

BROOKLEIGH: CENTRAL SECTION

Proposed Tree Profile Report

February 2026

Quality information

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Issue history

Issue	Date	Details	Authorised	Position
01	18.12.2024	First issue	JD	AD
02	12.02.2026	Second issue	JD	AD

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Contents

01
INTRODUCTION

02
TREE DETAILS

03
TREE SCALE

04
TREE PIT SOIL VOLUME

01 INTRODUCTION

The purpose of this report is to illustrate the form and growing conditions that have been considered for all trees proposed along the Central Section road within the Brookleigh development. The report should be read in conjunction with the accompanying Design and Access Statement and Landscape Planting Plans.

Proposed tree species have been selected from the Northern Arc Street Design Adoption Manual. Exact tree positions and groupings have evolved as the wider design has developed, but the principle of creating a species resilience mixed avenue of trees that responds to the proposed character areas and existing rural-edge context remains.

This report comprises of:

Tree details

- List of the key details of all the proposed trees, as specified in the accompanying planting plans, including; potential mature heights and canopy spreads in optimal and native growing environments.

Tree scale

- An image and scaled reference of all proposed trees to illustrate their varying profile when encountered as part of an avenue. Images show the tree's optimal, unmanaged size, and the desired heights and canopy spreads regulated through on-going management.

Tree pit soil volume

- Two typical long sections of a tree pit / verge planting to illustrate the minimum and maximum soil volume provided for each proposed tree. These should be read in conjunction with planting details drawing included within the Landscape Planting Plans.



Proposed tree locations along Central Section

Key:	
Feature trees / street trees:	Street Trees:
● <i>Carpinus betulus</i>	● <i>Tilia cordata</i>
● <i>Acer campestre</i>	● <i>Ulmus 'New Horizon'</i>
● <i>Liriodendron tulipifera</i>	● <i>Alnus glutinosa</i>
	● <i>Ginkgo biloba</i>
	● <i>Quercus robur</i>

02 TREE DETAILS

1 *Acer campestre* - Field Maple
Semi-mature Extra Heavy Standard; girth 16-18cm
Installed height: 4-4.5m
Optimal mature height: 15-20m
Optimal mature spread: 4-8m
Crown: Globular

2 *Carpinus betulus* 'Frans Fontaine' - Hornbeam
Semi-mature Extra Heavy Standard; girth 16-18cm
Installed height: 4-4.5m
Optimal mature height: 11-12m
Optimal mature spread: 3-4m
Crown: Pyramidal / oval with age

3 *Liriodendron tulipifera* - Tulip tree
Semi-mature Extra Heavy Standard; girth 16-18cm
Installed height: 4-4.5m
Optimal mature height: 15-25m
Optimal mature spread: 8m+
Crown: Ovoid / irregular with age

4 *Ginkgo biloba* - Ginkgo
Semi-mature Extra Heavy Standard; girth 16-18cm
Installed height: 4-4.5m
Optimal mature height: 30m+
Optimal mature spread: 4-8m
Crown: Ovoid / irregular with age



Feature tree / street tree

Street tree

02 TREE DETAILS

5 *Tilia cordata* 'Greenspire' - Small leaved lime
Semi-mature Extra Heavy Standard; girth 16-18cm
Installed height: 4-4.5m
Optimal mature height: 12-20m
Optimal mature spread: 8-12m
Crown: Pyramidal / oval with age

6 *Ulmus* 'New Horizon' - Elm New Horizon
Semi-mature Extra Heavy Standard; girth 16-18cm
Installed height: 4-4.5m
Optimal mature height: 8-12m
Optimal mature spread: 4-8m
Crown: Conical

7 *Alnus glutinosa* - Common Alder
Semi-mature Extra Heavy Standard; girth 16-18cm
Installed height: 4-4.5m
Optimal mature height: 20-25m
Optimal mature spread: 4-8m
Crown: Conical to ovoid

8 *Quercus robur* - English Oak
Semi-mature Extra Heavy Standard; girth 16-18cm
Installed height: 4-4.5m
Optimal mature height: 20-40m
Optimal mature spread: 15-25m
Crown: Globular to broad ovoid



Street tree

03 TREE SCALE

- 1

Acer campestre - Field Maple

Optimal mature height: 15-20m
Managed mature height: 15-20m
Optimal mature spread: 4-8m
Managed mature spread: 4-8m
Crown: Globular
- 2

Carpinus betulus 'Frans Fontaine' - Hornbeam

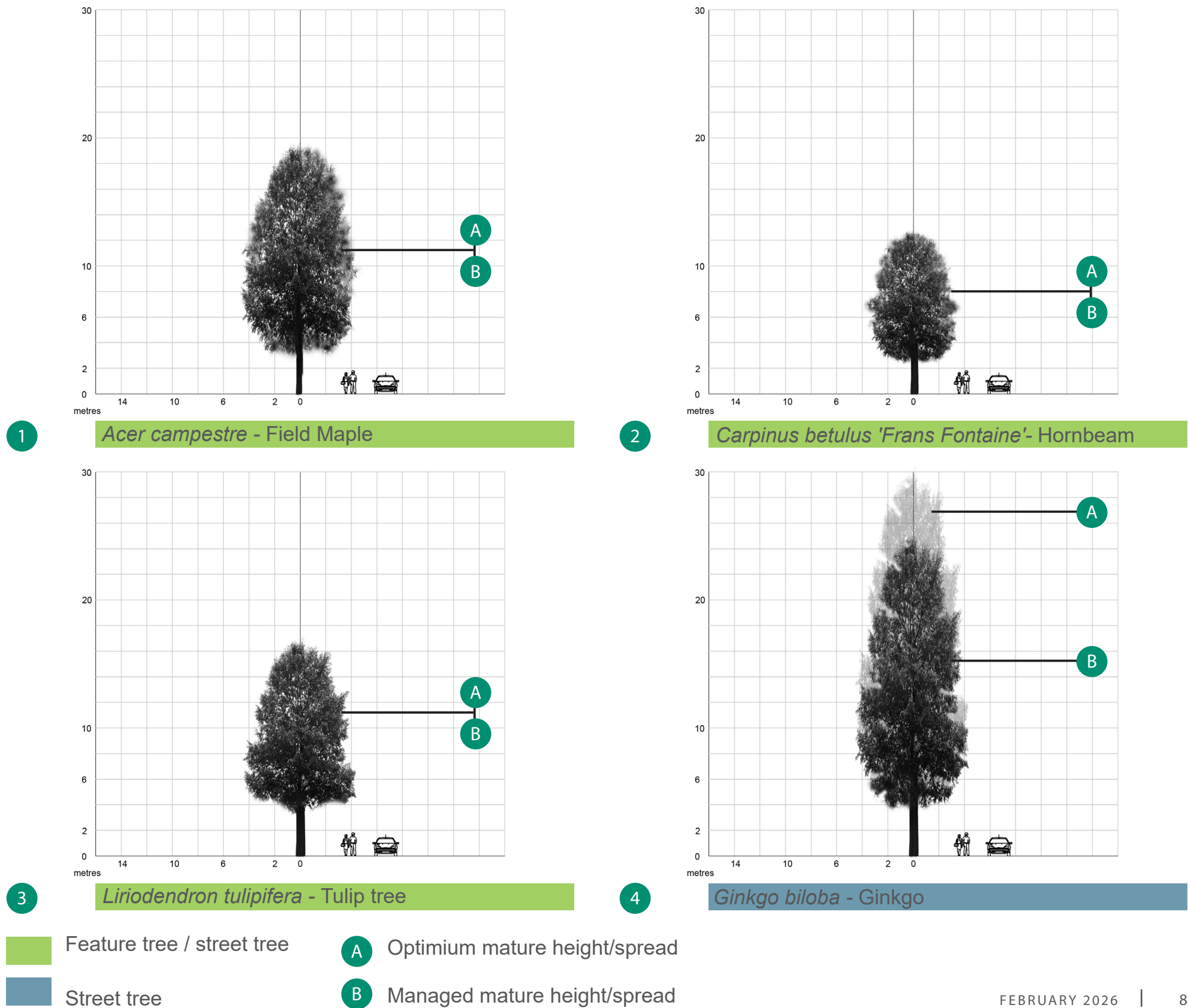
Optimal mature height: 11-12m
Managed mature height: 11-12m
Optimal mature spread: 3-4m
Managed mature spread: 3-4m
Crown: Pyramidal / oval with age
- 3

Liriodendron tulipifera - Tulip tree

Optimal mature height: 15-25m
Managed mature height: 15-25m
Optimal mature spread: 8m+ (RHS)
Managed mature spread: 8-10m
Crown: Ovoid / irregular with age
- 4

Ginkgo biloba - Ginkgo

Optimal mature height: 30m+
Managed mature height: 20-25m
Optimal mature spread: 4-8m (RHS)
Managed mature spread: 4-8m
Crown: Ovoid / irregular with age



03 TREE SCALE

- 5

Tilia cordata 'Greenspire' - Small leaved lime

Optimal mature height: 12-20m
Managed mature height: 12-20m
Optimal mature spread: 8-12m
Managed mature spread: 8-10m
Crown: Pyramidal / oval with age
- 6

Ulmus 'New Horizon' - Elm New Horizon

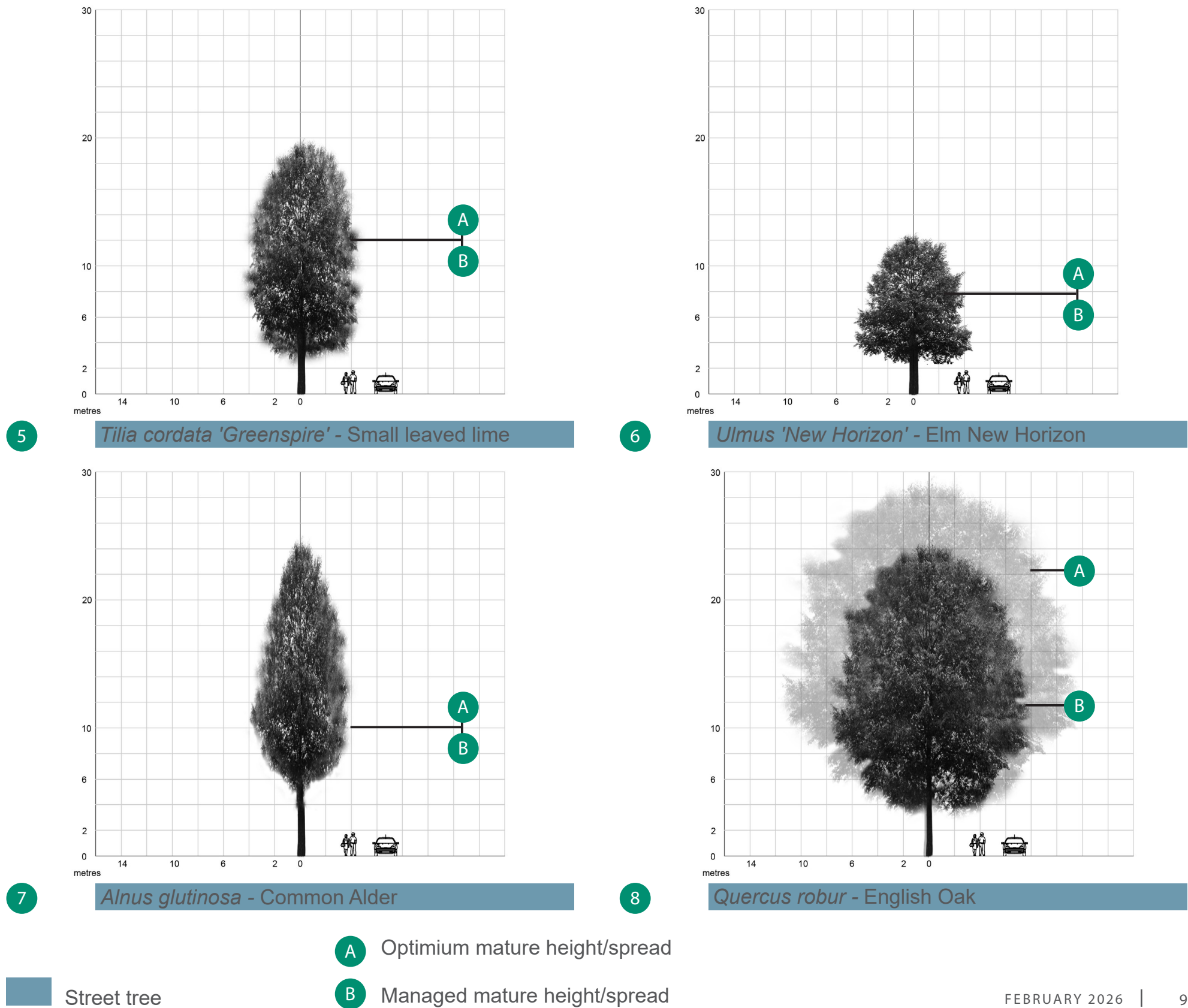
Optimal mature height: 8-12m
Managed mature height: 12m
Optimal mature spread: 4-8m (RHS)
Managed mature spread: 8m
Crown: Conical
- 7

Alnus glutinosa - Common Alder

Optimal mature height: 20-25m
Managed mature height: 20-25m
Optimal mature spread: 4-8m
Managed mature spread: 4-8m
Crown: Conical to ovoid
- 8

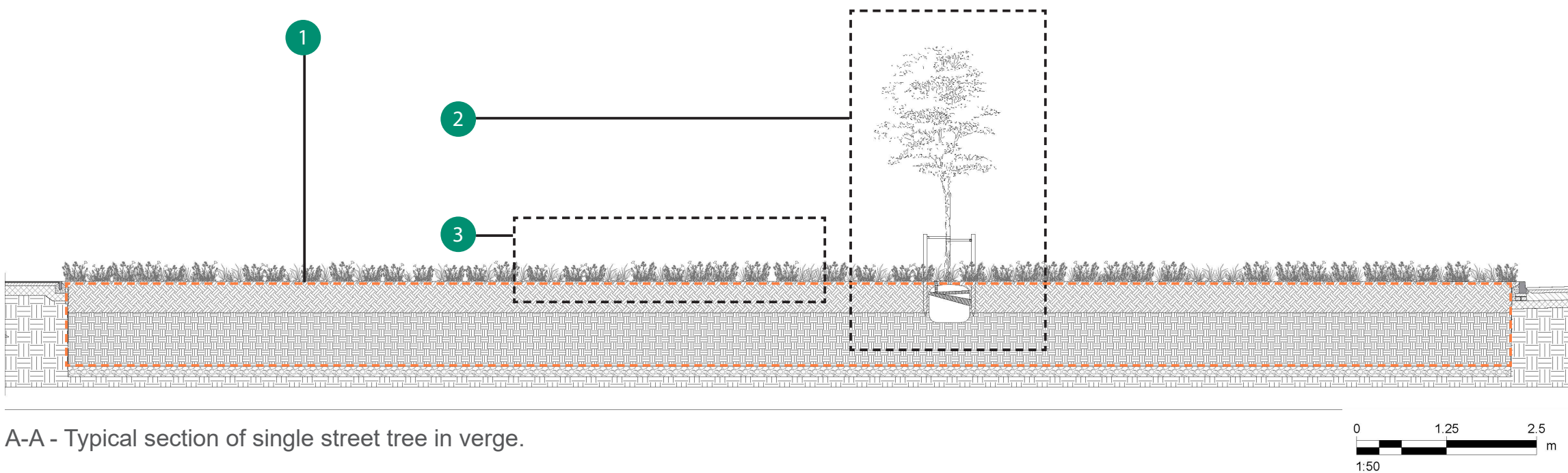
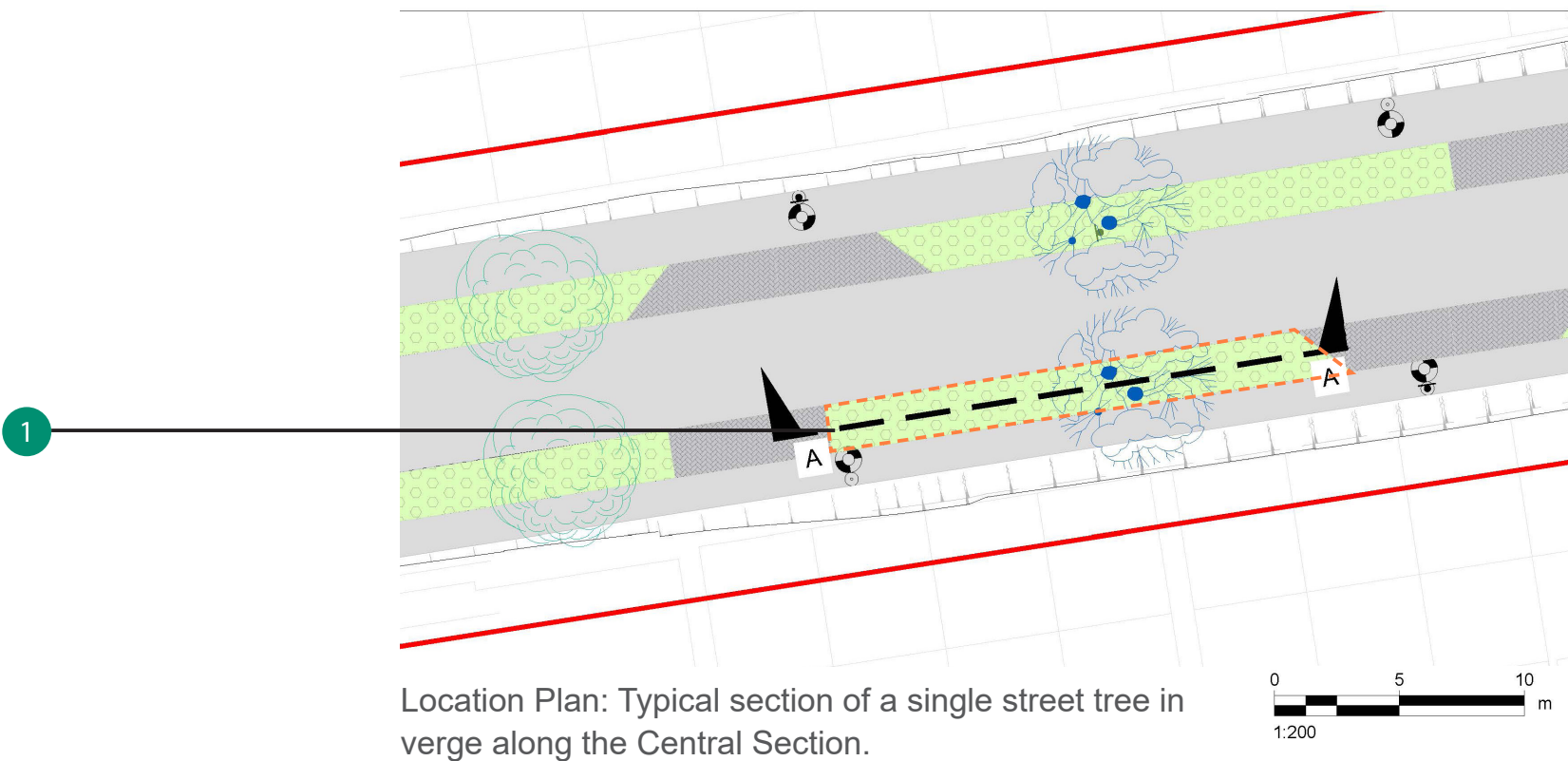
Quercus robur - English Oak

Optimal mature height: 20-40m
Managed mature height: 20-25m
Optimal mature spread: 15-25m
Managed mature spread: 8-12m
Crown: Globular to broad ovoid



3 TREE PIT SOIL VOLUME

- 1 Typical single tree pit volume in verge planting; 1m deep x 2.5m wide x varying lengths. Minimum volume 30m3. Single tree pit volume ranges from 30m3 to 127.5m3
- 2 Proposed street tree in planting – refer to PLANTING DETAILS 1 of 1 ref: 60610807-ACM-CS-ZZ-DR-LA-0410
- 3 Proposed verge planting – refer to PLANTING DETAILS 1 of 1 ref: 60610807-ACM-CS-ZZ-DR-LA-0410



3 TREE PIT SOIL VOLUME

- 1 Typical shared tree pit volume in verge planting; 1m deep x 2.5m wide x varying lengths. Minimum volume 24m3 per tree (20% reduction) when sharing with other proposed trees. Shared tree pit volume ranges from 60m3 to 470m3.
- 2 Proposed street tree in planting – refer to PLANTING DETAILS 1 of 1 ref: 60610807-ACM-CS-ZZ-DR-LA-0410
- 3 Proposed verge planting – refer to PLANTING DETAILS 1 of 1 ref: 60610807-ACM-CS-ZZ-DR-LA-0410

