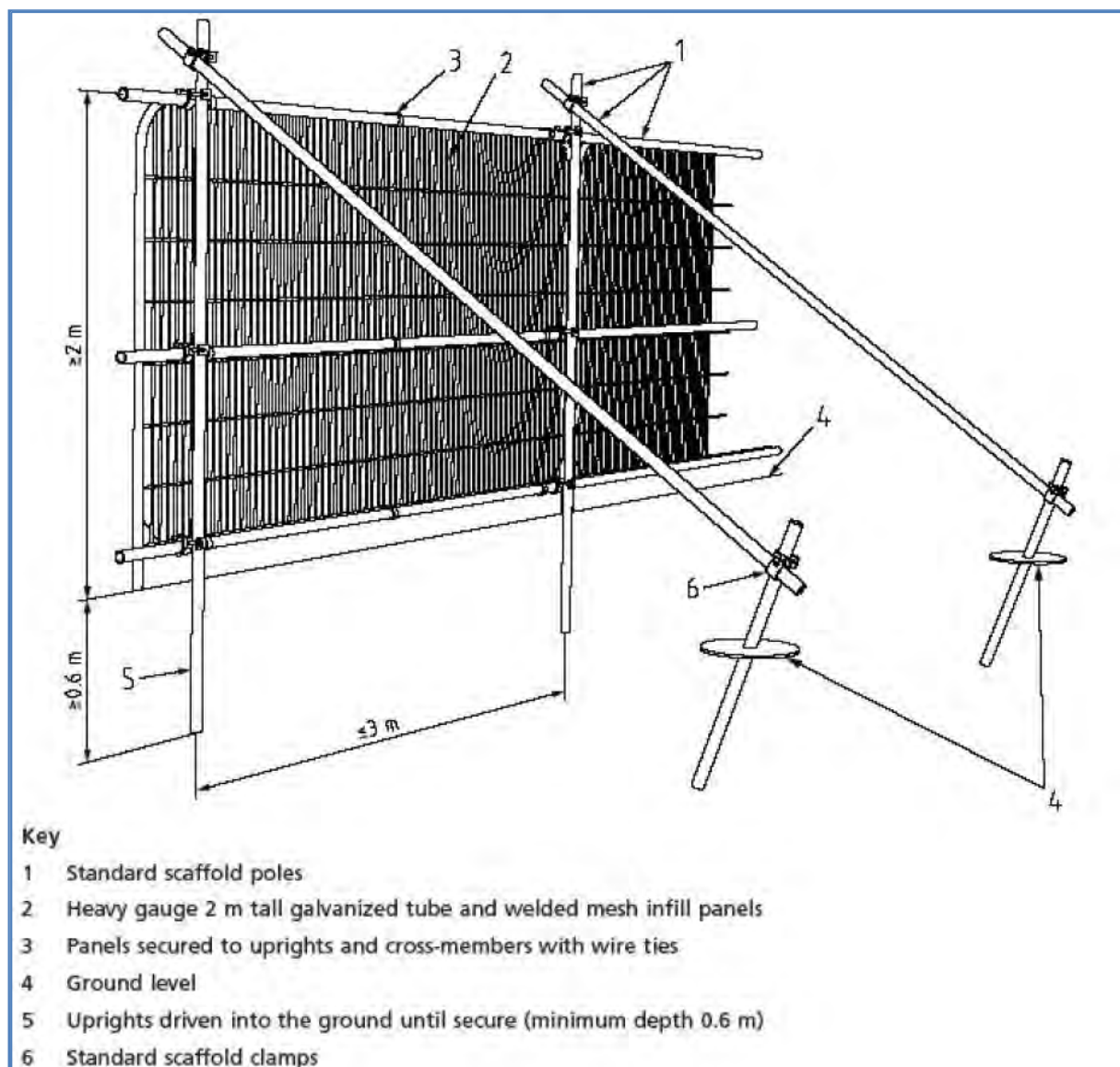
Tree protection fencing will be located at the edge of the Construction Exclusion Zone (CEZ) and will be suitably robust to provide sufficient protection for trees. The performance requirement for fencing will be determined by the type of activity that will take place in the area around the CEZ.

Typically the performance requirement for the Tree Protection Fencing will be:

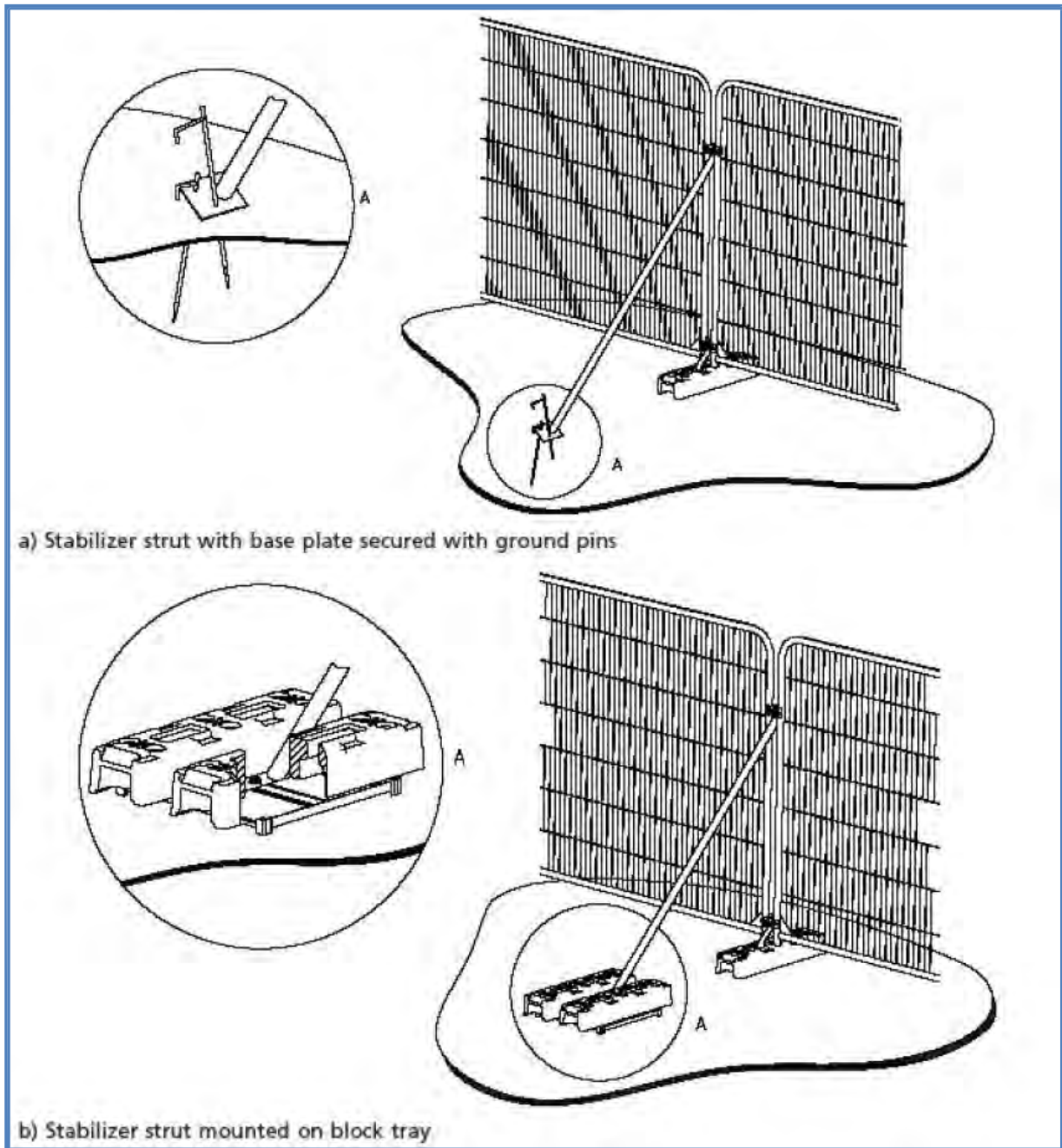
- o Tree Protection Fencing will be installed prior to commencement of activity on the site.
- o Tree Protection Fencing will only be removed once all works associated with the development have been completed.
- o The Tree Protection Fencing will be installed and removed without causing damage to retained trees.
- o Installation, removal and, where required, replacement of Tree Protection Fencing will be supervised and signed off by the Arboricultural Consultant.
- o The Tree Protection Fencing will be stable and robust (typical construction method, in accordance with BS5837: 2012, see below).
- o The area between the Tree Protection Fencing and the tree will be a Construction Exclusion Zone (CEZ)
- o Fence panels will be made of mesh (e.g.: Heras fencing) or, if solid, will have 30cm windows cut into enough panels to enable conditions within the CEZ to be viewed.
- o The CEZ will be clearly identified (see Construction Exclusion Zone sign example below)



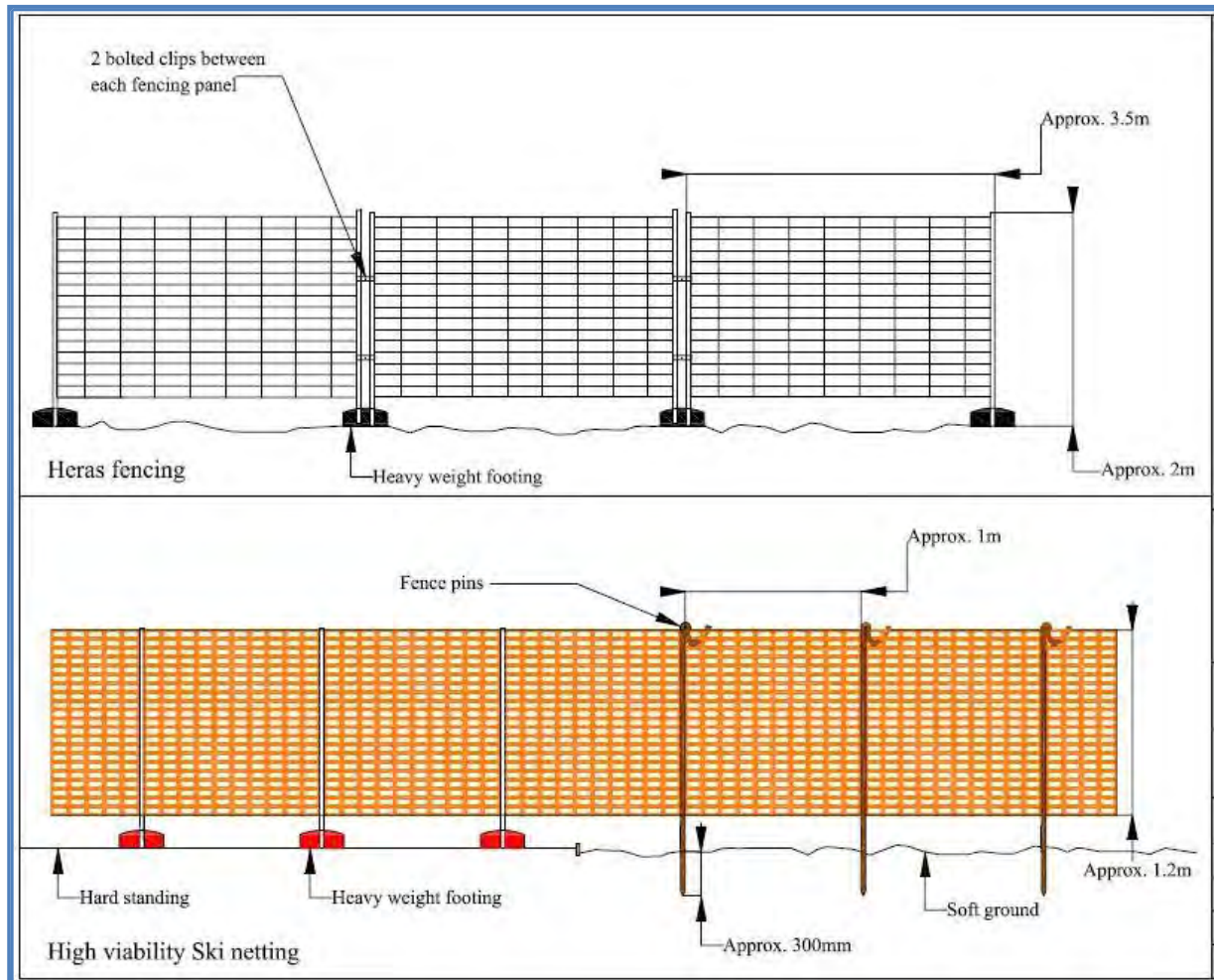
Example Tree Protection Fencing Sign



BS5837: 2012 - Figure 2 – Tree Protective Barrier



BS5837: 2012 - Figure 3 – Examples of Above Ground Stabilisation Systems



Examples of specification fencing that may be appropriate for areas of low-intensity activity

No-dig Construction and Special Engineering Measures

No-dig construction methods and special engineering measures will be employed to enable the construction of roads and other built features within the RPAs of trees without damaging tree roots. Installation of built features using no-dig and special engineering measures will meet the following performance criteria:

- o Ensure that tree roots are not damaged.
 - *For the roots of the trees to remain undamaged there must be no excavation, soil stripping or site grading within the rooting areas – in other words NO DIGGING.*
- o Ensure that soil is not compacted.
- o Ensure that no spilled toxic materials seep into the soil.
- o Ensure that sufficient rain water reaches tree roots.
- o Ensure that gaseous exchange can take place within the soil around tree roots.
- o All operations will be supervised and signed off by the Arboricultural Consultant.

Appendix E

Reading Borough Council Tree Preservation Order Plan

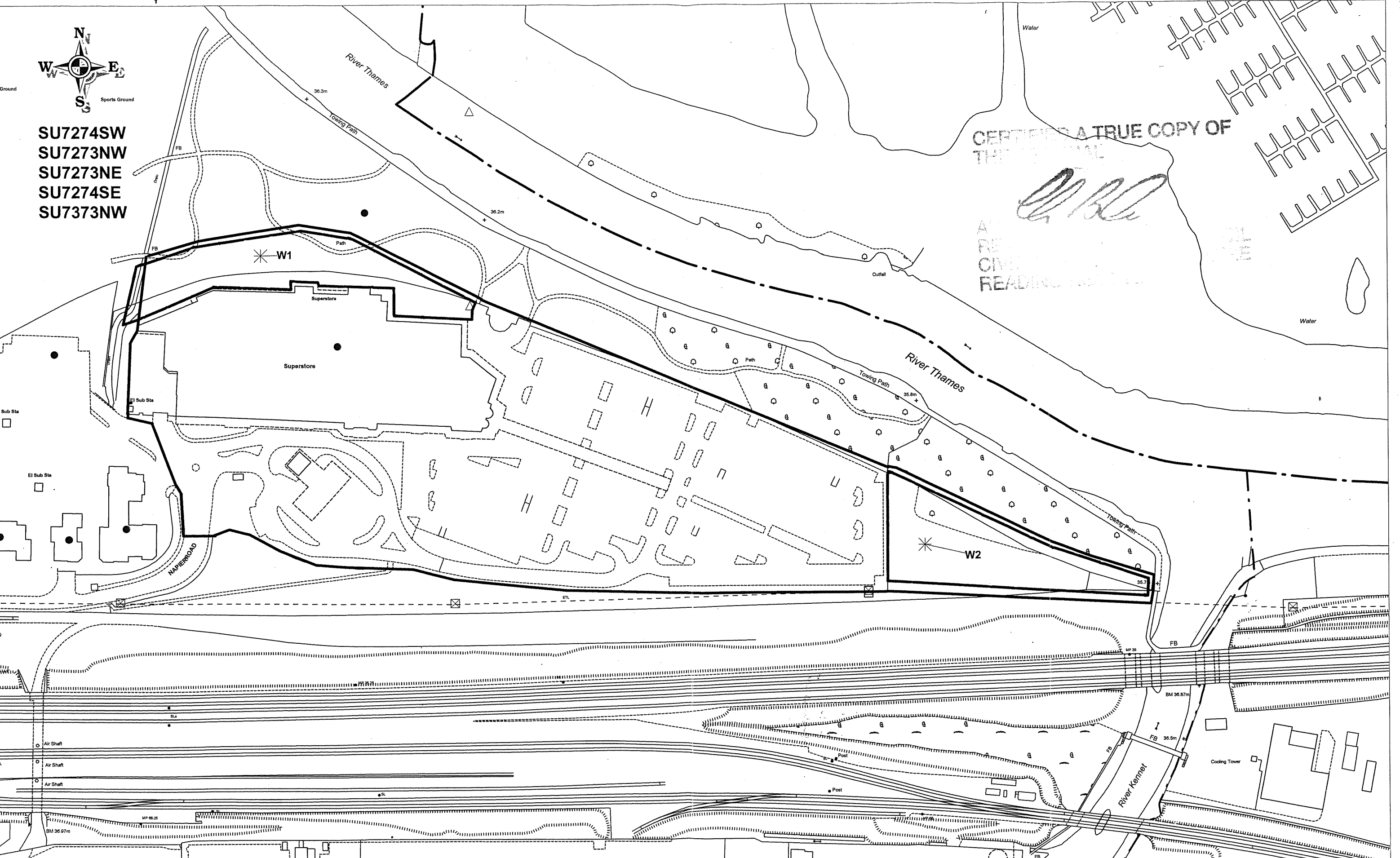


SU7274SW
SU7273NW
SU7273NE
SU7274SE
SU7373NW

CERTIFIED A TRUE COPY OF
THE ORIGINAL

[Signature]

ALL
REVISIONS
CIVIL
READING BOROUGH COUNCIL



W1- *Acer campestre* (Field Maple), *Acer platanoides* (Norway Maple), *Acer pseudoplatanus* (Sycamore),
Betula pendula (Silver Birch), *Corylus avellana* (Hazel), *Crataegus monogyna* (Hawthorn),
Fraxinus excelsior (Ash), *Quercus robur* (English Oak), *Tilia x europaea* (Common Lime)

W2- *Acer pseudoplatanus* (Sycamore), *Acer platanoides* (Norway Maple), *Betula pendula* (Silver Birch),
Populus trichocarpa (Western Balsam Poplar)

TITLE		TREE PRESERVATION ORDER:- LAND NORTH & EAST OF TESCO SITE, NAPIER ROAD, READING.	
DRG NO	D1878	DATE	AUGUST 2006
DRAWN BY	EW33967	SCALE	1:1750
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Reading
BOROUGH COUNCIL
PLANNING SUPPORT TEAM

Appendix F

Tree Survey Method and Limitations

Tree Survey Method and Limitations

Tree Survey Method

1. The tree survey was conducted from ground level aided by the Visual Tree Assessment method (Mattheck and Breloer, 1994) and in accordance with BS5837: 2012.
2. All trees on the site with a stem diameter of over 75 mm (measured at 1.5 m above ground) were included in the survey.
3. Offsite trees within influencing distance of the site (typically those located within a distance of up to 12 times their stem diameter away from the site) were included in the survey.
4. Data collected included:
 - a designated tree number
 - type of feature (trees, group, woodland, hedge)
 - number of trees in group
 - tree species
 - height (metres)
 - number of stems
 - stem diameter (in centimetres, as measured at 1.5 m above ground)
 - crown clearance (height of periphery of crown spread above ground level in metres)
 - height of lowest branch (metres),
 - branch spread (to N, S, E and W)
 - age class
 - physiological condition
 - useful life expectancy
 - structural condition
 - BS5837 retention category (A, B, C or U)
 - site notes (where this has a bearing on the present or future health or structural condition of the tree)
 - preliminary management recommendations.
5. All measurements were made in metric using measuring devices where applicable. Estimated stem diameters (e.g., due to lack of access or dense undergrowth) were recorded as such and are shown in the Tree Schedule in bold (see the key at the end of the Tree Schedule table at Appendix A for an explanation of the measurements and codes presented therein).
6. While the appraisals of the surveyed trees are not tree risk assessments, they nonetheless take into account observed structural defects in drawing conclusions about the trees' retentive worth.

Survey Limitations

1. The survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. Only binoculars, trowel, mallet and fine manual metal probe were used to aid tree assessment, where necessary. No invasive or other detailed internal decay detection devices were used in assessing trunk condition.
2. The conclusions relate to conditions found at the time of survey. Any significant alteration to the site that may affect the trees that are present or have a bearing on the planning implications (including level changes, hydrological changes, extreme climatic events or other site works) will require a re-assessment of the trees and the site.
3. This survey is not a tree safety inspection. It is carried out in order to inform the planning process. Where clear and obvious hazards have been observed, these have been addressed in the recommendations (see Appendix A - Tree Schedule). A full assessment of the levels of risk posed by trees would need to consider site use together with tree hazards.