



ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE  
DORKING ROAD  
TADWORTH  
SURREY KT20 5SA

Tel: (01737) 813058  
E-mail: [sja@sjatrees.co.uk](mailto:sja@sjatrees.co.uk)

Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA.,  
RCArborA. (Managing)  
Frank P. S. Spooner BSc (Hons), MArborA, TechCert  
(ArborA), RCArborA. (Operations)

**Arboricultural Implications Report**  
**Proposed development at**  
**Land West of Turners Hill Road and North of**  
**Huntsland, including land at Hurst Farm,**  
**Turners Hill Road**  
**Crawley Down**



**February 2026**

**Ref. SJA air 26028-01a**

## SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of low magnitude, as defined according to the categories set out in **Table 1** of this report.

S2. The encroachment by parts of the proposed footpath within the 15m minimum buffer zone of Wins Wood represent an unavoidable incursion informed by the need to provide pedestrian access to the existing Public Right of Way within Wins Wood. This path avoids the RPAs of individual trees and will retain the semi-natural habitat of the buffer zone; consequently, the proposal will not result in any loss of ancient woodland, will avoid any potentially harmful effects on the woodland, and will comply with current UK Planning and development guidance. This reflects the situation already approved in the extant permission.

S3. Our assessment of the impacts of the proposals on the existing trees concludes that no trees of high landscape or biodiversity value are to be removed. None of the trees on site that make an important or significant contribution to the character of the local landscape are to be removed. The proposed removal of individuals and groups of trees will represent no alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site, and will not have a significant adverse impact on the arboricultural character and appearance of the local landscape.

S4. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

S5. The incursions into the Root Protection Areas of trees to be retained are minor to moderate, but subject to review at the reserved matters stage and to the implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

S6. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist

S7. As the proposed development will not result in the removal of trees which are of landscape, historic or wildlife importance, it complies with Policy DP37 of the Mid Sussex District Council Local Plan.

## CONTENTS

1. INTRODUCTION AND BACKGROUND INFORMATION .....	5
2. PLANNING CONTEXT .....	10
3. THE TREES .....	16
4. IMPACTS ON IRREPLACEABLE HABITAT.....	21
5. TREES TO BE REMOVED .....	22
6. TREES TO BE PRUNED .....	28
7. ROOT PROTECTION AREA INCURSIONS.....	29
8. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS.....	37
9. CONCLUSIONS.....	39

## APPENDICES

1. Methodology
2. Outline arboricultural method statement
3. Tree survey schedule (SJA tss 26028-01)
4. Tree protection plan (SJA TPP 26028-041b)

© Simon Jones Associates Ltd. 2026

All rights in this document are reserved. No part of it may be amended or altered, reproduced or transmitted, in any form or by any means, or stored in any retrieval system of any nature, without our written permission. Its content and format are for the exclusive use of Wates Developments Limited in dealing with this site. It may not be sold, lent, hired out or divulged to any third party not directly involved with this site without the written consent of Simon Jones Associates Ltd. However, it may be reproduced, without amendment, by the Local Planning Authority (LPA), and be posted on the LPA website, to assist in consideration of an application for the proposed development referred to in

# 1. INTRODUCTION AND BACKGROUND INFORMATION

## 1.1. Instructions

1.1.1. SJAtrees has been instructed by Wates Development Limited to visit Land at Hurst Farm, Turners Hill Road, Crawley Down and to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed development of the site.; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during demolition and construction.

## 1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted to Mid Sussex District Council (“the LPA”) and complies with local validation requirements.

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* (‘BS 5837’). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it “**should not be quoted as if it were a specification**”<sup>1</sup>; it is a set of recommendations intended to “**assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction**”<sup>2</sup>. It doesn’t form part of planning policy; and it is neither mentioned nor referenced in Policy DP37 of the Mid Sussex District Council Local Plan (2014 - 2031) or the accompanying text, but it is a material consideration to which weight is likely to be given.

1.2.3. The proposed development comprises an “**outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 230**

---

<sup>1</sup> British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; Foreword. The British Standards Institution.

<sup>2</sup> Ibid., p.1, Introduction.

**dwellings, a care home (Use Class C2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works”.**

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees, groups of trees or woodlands whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on the adjacent ancient woodland (section 4) and on individual trees and groups of trees, including those to be removed (Section 5), those to be pruned (Section 6), those which might incur root damage that might threaten their viability (Section 7) and those that might become under pressure for removal after occupation because of shading or apprehension (Section 8). The arboricultural mitigation and benefits of the scheme are set out in 10. A summary and conclusions, with regard to local planning policy, are presented in Section 11.

### **1.3. Site inspection**

1.3.1. A site visit and tree inspection were undertaken by Frank Spooner of SJAtrees in February 2025, by Will Hovell and Richard Mulholland in March 2025, and an updated survey of the Land North of Huntsland by Richard Mulholland in February 2026. Weather conditions at the time were clear, dry and bright. Deciduous trees were not in leaf.

### **1.4. Site description**

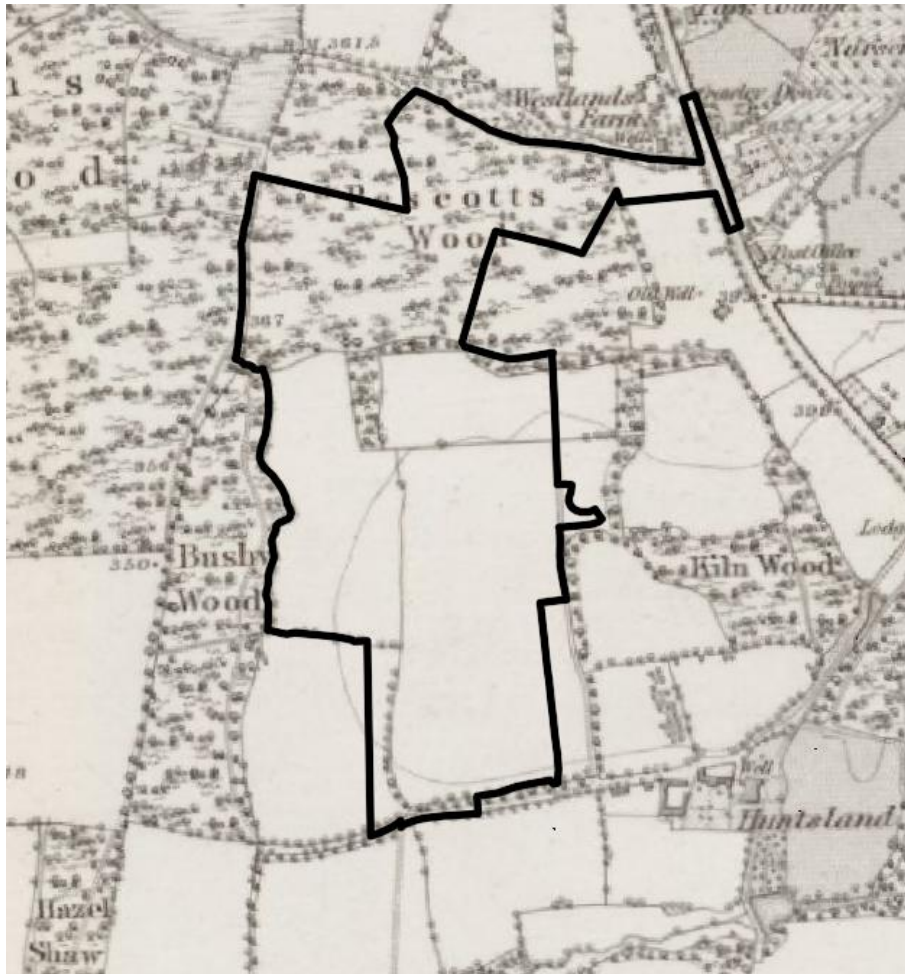
1.4.1. The site is 14.993ha in size, is located at least 200m to the west of Turners Hill Road (B2028) and includes Hurst Farm, as shown at **Figure 1** below. The north boundary abuts a public right of way (RPoW:35W) and an area of ancient woodland ('Pescotts Wood'). The east boundary adjoins another section of Pescotts Wood and a new housing development on 'Woods View' and 'Wychwood Place'; the south boundary adjoins the private access road known as 'Huntsland' which also constitutes a Public Right of Way (PRoW:33W). The west boundary abuts areas of ancient woodland ('Wins Wood' and 'Bushy Wood'). Parts of the east and west boundaries also abut the grounds of adjacent dwellings located on Huntslands.



**Figure 1: Site location shown on AutoCAD geolocation satellite imagery**

1.4.2. The site is on ground that rises by 11m from its north-western end adjacent to Prescott Woods to its southern and south-eastern end adjacent to open pastoral and agricultural land and infrastructure to the south.

1.4.3. Historical maps and aerial photographs indicate that the site was undeveloped woodland and agricultural land until the mid-twentieth century, when part was developed as a farmyard. The earliest Ordnance Survey map dated 1873, as shown in **Figure 2** below, shows trees and woodland covering much of the northern portion of the site before Pescotts Wood was sub-divided for its more recent uses.



*Figure 2: Extract from OS map of 1873, showing some of the trees present at that time*

## **1.5. Soil type**

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies a bedrock of Upper Tunbridge Wells Sand - Sandstone and siltstone, interbedded.

1.5.2. The class of soil in this area is recorded on the Soilscape (England) maps on the Department for Environment, Food and Rural Affairs ('Defra') Magic website as a slightly acid loamy and clayey soils with impeded drainage. The class of soil and the indications of the British Geological Survey map suggest that the soil is unlikely to be highly susceptible to compaction.

## **1.6. Statutory controls**

1.6.1. At the time of writing none of these trees are covered by a tree preservation order (TPO).

1.6.2. The site is not within a conservation area, and therefore there are no constraints relating to existing trees in this regard.

## 2. PLANNING CONTEXT

### 2.1. Planning history

2.1.1. A review of the planning history of this site on the planning section of the LPA website reveals two previous applications for re-development. The more recent application was for the development that did not include Hurst Farm and the earlier application was for the development of Hurst Farm:

- App DM/25/0016 (September 2025). Outline application for development of up to 150 dwellings, a care home (Use Class C2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works. Approved.
- App DM/18/0591 (May 2018). Outline application for demolition of existing buildings and erection of 45 no. new dwellings with associated access. All matters to be reserved except for access. Refused.

### 2.2. Planning policy - national

2.2.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.2.2. The National Planning Policy Framework ('NPPF')<sup>3</sup> sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that

---

<sup>3</sup> The National Planning Policy Framework (NPPF) (December 2024). Department for Levelling Up, Housing and Communities

**“Plans and decisions should apply a presumption in favour of sustainable development.”**

2.2.3. In paragraph 135, within Section 12 “Achieving well-designed places” the NPPF states: **“Planning policies and decisions should ensure that developments:**

**a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**

**b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**

**c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);**

**d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;**

**e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and**

**f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”**

2.2.4. Paragraph 136 in this section states: **“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”**

2.2.5. The section titled **“Meeting the challenge of climate change, flooding and coastal change”** states at paragraph 162: **“Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”**

2.2.6. In paragraph 187, within Section 15 **“Conserving and enhancing the natural environment”** the NPPF states: **“Planning policies and decisions should contribute to and enhance the natural and local environment by:**

**a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);**

**b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;**

**[...] d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;**

**e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; [...]**”

2.2.7. In paragraph 193, under the ‘Habitats and biodiversity’ section, the NPPF states: **“When determining planning applications, local planning authorities should apply the following principles:**

**c) development resulting in the loss or deterioration of irreplaceable habitats (such as**

**ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists....”**

2.2.8. This report will conclude whether this scheme meets the requirements of the NPPF. The publication of the draft NPPF on 16<sup>th</sup> December 2025 is noted; but as this is only a draft and may change through the consultation process, this report does not seek to comment on how the scheme meets its suggested requirements. However, it does note the direction of travel on sustainable development and on the relationship between proposed developments and existing trees and woodlands.

### **2.3. Local planning policy**

2.3.1. Local planning policies are contained in the Mid Sussex District Council District Plan, adopted on the 28<sup>th</sup> March 2018.

2.3.2. The relevant section of policy DP37: Trees, Woodland and Hedgerows of the District Plan states, *inter alia*:

**“Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted. [...]**

**Trees, woodland and hedgerows will be protected and enhanced by ensuring development:**

- incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and**
- prevents damage to root systems and takes account of expected future growth; and**
- where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and**
- has appropriate protection measures throughout the development process; and**
- takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and**
- does not sever ecological corridors created by these assets.”**

2.3.3. The LPA has not published any Supplementary Planning Guidance that relates either to this site, or to the protection of existing trees.

## **2.4. Emerging local plan**

2.4.1. The LPA has submitted a Regulation 19 Draft Local Plan, dated December 2023. Within it is a policy (Policy DPN4) relating specifically to trees, woodlands, ancient and veteran trees and hedgerows. That policy is not repeated in full here as it extends to five pages of text.

2.4.2. The Regulation 19 document also contains a housing allocation policy (Policy DPA9) which provides for 350 dwellings west of Turners Hill Road. Applications for 200 dwellings south of 'Huntslands' and 150 dwellings plus care home to the north of Huntslands were approved in Sept 2025 (DM/25/0014 and 0016 refer). This application seeks to vary the position approved under application DM/25/0014. The relevant sections of policy DPA9 of relevance to this report are criterion 4-6. These specifically refer to the site's ancient woodlands which are to be excluded from development; require a woodland buffer to the southern boundary; and require 5m buffers to existing hedgerows.

2.4.3. In addition to this, Hurst Farm to the north is entirely within the DPA10 allocation policy for 37 dwellings. The relevant sections (2-3) of this policy specify address any impacts associated with the ancient woodlands along the western and south-eastern edges of the site and integrating the development with the DPA9 allocation to the south providing pedestrian and cycling connections between the developments along with green infrastructure and ecological corridors.

## **2.5. Neighbourhood planning policy**

2.5.1. The Crawley Down Neighbourhood Plan 2014-2031 (January 2016) states at Policy CDNP09: Protect and Enhance Biodiversity: **"Proposals for new residential, employment and retail development will be expected to protect and enhance biodiversity and wildlife. In particular planning applications for these proposals will be assessed against the following criteria:**

**a. The safeguarding or protection of designated sites, protected species, ancient or species rich hedgerows, shaws, grasslands and woodlands;**

- b. The provision of appropriate buffer zones around designated sites or features and/or the implementation of appropriate mitigation features**
- c. The safeguarding and preservation of ecological networks**
- d. The protection of trees of arboricultural or amenity value**
- e. The appropriate planting of new native trees and hedges”**

## 3. THE TREES

### 3.1. Survey findings

3.1.1. We surveyed 210 individual trees, 15 groups of trees, 5 hedges or hedgerows and 4 areas of woodland growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 3**.

3.1.2. The majority of the site is characterised by pastoral fields bounded by woodlands or narrow tree belts. The smaller, Hurst Farm, part of the site is characterised by poultry sheds and an existing dwelling, also bounded by woodland and trees. Native, broadleaf trees dominate both of these features, with English oak being particularly prevalent. An abundance of mature and semi-mature trees gives a 'wooded' character to the site despite the agricultural land use. Overall, the site contributes to the semi-rural character of the surrounding area and offsets the more urban area to the east.

### 3.2. Irreplaceable habitat: ancient woodland

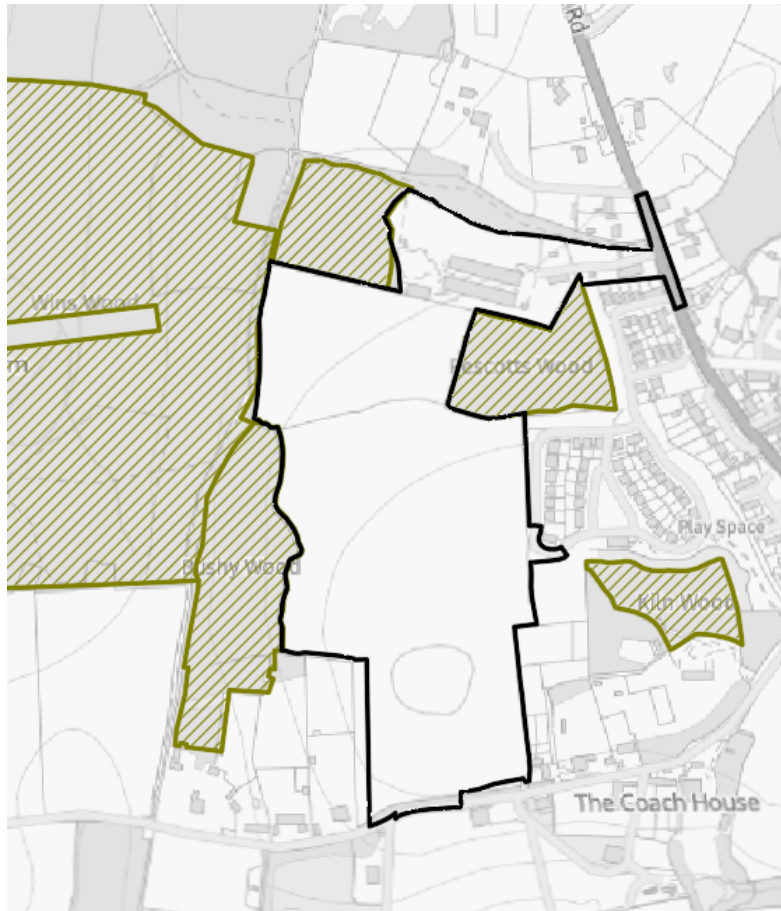
3.2.1. As shown at **Figure 3** below, the woodlands within and abutting the northeast, north and west boundaries of the site. (Wins Wood, Busy Wood and Pescotts Wood) are classified as 'Ancient'. Ancient woodland is defined as "any area that's been wooded continuously since at least 1600 AD" and is considered an important and irreplaceable habitat. The National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient woodland should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.

3.2.2. Current UK planning and development guidance in relation to the development of sites adjacent to ancient woodland<sup>4</sup> is that to avoid negative effects on ancient woodland an appropriate buffer zone of semi-natural habitat of at least 15m should be left between the development and the woodland, but if other impacts extend beyond

---

<sup>4</sup> Ancient woodland and veteran trees: protecting them from development (14 January 2022). [www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences](http://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences)

this distance, a larger buffer may be needed.



**Figure 3: ‘Magic’ map image showing ancient woodlands adjacent to the site**

3.2.3. All the woodlands (Wins Wood, Busy Wood and Pescotts Wood) are shown as ‘Deciduous Woodland’ on the Natural England ‘Priority Habitats Inventory (England)’, updated 08 December 2023. This means it is a habitat “of principal importance” in accordance with Section 41 of the Natural Environment and Rural Communities Act (2006). However, this does not by itself prohibit the removal of parts or all of this woodland; or the management of the woodland: the weight accorded to any proposals for that include full or partial removal depends on whether it is ancient, whether it is protected by means of a TPO or being within a conservation area, and on regional and local planning policies.

### **3.3. Irreplaceable habitat: ancient or veteran trees**

3.3.1. There are no trees within or abutting the site. that can be classified as ‘Ancient’ or ‘Veteran’. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site’s biodiversity, cultural and heritage value, and the

National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

### **3.4. Irreplaceable habitat: ancient woodpasture or parkland**

3.4.1. The Natural England Woodpasture and Parkland Inventory update shows no areas of woodpasture or parkland within or adjacent to the site.

### **3.5. Trees that contribute to the character of the local landscape**

3.5.1. As noted above in Section 2.3, local planning policies require the retention of trees that “**landscape, historic or wildlife importance**” The individuals and groups of trees within or adjacent to the site., whose attributes we consider meet these criteria, are as follows:

- The on and off-site ancient woodlands Pescotts Wood, Wins Wood and Bushy Wood (W8, W9 and W10) growing along the northeast, north and west boundaries of the site; and
- The large individual oak and beech trees (nos. 2, 84, 2743, 2745, 4093, 4101, 4629, 4720, 6000), growing within the tree belts and ancient woodlands along the west, north and northeast boundaries.

### **3.6. Other trees**

3.6.1. Fourteen individual trees within or adjacent to the site and the fields and woodlands to the south are unsuitable for retention, irrespective of the proposals, in that they are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. However, as can be seen below, these trees are not necessarily shown to be removed as part of the proposals; some may be outside the development footprint or may be outside the red line boundary and in third-party ownership. These trees have been assessed as category ‘U’ and are indicated on the accompanying tree protection plan by **bracketed red** numbers.

3.6.2. There are 105 mature trees growing on or immediately adjacent to the site; but two of these (nos. 29 - 30) are of species that are of small ultimate size; and

nineteen (nos. 33, 36, 46, 47, 67, 68, 77, 78, 4077 – 4081, 4107, 4636, 4637, 4641 and 4663 - 4664) are of only short-lived species, and which thereby are of only short-term potential. Of the remaining 84 mature trees of large ultimate size and long-term potential, some of these are readily visible in views from public viewpoints and so make a significant contribution to the landscape; others do not.

3.6.3. There are two category 'A' trees (nos. 84 and 4720) and 62 category 'B' specimens. The remaining 132 trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.6.4. Of the groups of trees, hedges, hedgerows and woodlands, three (W8 – W10) have been assessed as category 'A', one (W1) as category 'B', and the remaining 20 as category 'C'.

### **3.7. Assessment of arboricultural impacts**

3.7.1. The arboricultural impacts of the proposed illustrative masterplan by Mosaic Architects, drawing no. SK006B have been assessed by overlaying this onto the TCP and are discussed in the following sections of this report and are shown on the tree protection plan (TPP) presented at **Appendix 4**.

3.7.2. The TPP identifies the trees to be removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the TPP.

3.7.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described in the outline arboricultural method statement at **Appendix 2** of this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

3.7.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 8 below.

3.7.5. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in **Table 1** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

**Table 1: Magnitude of impacts<sup>5</sup>**

---

<sup>5</sup> Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

## **4. IMPACTS ON IRREPLACEABLE HABITAT**

4.1.1. As noted above, current planning policy guidance requires that unless there are wholly exceptional reasons and a suitable compensation strategy exists, development resulting in the loss or deterioration of irreplaceable habitats should be refused.

4.1.2. There will be no encroachment within any of the ancient woodlands. However, a proposed footpath encroaches within the buffer zone of Wins Wood.

### **4.2. Assessment**

4.2.1. The locating of a proposed footpath within the ancient woodland buffer zone of Wins Wood will not have any detrimental impact on the woodland for the reasons discussed below.

4.2.2. The proposed footpath within the buffer zone is required to provide pedestrian access to the existing public right of way (PROW: 35W) located off-site along the west boundary. The footpath will be located outside the RPAs of individual trees and whilst the exact details of the footpath are subject to confirmation at the reserved matters stage, it is expected to comprise a lightly loaded porous surface, constructed entirely above the existing soil level and will incorporate a cellular confinement system to minimise potential soil compaction. As such, it will not result in any significant alteration or adverse impacts to the woodland or to the semi-natural habitat of the buffer zone.

4.2.3. Overall, there will be no loss or deterioration of the adjacent ancient woodland and consequently, there is no reason why the proposals should be refused on these grounds. This is no different from the approved scheme (DM/25/0016).

## 5. TREES TO BE REMOVED

### 5.1. Details

5.1.1. This section identifies those trees which are likely to require removal based on the proposed illustrative masterplan. These will be confirmed at the reserved matters stage once detailed design is known.

5.1.2. To accommodate the proposed development, as shown on the proposed layout plan, 36 individual trees are to be removed, either because they are situated within the footprints of proposed structures or surfaces, or because they are too close to these to enable them to be retained. The full list of trees to be removed is provided on the TPP at **Appendix 4**.

5.1.3. Details of the mature trees to be removed, including their dimensions, age class and British Standard categorisation, are shown and listed on the TPP and at **Table 2** below.

Tree no.	Species	Height	Trunk diameter	Age class	BS category
29	Apple	7m	290mm, 265mm	Mature	C (12)
32	English oak	18m	780mm, 700mm est., 690mm, 260mm	Mature	B (1)
77	Silver birch	14.5m	430mm, 370mm, 325mm	Mature	C (1)
3262	Ash	17m	550mm est.	Mature	U
3263	Ash	19m	620mm	Mature	U
3265	Ash	20m	740mm est.	Over-mature	U

**Table 2: Mature trees to be removed**

5.1.4. Two of the trees to be removed (nos. 43 and 4137) are assessed as category 'U' specimens. These would likely need to be removed as they are moribund and should be felled for arboricultural management reasons, irrespective of the proposed development. However, not all the category 'U' trees are to be removed; where it is safe for a category 'U' tree to be retained it will be.

5.1.5. Two groups of trees and one hedge (G7, G10 and H1) are to be fully removed

as part of the proposals. Whilst six groups and one hedge (G1 – G3, G5, G53 – G54 and H2) are to be partially removed.

## 5.2. Assessment

5.2.1. As there are no ancient or veteran trees on site, none will be removed.

5.2.2. All those trees, groups or woodlands that make a significant contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.5.1), will be retained.

5.2.3. Only four of the trees (nos. 32, 3261, 3263 and 3265) to be removed are mature specimens of species of large ultimate size: all the other trees to be cleared are young, semi-mature or of small ultimate size. The significance of this is threefold. Firstly, for obvious reasons mature trees tend to be larger in size and therefore are likely to be more visible and to make a greater contribution to the landscape. Secondly, mature trees are more likely to have formed associations with wildlife and to support other flora or fauna (for example, young trees infrequently contain splits, cracks or cavities that might provide roosting sites for bats); and thirdly, mature trees have a significantly greater capacity than smaller trees to actively sequester and store carbon<sup>6</sup>. Accordingly, the removal of only four or 3.8% of the 105 large mature trees on or adjacent to the site minimises the impacts on the benefits that mature trees provide in relation to smaller ones.

5.2.4. Eleven of the trees to be removed are young specimens, which BS 5837 states “**need not necessarily be a significant constraint on the site’s potential**”.

5.2.5. None of the individual trees to be removed are covered by a TPO (see 1.6.1 above).

5.2.6. Both category ‘A’ trees (nos. 84 and 4720) and 61 ‘B’ trees are to be retained. One category ‘B’ tree (no. 32) is to be removed, as shown in **Table 2** above.

5.2.7. The categorisation method outlined in British Standard Recommendations

---

<sup>6</sup> Stephenson N. L., Das A. J., Zavala M. A. (2014) Rate of tree carbon accumulation increases continuously with tree size. *Nature*, volume 507.

5837:2012 provides a straightforward way to classify trees based on their quality and on their landscape or cultural value. This system helps inform decisions about which trees might be retained or removed as part of a proposed development. However, a tree's category alone does not determine whether it should be kept or be removed. The Standard does not recommend that planning decisions on tree removal should rely solely on these categories; nor does it recommend that all trees of a specific category be treated the same way. More properly, such decisions should be guided by planning policy.

### English oak no. 32

5.2.8. English oak no. 32, as shown in **Photographs 1 and 2** below, is to be removed to accommodate the proposed primary site access from Turners Hill Road to the east.



**Photographs 1 and 2: Left – facing West; Right – facing East**

5.2.9. The decision-making process that has led to the required removal of this category 'B' specimen is based on the following. The site is allocated in the Regulation 19 document for housing allocation policies (ref: DPA9 and DPA10) and as such there is an expectation for some tree removals to occur.

5.2.10. The relevant sections (4-6) of policy DPA9 specifically refer to the site's ancient woodlands which are to be excluded from development, requiring a woodland buffer and within sections (2-3) of policy DPA10 specifically addressing any impacts associated with the ancient woodlands along the western and south-eastern edges of

the site and integrating the development with the DPA9 allocation. In the context of these provisions and the need for access to flow from one site to another, it is not possible to develop the site without removing this tree and avoiding the ancient woodland buffer zones.

5.2.11. In maximising the proposed development and to efficiently access the site, without the need for an extensive winding access through the recent off-site development known as Wychwood Place, Woods View and Wychwood Green to the south-east, a direct route through Hurst Farm to the north, which connects directly with Turners Hill was chosen, complying with the policies of the DPA10 allocation. Whilst it should be acknowledged that access through the new development to the south-east is the approved situation, concerns were expressed in this regard during the previous application and progressing this alternative solution represents an improvement on the extant permission

5.2.12. As stated at 2.2.7, development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused. Avoiding the 15m ancient woodland buffer, results in a 19m gap in which to locate an access, suitable to accommodate a 5.5m wide carriageway with associated 2m wide footpath.

5.2.13. Whilst the loss of a mature category 'B' oak tree is a negative arboricultural impact of the scheme, there are significant planning benefits that arise from the proposals that outweigh the loss; which it given further consideration here.

5.2.14. The tree does not make a significant or important contribution to the character of the site or local area and is considered of low-landscape value. It is located 90m west from Turners Hill, where it is screened by retained trees along the boundary, obscuring it in views from this road. It is also largely screened in views from the public right of way to the north by intervening vegetation.

5.2.15. As such the removal of this individual would not have a significant or detrimental impact on the character of the site or local area and would mean the access road avoids any impacts to the ancient woodland buffer of 'Pescotts Wood' thereby remaining compliant with the NPPF.

5.2.16. It is noted that a previous outline planning application (DM/18/0591) for the demolition of existing buildings and erection of 45 new dwellings with associated access on Hurst Farm was refused. However, the decision notice did not contain any arboricultural reasons for refusal.

5.2.17. Within the previous application for Hurst Farm the LPA tree officer comments for that application noted that as the application was outline only, it was difficult to either, object to or support the application at that stage. Inspection of the proposed layout plans for that outline application show a similar access arrangement, as shown at **Figure 4** below.



**Image 4: Overlay extract of refused outline scheme DM/18/0591; RPA shown by blue circle, ancient woodland buffer by orange line**

5.2.18. Therefore, it would be impossible for tree no. 32 to be retained and the site developed without it conflicting with the more significant arboricultural and policy driven constraint of the ancient woodland 'Pescotts Wood' abutting the site to the south.

5.2.19. Thirty of the one hundred and thirty-four category 'C' trees on site are to be removed: these are either of low quality, low value, or short-term potential. For these reasons, their removal will have no significant impact on the character or

appearance of the area.

5.2.20. The five category 'U' trees (nos. 43, 3261, 3263, 3265 and 4137) to be removed are unsuitable for retention, irrespective of the proposed development, in that they cannot realistically be retained for longer than 10 years.

5.2.21. The proposals incorporate considerable replacement tree planting. This will mitigate the proposed removals, improve the age class balance of the trees on site, enhance the local landscape, and re-establish a framework for the ongoing and long-term wooded character of the site.

5.2.22. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of the trees and groups identified for removal will represent no alteration to the main arboricultural features of the site.

## 6. TREES TO BE PRUNED

### 6.1. Details

6.1.1. Although the proposals are in outline only, the illustrative masterplan suggests that one tree and one group are likely to require pruning as part of the development. This will be confirmed at the reserved matters stage once detailed design is known. Though the indicative extent or pruning required is shown below in **Table 3** below.

Tree no.	Species	Age class	Proposed works
21	Ash	Semi-mature	Crown reduce southern overhanging portion of canopy by up to 6m, leaving it no closer than 4m from central trunk alignment
G9	Various – silver birch and goat willow	Semi-mature	Crown lift and reduce lateral extents of group where necessary, and overhanging proposed informal mown grass path

**Table 3: Trees/Groups to be pruned to facilitate development**

### 6.2. Assessment

6.2.1. The proposed development for the outline application, as shown on the masterplan, shows significant clearances of at least 6.7m (and in most case significantly more) between the proposed dwellings and the canopies of those trees of large ultimate size to be retained. As such, no trees are likely to require pruning and there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

## 7. ROOT PROTECTION AREA INCURSIONS

### 7.1. Details

7.1.1. To ascertain whether the proposals will cause any significant harm to the roots or the rooting environments of the trees to be retained, we have calculated appropriate root protection areas ('RPAs') for these specimens, based as a minimum on the methodology set out in section 4.6 of BS5837: 2012. The RPA is defined in this document as a **"layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability; and where the protection of the roots and soil structure is treated as a priority"**.<sup>7</sup>

7.1.2. Consequently, a tree within the RPA of which no disturbance will occur can be regarded as one that will not suffer any significant or long-lasting harm because of the proposals and will therefore remain 'viable'. However, as the Standard makes clear<sup>8</sup>, some disturbance within its RPA does not mean that a tree will necessarily suffer significant harm or cease to be viable; this will depend on several factors, including the extent and nature of the disturbance; the age, species and physiological condition of the tree; the morphology, disposition and depth of the roots; the type and structure of the soil; and the extent of mitigation measures undertaken. Accordingly, an assessment of these criteria may mean that an RPA incursion can be justified.

7.1.3. Parts of the proposed hard surfacing and drainage as shown on the illustrative masterplan encroach within the RPAs of 13 individual trees to be retained. These are shown in **Table 4** below. However, it should be noted that the impacts to trees nos. 2473 to 6000 listed in the table below are no different from the impacts discussed in our report that accompanied the extant permission. They are included again here for completeness.

---

<sup>7</sup> British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 3.7.

<sup>8</sup> Ibid., para 5.3.1.

Tree no.	Species	Incursion by:	Total RPA	Extent of incursion into RPA	% of RPA	Area of 'EUG' <sup>9</sup> in RPA	Extent of incursion into EUG	% of EUG
1	English oak	Proposed access road and raised table	268.2m <sup>2</sup>	49.7m <sup>2</sup>	18.9%	151.1m <sup>2</sup>	7.8m <sup>2</sup>	5.1%
2	English oak	Proposed access road and raised table	651.4m <sup>2</sup>	86.8m <sup>2</sup>	12%	551.5m <sup>2</sup>	11.1m <sup>2</sup>	2%
7	English oak	Proposed access road and raised table	136.8m <sup>2</sup>	17.2 m <sup>2</sup>	12.5%	121.5m <sup>2</sup>	3.3m <sup>2</sup>	2.7%
8	English oak	Proposed access road and raised table	312.0m <sup>2</sup>	55.4 m <sup>2</sup>	17.7%	2656m <sup>2</sup>	9.6m <sup>2</sup>	3.6%
9	English oak	Proposed access road and raised table	136.8m <sup>2</sup>	9.9 m <sup>2</sup>	7.2%	132.9m <sup>2</sup>	3.4m <sup>2</sup>	2.5%
31	English oak	Proposed access road	85.1m <sup>2</sup>	9.2 m <sup>2</sup>	10.8%	n/a	n/a	10.8%
33	Silver birch	Proposed footpath	245.6m <sup>2</sup>	20.8m <sup>2</sup>	8.4%	n/a	n/a	8.4%
2743	English oak	Proposed SuDs feature	839.8m <sup>2</sup>	40.7m <sup>2</sup>	4.8%	n/a	n/a	4.8%
3211	English oak	Proposed footpath and proposed SuDs pond	749.9m <sup>2</sup>	36m <sup>2</sup>	4.8%	n/a	n/a	4.8%
3269	Beech	Proposed SuDs feature	399.8m <sup>2</sup>	8.1m <sup>2</sup>	2%	n/a	n/a	2%
4130	English oak	Proposed swale	179.6m <sup>2</sup>	16.5m <sup>2</sup>	9.2%	n/a	n/a	9.2%
4132	Ash	Proposed swale	187.4m <sup>2</sup>	18.8m <sup>2</sup>	10%	n/a	n/a	10%
6000	English oak	Proposed SuDs pond	764.5m <sup>2</sup>	25.0m <sup>2</sup>	3.3%	n/a	n/a	3.3%

**Table 4: Proposed incursions within RPAs**

## 7.2. Assessment

7.2.1. The incursions by parts of the proposed drainage and footpath into the RPAs of the 13 trees listed at **Table 4** equates to no more than 18.9% of an RPA and no more than 10.8% into existing unsurfaced ground (EUG) within RPAs. Any potential adverse impacts can be satisfactorily mitigated as set out below.

7.2.2. The incursions into the RPAs of trees nos. 1, 2, 7, 8 and 9 are by a proposed access road and raised table to provide the entrance to the development via the current site access to Hurst Farm. Subject to proposed levels, some degree of excavation will be required, however, the proposed access road footprint falls within the existing hard surfaced tarmac road servicing Hurst Farm. Inspection of existing services data (PASS survey) as shown in **Figure 1** below, indicates existing high and

<sup>9</sup> 'EUG' – acronym for 'existing unsurfaced ground', as per BS5837: 2012, para. 7.4.2.3: "New permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA."



avoided.

7.2.6. New drainage does need to exist the site in this location but it can run within the carriageway and hence does not result in impacts beyond its footprint.

7.2.7. Over-dig associated with the construction of the road can be minimised through detailed design and targeted supervision and monitoring. 500mm of over-dig is necessary for the construction of kerb haunching, when building a new road, and this is accommodated in the RPA calculations in Table 4, but no further over-dig is required.

7.2.8. Lastly, there is scope within the landscape proposals for the rooting environments of these trees to be improved to better ensure their survival and integration into the scheme.

7.2.9. The incursions into the RPAs of trees nos. 4130 and 4132 are by proposed drainage swales. The extent of those incursions requiring excavation within the RPAs whilst not excessive (9.2% and 10%) they are potentially significant being located between 0.6m to 2.2m from the trunks of these trees and within their structural root plates.

7.2.10. However, as the proposals are shown in outline, the locations and shapes of the proposed surface water swales are indicative only, and as there is extensive soft landscaping directly to the north of these trees, there is no reason why this incursion could not be designed out at the detailed stage, either by shifting the swale or by morphing its shape around the RPAs. This principle has already been set and accepted in the extant permission.

7.2.11. In the event some incursion by a proposed swale, ideally at the periphery of the RPA, were required and was not of a significant or detrimental impact upon the RPA of these trees, subject to proposed levels, some degree of excavation would be required. This too would be required within the RPAs of trees nos. 31, 3211, 3269, 2743 and 6000 to provide the proposed access road and a SuDs attenuation basin.

7.2.12. To minimise impacts on any of these specimens, excavation within these RPAs will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPAs is avoided, and

any roots encountered can be treated appropriately.

7.2.13. As a species, beech is generally poor at tolerating root pruning and disturbance, whilst Ash and English oak, however, have both been identified as moderate at tolerating root pruning and disturbance<sup>10</sup>. However, the indicative incursion into that of beech no. 3269 equates to only 2% of its RPA and therefore, being of average physiological condition, there is no reason to suggest this will result in a detrimental impact to its physiological condition or long-term retention.

7.2.14. The areas lost to encroachment within the RPAs of these trees can be compensated for in the areas to the north, east, west or south of the trees, where there are areas soft landscaping suitable for root growth, contiguous to their RPAs; and as these areas are to remain as soft landscape, root growth can continue in the future. Therefore, there will be no net loss of suitable rooting area, and no foreseeable risk of future cumulative impacts, so there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small or moderate sections of their RPAs or that they will not remain viable.

7.2.15. Furthermore, within the site boundary the opportunity exists for the soil used by these trees for root growth to be improved. Subject to proposed landscaping, the soil and rooting environments within the RPAs of these specimens could be enhanced to promote improved root growth by de-compaction, aeration, fertilisation or mulching, as appropriate, and this can be ensured by condition. As these trees can remain viable by being able to root in other areas, contiguous to their RPAs, and the soil environment in which they are rooting can be improved, these incursions comply with paragraph 5.3.1 of BS5837.

7.2.16. The remaining incursions into the RPAs of trees nos. 33 and 3211 are by areas of proposed hard surfacing in the form of footpath connections required to provide pedestrian links with the adjacent development to the east and the public right of way (PRoW: 35W) within Wins Wood to the west. The extent of these incursions equate to no more than 8.4% of the tree's RPA, and so does not exceed the 20% maximum

---

<sup>10</sup> MATHENY, N. P. and CLARK, J. R. (1998). Trees and Development. International Society of Arboriculture.

incursion into currently unsurfaced ground recommended in BS 5837<sup>11</sup>.

7.2.17. Whilst the proposed levels and details of the footpath are subject to confirmation at the reserved matters stage, it is expected to comprise a lightly loaded porous surface constructed entirely above the existing soil level without the need for any excavation and to incorporate a cellular confinement system, filled and finished with suitable porous materials, to minimise soil compaction. To ensure no damage occurs to the roots or rooting environments of the tree, installation will be undertaken under the control and supervision of the arboricultural consultant.

7.2.18. As already stated, the proposals are in outline only. Following further detailed design, should the need to locate buildings, hard surfacing or any other structures (including changes in ground levels) within the RPAs of additional trees to be retained become apparent, potential adverse impacts can be satisfactorily mitigated in one of the following ways.

#### Avoid or reduce

7.2.19. In many instances shifting an indicative building, path or road footprint one or two metres in a particular direction would remove or significantly reduce an RPA incursion. Details such as these can be dealt with at the detailed design phase.

7.2.20. However, this may not be possible in every case and some RPA incursions may be necessary, for example where a path or road passes between two trees with overlapping RPAs or if there is no scope to move a road or path because it would conflict with a proposed dwelling or piece of essential infrastructure. In these instances, RPA incursions can be minimised, for example, by making sure that the footpath is as narrow as possible and is at the periphery of a tree's RPA. Again, this is something that can be resolved at the reserved matters stage.

#### Above soil surfacing or low invasive construction

7.2.21. In many instances where RPA incursions are unavoidable, taking account of the existing topography and proposed levels may allow for design and construction of

---

<sup>11</sup> BS 5837, paragraph 7.4.2.3.

new surfaces to be entirely above existing soil level, and accordingly no excavation will be required. Subject to proposed finished levels, new above soil surfaces could incorporate an appropriate cellular confinement system, filled and finished with suitable porous materials, to minimise soil compaction. Similarly, where ground levels might need to be raised within the RPAs of trees to be retained, depending on the thickness of additional soil required in these areas, potential impacts on these trees due to asphyxiation of underlying roots might be minimised by incorporating one or more layers of a cellular confinement system within the additional soil.

7.2.22. To ensure no damage occurs to the roots or rooting environments of the relevant trees installation of surfacing and cellular confinement systems will be undertaken under the control and supervision of the arboricultural consultant.

7.2.23. Where the existing topography or proposed levels will not allow for new surfaces to be constructed entirely above existing soil levels, a low invasive construction technique will be adopted. Only the minimum depth will be excavated for the construction of an informal or rustic surface material (such as hoggin) to be installed. Where this is within the RPAs of trees to be retained, installation will be undertaken under the control and supervision of the arboricultural consultant to avoid any unnecessary over-dig and so that any roots that are encountered are treated appropriately.

#### Manual excavation

7.2.24. In very few instances, excavation for new structures or surfaces will be necessary. Every effort will be made in the detailed design phase to remove or reduce incursions such as these, but the foundations required for the construction of roads or highway footways, to adoptable standards, would require some excavation.

7.2.25. To minimise impacts on those specimens where excavation within RPAs will be necessary, excavation will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPAs is avoided, and any roots encountered can be treated appropriately.

7.2.26. The necessary precautions to prevent other incursions into the RPAs of retained trees and to protect them during construction can be assured by the erection

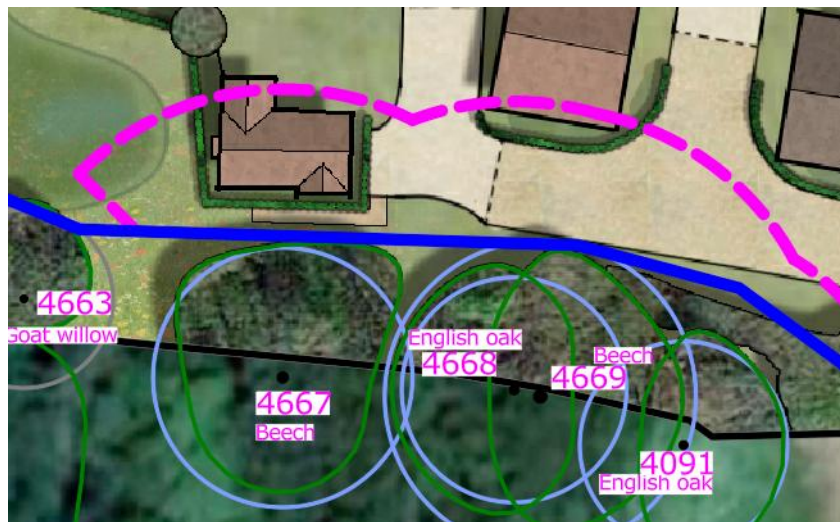
of appropriate protective fencing and installation of ground protection, as shown on the TPP at **Appendix 4**.

7.2.27. Accordingly, all RPA incursions will be reviewed at the reserved matters stage and removed or reduced wherever reasonably practicable and all residual incursions will be subject to measures discussed above.

## 8. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

### 8.1. Details

8.1.1. Subject to confirmation at the reserved matters stage, a review of the illustrative masterplan shows that only one of the proposed plots is within the shadow pattern of a retained tree (no. 4667) as shown in *Image 2* below.



*Image 2: Shadow pattern overlapping indicative plot location*

### 8.2. Assessment

8.2.1. The illustrative masterplan has been drawn up with the shadow patterns of retained trees in mind. As this is an outline application there is insufficient detail of the proposed floor plan and layout of the individual dwelling, or the orientation and location of its main habitable rooms for an assessment to be made in relation to the retained trees' shadow patterns<sup>12</sup>.

8.2.2. A review of the Development Framework Plan suggests that there is ample developable space outside the shadow patterns of retained trees and hence for new dwellings to be not have main habitable rooms (living rooms, kitchens) or substantial

---

<sup>12</sup> BS 5837:2012, 5.2.2, Note 1: "An indication of potential direct obstruction of sunlight can be illustrated by plotting a segment, with a radius from the centre of the stem equal to the height of the tree, drawn from due north-west to due east, indicating the shadow pattern through the main part of the day."

areas of private gardens within the shadow patterns of retained trees.

8.2.3. In this instance, whilst the proposed dwelling directly faces the tree that shades it, there is scope for detailed design to reorientate it further from the tree, or to adopt an open plan layout with windows designed to be as large as possible on secondary fenestrations and to have the main habitable rooms, located so that they do not directly face this tree. In any event, whilst this plot is within the shadow pattern of a retained tree, it has its entire garden and at least two elevations (north and west) that will not be shaded to a significant degree, with the windows of main habitable rooms facing towards its garden.

8.2.4. As none of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this would interfere with their reasonable use or enjoyment by incoming occupiers it is unlikely the proposed illustrative layout would lead to pressure to permit felling or severe pruning that the LPA could not reasonably resist.

8.2.5. Accordingly, the proposals comply with British Standard guidance on the likely impacts of the existing trees on the proposed development, as set out at paragraph 5.3.4.<sup>13</sup>

---

<sup>13</sup> BS 5837:2012, 5.3.4.

## 9. CONCLUSIONS

### 9.1. Summary

9.1.1. The encroachment by parts of the proposed footpath within the 15m minimum buffer zone of Wins Wood represent an unavoidable incursion informed by the need to provide pedestrian access to the existing Public Right of Way within Wins Wood. This path avoids the RPAs of individual trees and will retain the semi-natural habitat of the buffer zone; consequently, the proposal will not result in any loss of ancient woodland, will avoid any potentially harmful effects on the woodland, and will comply with current UK Planning and development guidance. This reflects the situation already approved in the extant permission.

9.1.2. Our assessment of the impacts of the proposals on the existing trees concludes that no trees of high landscape or biodiversity value are to be removed. None of the trees on site that make an important or significant contribution to the character of the local landscape are to be removed. The proposed removal of individuals and groups of trees will represent no alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site, and will not have a significant adverse impact on the arboricultural character and appearance of the local landscape.

9.1.3. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

9.1.4. The incursions into the Root Protection Areas of trees to be retained are minor to moderate, but subject to review at the reserved matters stage and to the implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

9.1.5. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not

reasonably resist.

## **9.2. Compliance with national planning policy**

9.2.1. As the proposals will retain all the trees that make an important or significant contribution to the character of the local landscape, the site's arboricultural attractiveness, history, landscape character and setting will be maintained, thereby complying with Paragraph 135 (c) of the National Planning Policy Framework.

9.2.2. Whilst some trees are to be removed, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph 136 of the NPPF states (*italics added for emphasis*): "**Planning policies and decisions should ensure... that existing trees are retained wherever possible**"; and thereby recognises circumstances in which it might not be possible to retain every tree. Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with this paragraph of the NPPF.

9.2.3. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 193 (c) of the NPPF.

## **9.3. Compliance with local planning policy**

9.3.1. As the proposed development will not result in the removal of trees which are of landscape, historic or wildlife importance, it complies with Policy DP37 of the Mid Sussex District Council Local Plan.

9.3.2. Furthermore, as the proposals exclude primary development within the buffers of the ancient woodland, and addressing any impacts upon the ancient woodland or its buffer, whilst integrating both Hurst Farm and the wider field sites to the south, providing pedestrian and cycle connections between them, it complies with the policies of both site allocations DPA9 and DPA10 of the Regulation 19 Draft Local Plan.

## **9.4. Compliance with neighbourhood planning policy**

9.4.1. As the proposed development safeguards ancient woodlands and will not result in the removal of trees of arboricultural or amenity value, it complies with Policy

CDNP09 of the Crawley Down Neighbourhood Plan 2014-2031.

9.4.2. As it adheres to the recommendations of BS5837, respecting trees, woodlands, ancient and veteran trees and hedgerows, affording them appropriate protection, the proposals adhere to Policy DPN4 of the Regulation 19 Draft Local Plan.

## **9.5. Conclusion**

9.5.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of low magnitude, as defined according to the categories set out in **Table 1** of this report.

# APPENDIX 1

## Methodology

## **A1.1. Tree survey and baseline information**

A1.1.1. We surveyed individual trees with trunk diameters of 75mm and above<sup>14</sup>, trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows<sup>15</sup> growing within or immediately adjacent to the site.; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

A1.1.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 3**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

A1.1.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally<sup>16</sup>. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

A1.1.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

A1.1.5. Whilst we categorised the trees in accordance with BS 5837 (details of the criteria used for this process can be found in the notes that accompany the tree survey schedule), we assessed the trees' suitability for retention against national, regional and local planning policies. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

## **A1.2. Tree constraints**

A1.2.1. In line with the NPPF's presumption in favour of sustainable development, we assessed whether any trees should be retained in the context of the proposed development / re-development. Our assessment of which trees might have to be retained, and which can be removed, is based on:

A1.2.2. whether any trees are classed as 'ancient' or 'veteran', and thereby are

---

14 BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

15 Ibid., 4.4.2.7

16 Ibid., 4.4.2.3

designated as 'irreplaceable habitats';<sup>17</sup>

A1.2.3. which trees contribute to local character and history, including to the surrounding landscape setting; which trees contribute to biodiversity; and which trees help mitigate and adapt to climate change; and whose removal would thereby be unlikely to comply with national planning policy guidance;

A1.2.4. which trees are important and/or significant features of the local landscape, such that their removal would be contrary to local planning policies: specifically, Policy DP37 of the Mid Sussex District Council Local Plan, as set out above;

A1.2.5. our assessment of the tree's' quality, value and remaining life expectancy, in accordance with BS5837:2012, as summarised in the notes that accompany the tree survey schedule.

A1.2.6. As trees growing outside the boundaries of the site are in the control of others, we have assumed they will be retained, irrespective of their size, age or condition.

A1.2.7. Whilst we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories 'A', 'B' and 'C' are all a material consideration in the development process; but the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

A1.2.8. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature "**need not necessarily be a significant constraint on the site's potential**"<sup>18</sup>.

A1.2.9. Moreover, BS 5837 states that "**.... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal**"<sup>19</sup>.

A1.2.10. The 'Root Protection Areas' (RPAs)<sup>20</sup> of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage. Where considered appropriate, the shapes of the

---

<sup>17</sup> The National Planning Policy Framework (NPPF) (December 2024). Paragraph 193 (c).

<sup>18</sup> BS 5837, 4.5.10.

<sup>19</sup> Ibid., 5.1.1.

<sup>20</sup> Ibid., paragraph 3.7. "The minimum area around a retained tree "deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority."

RPA's (although not their areas) were modified based on these considerations, so that they reflect more accurately the likely root distribution of the relevant trees.

A1.2.11. The British Standard BS 5837 calculates RPA's based on a standard 12 times trunk diameter. However, in our experience the response of trees to root severance or damage is not standard and tends to be less effective in the case of large mature specimens of species with a known intolerance of disturbance. Accordingly, where considered appropriate, we have increased the RPA's of such specimens by calculating them based on an increased factor of trunk diameter.

A1.2.12. To assess whether the trees identified for retention would be in a sustainable relationship with proposed dwellings (without casting excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day<sup>21</sup>.

A1.2.13. Based on these principles and recommendations, the tree survey and assessment of suitability for retention informed the production of a tree constraints plan (TCP) which indicates the most suitable trees for retention, and their associated below-ground and above-ground constraints.

A1.2.14. As a design tool, the TCP also indicates how close to those trees selected for retention the proposed development could be positioned, in terms of three key criteria:

- a). avoidance of unacceptable root damage;
- b). avoidance of the necessity for unacceptable pruning works; and
- c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

A1.2.15. The TCP was then used to inform the siting of the proposed dwellings and areas of hard surfacing, about both of which we were consulted on several occasions during the design process. In this way, it has been ensured that the existing trees have made a significant contribution to the design of the proposed development, rather than the design having dictated which trees are to be removed.

---

21 Ibid., paragraph 5.2.2 Note 1.

## **APPENDIX 2**

### **Outline Arboricultural Method Statement**

## **A2.1. Tree Protection Plan**

A2.1.1. The TPP at Appendix 4 shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

## **A2.2. Pre-start meeting**

A2.2.1. Prior to the commencement of any site clearance, ground preparation, demolition or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the demolition contractor, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery and transplanting contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

## **A2.3. Site clearance**

A2.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.

A2.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

## **A2.4. Ground preparation and demolition**

A2.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

A2.4.2. Demolition of existing buildings and removal of existing areas of hard surfacing that abut or overlie RPAs will be undertaken with care, under the control and supervision of an appointed arboricultural consultant, to ensure that this is undertaken in a way that minimises excavation, disturbance and compaction of the soil within or adjacent to these RPAs.

## A2.5. Tree protection fencing

A2.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels should be securely fixed with wire or scaffold clamps, as shown in **Figure 2** of that document. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

A2.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

A2.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A2.5.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

## A2.6. Ground protection – if required

A2.6.1. To allow space for construction and protection from soil compaction where proposed structures are in close proximity to RPAs of trees to be retained, the ground between the protective fencing and the footprints of the proposed structures will be covered by appropriate ground boarding, in accordance with the guidelines of Section 6.2.3.3 of BS 5837. The locations where these measures will be required are marked by **pink hatching** on the TPP.

A2.6.2. For purely pedestrian traffic, scaffold boards (or similar) will be used. Scaffold boards will comply with British Standard BS 2482: 2009 *Specification for timber scaffold boards* and be at least 225mm in width and 38mm thickness; they will be butted up and attached to each other with wooden battens or metal tie straps, and laid either on an above-ground scaffold framework, or secured to the ground with steel pins above a compressible material (a 75mm deep layer of woodchips may be appropriate) laid on top of a geotextile membrane of an appropriate specification.

A2.6.3. For wheeled or tracked traffic, ground boarding will be designed by a structural engineer, to take account of the type of soil and the likely loadings. Temporary aluminium roadway ('Trakway' or similar), interlocking plastic tread boards ("Ground-Guards" or similar), or reinforced concrete slabs may be

appropriate. These will also be laid on top of a compressible material above a geotextile membrane.

## **A2.7. Manual excavation within RPAs**

A2.7.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

## **A2.8. Proposed hard surfaces within RPAs**

A2.8.1. Unacceptable damage to the roots and rooting environments of the trees to be retained during the construction of proposed hard surfaces that encroach within RPAs will be avoided by building them above existing soil level, to avoid digging and thus severing of roots; and an appropriate ground covering will be used beneath the sub-base, to prevent or minimise compaction of the soil. This will be done in accordance with Section 7.4 of BS 5837. The locations where these measures will be required are marked by **orange hexagonal-hatching** on the TPP.

## **APPENDIX 3**

### **Tree Survey Schedule**



ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE  
DORKING ROAD  
TADWORTH  
SURREY KT20 5SA

Tel: (01737) 813058  
E-mail: [sja@sjatrees.co.uk](mailto:sja@sjatrees.co.uk)

Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA.,  
RCArborA. (Managing)  
Frank P. S. Spooner BSc (Hons), MArborA, TechCert (ArborA)  
(Operations)

## **Tree Survey Schedule**

### **Hurst, Turners Hill Road**

**February 2026**

SJA ref: tss 26028-01

# Tree Survey Schedule: Explanatory Notes

## Hurst, Turners Hill Road

This schedule is based on a tree inspection undertaken by Anthony Harte, Finn Cullerne, Will Hovell & Tom Southgate of SJAtrees (the trading name of Simon Jones Associates Ltd.), for a total of six days between Wednesday 16th to Tuesday 29th November 2022. Additional visits were conducted on Thursday the 7th September 2023, Thursday 21st December 2023 and Tuesday the 3rd February 2026. Weather conditions at the time ranged from overcast with heavy rain to clear, dry and bright. Deciduous trees were in partial leaf. The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas. The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given. Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

### 1. Tree no.

Given in sequential order, commencing at "32". Where applicable numbers correspond with numbering on topographical survey plan.

### 2. TPO no.

Number assigned to tree in the Mid Sussex District Council Tree Preservation Order no. TP/13/0013, as shown in the TPO schedule and plan.

### 3. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

### 4 & 5. Height & Trunk diameter.

Height estimated with the aid of a hypsometer, given in metres. Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

### 6. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

### 7. Crown break.

Height above ground and direction of growth of first significant live branch.

### 8. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

### 9. Age class.

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment

Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life.

Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life.

### 10. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

### 11. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irreparable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irreparable morphological or pathological defects, with a risk of imminent collapse.

### 12. Comments.

Where appropriate comments have been made relating to:

- Health and condition
- Safety, particularly close to areas of public access
- Structure and form
- Estimated life expectancy or potential
- Visibility and impact in the local landscape

### 13. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

**Category U:** Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

- (1) Trees that have a serious, irreparable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).
- (2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- (3) Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

**Category A:** Trees of high quality with an estimated remaining life expectancy of at least 40 years.

- (1) Trees that are particularly good examples of their species, especially if rare or unusual.
- (2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- (3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

**Category B:** Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

- (1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.
- (2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
- (3) Trees with material conservation or other cultural value.

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

- (1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
- (2) Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary landscape benefits.
- (3) Trees with no material limited conservation or other cultural value.

## TREE SURVEY SCHEDULE

### Hurst, Turners Hill Road

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
1	English oak	19m	770mm ivy	N 8.75m NE 8.75m E 7m S 5m W 9m	5m	N 4m	Mature	Below average	Indifferent	Trunk ivy covered to 16m; 35% crown density reduction; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; significant component of group in which it stands; readily visible from Turners Hill Road; but of reduced physiological function and likely to be of no more than moderate term potential.	B (2)
2	English oak	19m	1200mm est.	N 8m NE 10m E 9m S 10.5m W 8m	S 5.5m	N 8m	Mature	Below average	Indifferent	Unable to measure trunk, within footprint of fence; twin stemmed 8m tensile union; non occluded pruning wounds on trunk up to 8m up to 180mm diameter; tensile main unions; crown heavily reduced in past wounds up to 150mm diameter, comprises remaining lateral limbs some of which less than third parent branches where pruned, and sparse young epicormic regrowth 30mm diameter arising from pruning wounds and along limbs; historic work limit amenity value; essential component of the group in which it stands; but of reduced physiological function and likely to be of no more than moderate term potential; readily visible from Turners Hill Road.	B (2)
3	Beech	10m	335mm	N 2m E 4.75m S 8.5m W 7m	SE 2.5m	N 2m E 1m	Semi-mature	Average	Indifferent	Off-site tree; suppressed crown as overtopped by adjacent specimens; of low landscape value, due to Relatively small size; readily visible from Turners Hill Road; inessential component of the group in which it stands.	C (2)
4	Holly	8m	7 stems @ 120mm est. 250mm est.	N 3.75m E 2.75m S 4m W 4m	1m	1m	Semi-mature	Average	Indifferent	Multi-stemmed from base; drawn-up and mutually suppressed; inessential component of the group in which it stands.	C (2)
5	Common beech	19m	850mm est.	N 8m E 8m S 9m SW 12.5m W 13m	W 4m	W 3.5m	Mature	Average	Indifferent	Off-site tree; readily visible from Turners Hill Road; essential component of the group in which it stands; upper 4m crown slightly sparsely foliated at branch tips but otherwise full crown; dominant crown.	B (2)
6	Lawson cypress	19m	250mm est. 350mm est.	4m	2.5m	W 0.5m	Semi-mature	Average	Indifferent	Drawn-up and mutually suppressed; twin stemmed from base; suppressed to S by T5.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
7	English oak	18m	550mm	N 4m E 10.5m S 9m W 3m	S 3.5m	S 3.5m	Semi-mature	Below average	Indifferent	Sub-dominant to T8, resulting in asymmetrical crown; 20% crown density reduction; drawn-up and mutually suppressed; readily visible from Turners Hill Road; partially obscures views of better quality T8; significant component of group in which it stands.	C (2)
8	English oak	19m	725mm 405mm	N 11m E 8m S 9m W 9.5m	S 7m	S 3.5m	Mature	Below average	Indifferent	Twin stemmed base; E stem sub-dominant; tensile main unions; drawn-up and mutually suppressed; dominant crown; moderate epicormic growth on trunk and structural limbs; 15% crown density reduction; visible in filtered views through crown of T7.	B (2)
9	English oak	18m	550mm est.	N 4.5m E 4m S 9m W 7.5m	S 6m	S 3.5m	Semi-mature	Average	Indifferent	Sub-dominant crown; suppressed crown as overtopped by adjacent specimens; significant component of group in which it stands; trunk leans slightly SW for full height.	C (2)
10	English oak	16m	600mm est.	N 6m E 7.5m S 9m W 6m	S 6m	S 4m	Mature	Average	Indifferent	Limited access to base; single trunk; tensile main unions; no significant defects observed; of form and habit typical of age and species; of long-term potential; visible for short stretch of Turners Hill Road but partially obscured by adjacent trees; significant component of group in which it stands.	B (12)
11	English oak	19m	650mm ivy est. 350mm ivy est.	N 6m E 6.75m S 8.5m W 6.5m NW 4m	4m	N 5m	Mature	Average	Moderate	Situated along property boundary; twin-stemmed from 1.5m showing acute union; heavily ivy-covered; S stem suppressed and historically heavily reduced; N side historically crown raised to 10m, minor epicormic growth forms any lower crown growth; S crown up to 7m historically heavily reduced; no significant defects observed; average crown density; of moderate potential; glimpsed from Turners Hill Road but largely obscured by boundary trees; contributes to the character of the site.	B (12)
12	Purple plum	4m	3 stems @ 75mm est.	2.75m	1.5m	1.5m	Young	Average	Indifferent	Small ornamental tree; obscured from public view.	C (12)
13	Corkscrew willow	5m	175mm est. 200mm est.	N 2m E 3m S 2.75m W 3.25m	1.75m	1.75m	Young	Average	Indifferent	Small ornamental tree; historically heavily reduced; obscured from public view.	C (1)
14	Bastard service tree	5m	150mm est.	1.5m	1m	1m	Young	Average	Indifferent	Small fastigiate ornamental tree; glimpsed in narrow views from Turners Hill Road but of negligible landscape contribution.	C (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
15	English oak	13m	400mm est.	N 7.5m E 6.5m S 7.25m W 7.5m	2.5m	S 2m	Mature	Average	Moderate	Off-site tree; situated along property boundary; inspection of base impeded by dense vegetation; single trunk; tensile main unions; of form and habit typical of age and species; no significant defects observed; of long-term potential; crown glimpsed in narrow views from Turners Hill Road but of negligible landscape contribution; contributes to the character of the site.	B (12)
16	Flowering cherry	5m	235mm	N 4.25m E 4m S 3.5m W 3.75m	1.75m	2m	Semi-mature	Average	Indifferent	Small ornamental tree; acute main unions with no external features suggesting included bark; of low quality and limited arboricultural value; of short-term potential; obscured from public view.	C (12)
17	Corkscrew willow	5.5m	190mm 155mm	N 1.5m E 3m S 5m W 4.5m	1.5m	2.5m	Young	Average	Indifferent	Small ornamental tree; twin stemmed from base; of low quality and limited arboricultural value; of short-term potential; obscured from public view.	C (1)
18	Purple plum	5m	130mm 210mm	N 3.5m E 4m S 3.25m W 4m	1.5m	S 1.5m	Semi-mature	Average	Indifferent	Small ornamental tree; dense crown with many crossing and rubbing branches; S crown extent historically reduced; of short-term potential; of low quality and limited arboricultural value; glimpsed in narrow views from Turners Hill Road but of negligible landscape contribution.	C (12)
19-20	Goat willow	8m	#19 270mm #20 215mm	4m	2m	3.5m	Semi-mature	Average	Indifferent	Small ornamental trees; acute main unions with external features suggesting included bark; of low quality and limited arboricultural value; of short-term potential; glimpsed in narrow views from Turners Hill Road but of negligible landscape contribution.	C (12)
21	Ash	11m	300mm est.	N 2m E 3m S 10.5m W 3m	3.5m	S 2.5m	Semi-mature	Average	Poor	Off-site tree; inspection of base impeded by dense vegetation; single trunk; severe lean S; historically topped to 4m, established regenerative growth forms crown; of short-term potential; unremarkable tree of very limited merit; obscured from public view.	C (1)
22	English oak	17m	375mm est.	N 7m E 8m S 7m W 1.5m	7m	S 7m	Semi-mature	Average	Indifferent	Off-site tree; situated along property boundary; inspection of base impeded by dense vegetation; single trunk; 250mm diameter deadwood at 3m on S side; tensile main unions; drawn-up; asymmetrical crown as suppressed by adjacent specimen; crown entirely offset from base; of short-term potential; crown visible in narrow views from Turners Hill Road.	C (12)
23	English oak	18m	2 stems @ 400mm est. 350mm est.	N 7.5m E 6m S 7.25m W 7m	2m	S 2m	Mature	Average	Moderate	Off-site tree; multi-stemmed from base showing tensile unions; established epicormic growth forms lower 5m of crown; deadwood up to 100mm dia. in lower crown; asymmetrical crown as suppressed by adjacent specimen; no significant defects observed; of moderate potential; crown visible in narrow views from Turners Hill Road; contributes to the character of the site.	B (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
24-25	Hawthorn	4m	#24 105mm #25 90mm	3.25m	1m	1m	Young	Average	Indifferent	Young trees with stem diameters below 150mm; obscured from public view.	C (1)
26	Ash	13m	325mm est.	N 5m E 4.5m S 5.75m W 4.25m	3m	S 3.5m	Semi-mature	Below average	Moderate	Off-site tree; single trunk; tensile main unions; minor dieback at branch tips consistent with 'ash die-back'; of short-term potential; obscured from public view.	C (1)
27	Goat willow	10m	215mm	N 3.5m E 1m S 4m W 4.5m	3.5m	S 4m	Semi-mature	Average	Poor	Suppressed crown as overtopped by adjacent specimens; significant surface wounding on trunk from 4m to 6m resulting in ring barking.	U
28	Norway spruce	9m	165mm	N 3.25m E 3.25m S 3m W 3.25m	0.5m	0m	Young	Average	Moderate	Young ornamental tree; not in keeping with the character of the area; obscured from public view.	C (1)
29-30	Apple	7m	#29 290mm 265mm #30 305mm ivy 270mm ivy	N 4.75m E 6m S 5m W 6.5m	1.5m	1.5m	Mature	Average	Indifferent	Acute main unions with external features suggesting included bark; cavities on lower trunk with visible internal decay and hollowing; of squat form typical of species; ivy-covered; of short-term potential; obscured from public view.	C (12)
31	English oak	15m	190mm 390mm ivy	N 8.5m E 4m S 1m W 5m	9m	6m	Semi-mature	Average	Poor	Situated along property boundary; twin stemmed from base; drawn-up; suppressed crown as overtopped by adjacent specimens; crown entirely offset from base; of short-term potential; obscured from public view.	C (1)
32	English oak	18m	780mm 700mm est. 260mm 690mm all over ivy	N 10m E 10.5m S 9.75m W 11m	3m	E 2m S 5m SW 2m W 3m	Mature	Average	Moderate	Multi-stemmed from base unions obscured; heavily ivy-covered; E and N stems dominant, S and W stems suppressed; S stem shows significant lean SW and forms lower SW canopy extent; storm damage in crown resulting in deadwood up to 200mm diameter, concentrated in S extent; dense ivy throughout canopy; domed crown form, typical of species; no significant defects observed; 10% crown density reduction; of long-term potential; obscured from public view; contributes to the character of the site.	B (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
33	Silver birch	13m	390mm 350mm 335mm 395mm all over ivy	N 6.75m E 7.25m S 4.5m W 7m	4m	E 3m S 4m W 3m	Mature	Average	Indifferent	Multi-stemmed from base unions obscured; heavily ivy-covered; S crown extent consists of deadwood up to 150mm diameter; heavy ivy cover throughout crown; short-lived species; of short-term potential; obscured from public view.	C (1)
34	Holly	12m	215mm 230mm	N 5.75m E 2m S 1m W 3m NW 5m	3m	3m	Semi-mature	Average	Poor	Twin stemmed from base; S stem historically failed at base due to significant decay up to 1.5m and is being held up by N stem; both stems lean severely to N; unremarkable tree of very limited merit; obscured from public view.	U
35	English oak	16m	815mm	N 9m NE 10.5m E 8.5m S 2m W 4m NW 11.25m	4m	N 10m E 3m W 6m	Mature	Below average	Indifferent	Woodland edge tree but visually distinct from adjacent woodland; single trunk; 35 degree lean N correcting upwards 5m from base at 4m; tensile main unions; multiple historic pruning wounds on lower trunk consistent with crown raising showing Internal decay and minor reaction wood; entire crown historically heavily reduced resulting in skeletal appearance with wounds up to 250mm diameter, up to 90% of outer canopy cover removed; minor epicormic regeneration of structural limbs; large specimen but of limited value due to severely limited quality and potential caused by historic works; glimpsed in narrow views from Turners Hill Road but of negligible landscape contribution.	C (12)
36	Silver birch	19m	500mm est.	N 5m E 6.5m S 6m W 7m	6m	N 6m	Mature	Average	Moderate	Woodland edge tree; inspection conducted from distance due to limited access; single trunk; tensile main unions; of form and habit typical of age and species; no significant defects observed; of moderate potential; obscured from public view; significant component of group in which it stands.	B (1)
37	English oak	6m	210mm	4.25m	1m	1.5m	Semi-mature	Average	Indifferent	Small recently established specimen; acute main union with external features suggesting included bark; of short-term potential; obscured from public view.	C (1)
38	English oak	8m	345mm	N 4.75m E 5m S 5.25m W 5m	1.75m	S 1.25m	Semi-mature	Average	Moderate	Small recently established specimen; tensile main unions; deadwood up to 100mm est. diameter in lower crown; of form and habit typical of age and species; no significant defects observed; of moderate potential; of moderate quality, but currently of low value due to small size; obscured from public view.	C (1)
39	Sycamore	12m	295mm	N 5m E 5.5m S 4.5m W 3.75m	1m	2m	Semi-mature	Below average	Moderate	Single trunk; low crown break; lower E crown historically reduced; tensile main unions; above average deadwood in crown; of short-term potential; obscured from public view.	C (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
40	Hawthorn	3.5m	2 stems @ 90mm est.	2m	1m	1.5m	Young	Average	Indifferent	Young tree with stem diameter below 150mm; obscured from public view.	C (1)
41	Apple	3m	75mm	N 1.75m E 1m S 1m W 1m	1m	1m	Young	Average	Indifferent	Young tree with stem diameter below 150mm; obscured from public view.	C (1)
42	Plum	7m	210mm 180mm 305mm	N 5.5m E 5m S 5.5m W 5.25m	1m	1m	Semi-mature	Average	Indifferent	Small ornamental tree; multi-stemmed from base; acute main unions with external features suggesting included bark; crossing and rubbing branches throughout structure; of low quality and limited arboricultural value; of short-term potential; obscured from public view.	C (1)
43	Flowering cherry	4m	285mm est.	N 2m E 4.5m S 4.5m W 4m	1m	S 1.5m	Semi-mature	Low	Poor	Moribund.	U
44	Apple	3.5m	130mm	2.25m	1m	1m	Young	Average	Indifferent	Young tree with stem diameter below 150mm.	C (1)
45	Plum	3.5m	3 stems @ 50mm est.	2.5m	1m	1m	Young	Average	Indifferent	Young tree with stem diameter below 150mm.	C (1)
46	Silver birch	16m	450mm est.	N 8m E 5m S 1m W 6.75m	6m	N 3m	Mature	Average	Indifferent	Off-site tree; woodland edge tree; single trunk; severe phototropic lean N; canopy entirely offset from base; ivy-covered; of short-term potential; significant component of group in which it stands.	C (1)
47	Silver birch	17m	410mm	NE 5m SE 5m SW 3.5m NW 7.75m	7m	NW 6m	Mature	Average	Indifferent	Off-site tree; woodland edge tree; single trunk; drawn-up and mutually suppressed; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; no significant defects observed; of short-term potential; significant component of group in which it stands.	C (1)
48	Corkscrew willow	4m	245mm	NE 4m SE 2m SW 2m NW 6.5m	1.5m	1m	Semi-mature	Average	Indifferent	Small ornamental tree; unremarkable tree of very limited merit; obscured from public view.	C (1)
49	English oak	20m	650mm est.	N 11m E 9m S 8.5m W 11.25m	4m	W 6m	Mature	Average	Moderate	Off-site tree; woodland edge tree; prominent buttress roots; single trunk; tensile main unions; of form and habit typical of age and species; no significant defects observed; dominant crown; of long-term potential; obscured from public view; contributes to the character of the site; essential component of the group in which it stands.	B (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
50	English oak	20m	50mm est. 450mm est.	N 10.5m E 12m S 6m W 9m	7m	N 8m	Mature	Average	Moderate	Off-site tree; woodland edge tree; twin-stemmed from 1m showing acute union with evidence of included bark; tensile unions throughout crown; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; of moderate potential; obscured from public view; significant component of group in which it stands.	B (1)
51	Beech	10.5m	155mm	N 1m E 3.8m S 3.6m W 4.5m	1m	1.5m	Semi-mature	Average	Indifferent	First in row of closely planted specimens; no significant defects observed at base; tight compression fork with evidence of included bark at 1m; inessential component of the group in which it stands.	C (1)
52	Ash	12m	190mm 330mm	N 1.7m E 6m S 4m W 7m	3m	1.5m	Semi-mature	Average	Indifferent	Twin-stemmed from base; part of aerodynamic group with meshing crowns providing companion shelter; significant component of the group in which it stands but inessential component of the wider landscape.	C (1)
53	Sycamore	9m	190mm	N 0.5m E 3m S 1m W 3m	2m	1m	Semi-mature	Average	Indifferent	No significant defects observed at base; part of aerodynamic group with meshing crowns providing companion shelter; unremarkable tree of very limited merit; inessential component of the group in which it stands.	C (1)
54	Ash	12m	260mm	N 2m E 2.5m S 1.5m SW 6.7m W 6.7m	2m	1.5m	Semi-mature	Average	Moderate	Prominent buttress roots; single straight stem; tensile unions; minor deadwood throughout; significant component of the group in which it stands but inessential component of the wider landscape.	C (1)
55	Flowering cherry	6m	2 stems @ 40mm	1m	1m	2m	Semi-mature	Average	Indifferent	Unremarkable tree of very limited merit.	C (1)
56	Sycamore	11m	140mm 200mm	N 2.6m E 1.7m S 1.8m W 4m	2m	2m	Semi-mature	Below average	Indifferent	Twin-stemmed from 0.5m; deadwood and low bud density; inessential component of the group in which it stands.	C (1)
57	Field maple	9m	360mm	N 3m E 5m S 4m W 5m	1m	2m	Semi-mature	Average	Indifferent	No significant defects observed at base; pruning wounds on lower trunk consistent with crown raising; crossing and rubbing branches throughout structure; significant component of the group in which it stands but inessential component of the wider landscape.	C (1)
58	Flowering cherry	10m	260mm	N 2.9m E 4.4m S 1.2m W 4.5m	2m	1.5m	Semi-mature	Average	Indifferent	No defects observed base; twin-stemmed from 2m; tight compression fork with evidence of included bark; significant component of the group in which it stands but inessential component of the wider landscape.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
59	Field maple	9m	250mm	N 1.5m E 2.5m SE 4.4m S 4m W 3.4m	1m	1.5m	Semi-mature	Average	Moderate	No defects observed base; pruning wounds on lower trunk consistent with crown raising; aerodynamic group with meshing crowns providing companion shelter; inessential component of the group in which it stands.	C (1)
60	Ash	10m	200mm	N 2m E 3m S 1.2m W 1.5m	5m	6m	Semi-mature	Average	Indifferent	No defects observed base; drawn-up and mutually suppressed; inessential component of the group in which it stands.	C (1)
61	English oak	18m	600mm est.	N 7m E 10m SE 10.5m S 9.4m W 6m W 4.5m	6.5m	1.5m	Mature	Average	Moderate	Off-site tree; prominent buttress roots; single trunk; tensile unions; deadwood up to 300mm observed; woodland edge tree; significant component of the group in which it stands.	B (1)
62	English oak	18m	600mm est.	N 6m NE 0.5m E 0.5m SE 10m S 9.8m SW 9.3m W 7.5m	5.5m	1m	Mature	Average	Moderate	Off-site tree; prominent buttress roots; pruning wounds on lower trunk consistent with crown raising; single trunk; tensile unions throughout; aerodynamic pair with meshing crowns providing companion shelter; significant component of the group in which it stands.	B (1)
63	Beech	17m	4 stems @ 300mm est. 2 stems @ 400mm est.	N 7m E 5.6m SE 6.8m S 7.9m W 4m	0m	3m	Semi-mature	Average	Indifferent	Off-site tree; former coppice; multi-stemmed from base; multi stemmed from 1m; acute but tensile main unions; cavity at 6m 500mm x 150mm; deadwood throughout; crossing and rubbing branches throughout structure; significant component of the group in which it stands.	B (1)
64	Beech	12m	220mm est. 250mm est.	N 3m E 1m S 6.4m SW 7.6m W 3m	1m	3m	Semi-mature	Average	Indifferent	Off-site tree; former coppice; twin stemmed from base; tensile main union; tight compression forks with evidence of included bark; suppressed by larger specimens; inessential component of the group in which it stands.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
65	Beech	16m	3 stems @ 300mm 5 stems @ 200mm 2 stems @ 450mm all est.	N 7m E 2.5m SE 2.6m S 7m SW 8.5m W 7.5m	0m	2m	Semi-mature	Average	Indifferent	Off-site tree; former coppice; multi-stemmed from base; tight compression forks with evidence of included bark throughout crown; crossing and rubbing branches throughout structure; aerodynamic group with meshing crowns providing companion shelter; significant component of the group in which it stands.	B (1)
66	Goat willow	9m	500mm est.	N 0.5m E 9m SE 8.6m S 7m W 0.5m	0.5m	1m	Semi-mature	Average	Poor	Off-site tree; large cavity at base; partially collapsed tree; inessential component of the group in which it stands.	C (1)
67	Silver birch	12.5m	450mm est.	N 6.5m E 6.5m SE 6.6m S 7.5m SW 7m W 6.5m	3m	3m	Mature	Average	Indifferent	Off-site tree; significantly burred base and lower stem; 5 100mm cavities at failed branch collars on main stems; twin-stemmed from 3m; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; contributes to woodland density; inessential component of the group in which it stands.	C (1)
68	Silver birch	15.5m	140mm 330mm	N 0.5m E 5m SE 7m S 6.9m SW 5.5m W 2.5m	0.5m	1m	Mature	Average	Indifferent	Multi-stemmed from base; suppressed from N; inessential component of the group in which it stands.	C (1)
69	Beech	17.5m	600mm est.	N 7m E 6.5m S 5.7m SW 6.4m W 5.8m	4m	1m	Mature	Average	Moderate	Off-site tree; fungal fruiting body observed at base on NE side, <i>ganoderma sp.</i> ; single trunk to 7.5 where bifurcates with a acute but tensile union; dead limb at 3m heading N 4m in length 300m diameter; tensile unions throughout crown where visible; deadwood in crown up to 150mm; significant component of the group in which it stands.	B (1)
70	English oak	11.5m	295mm	N 1.7m E 1.8m SE 5.9m S 6.8m SW 6.4m W 4.8m	2m	1.5m	Semi-mature	Average	Moderate	No significant defects observed at base; single trunk; tensile unions throughout crown; of moderate quality, but currently of low value due to small size; inessential component of the group in which it stands.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
71-75	Silver birch	#71 16m #72 17m #73 17.5m #74 15m #75 16m	#71 360mm 310mm #72 2 stems @ 250mm est. #73 300mm est. #74 2 stems @ 320mm #75 260mm	N 4m E 6.8m SE 8.8m S 7.6m W 5.4m	1m	3m	Semi-mature	Average	Indifferent	Off-site trees; #71 #72 #74 twin-stemmed from base; #72 with tight compression fork and bark to bark contact from base to 4m; crossing and rubbing branches throughout structures; group of drawn-up and mutually suppressed specimens; contribute to woodland density; inessential component of the group in which it stands.	C (1)
76	English oak	12m	295mm	N 0.5m E 2.7m SE 6.5m S 7.1m SW 5.9m W 1.6m	3m	1.5m	Semi-mature	Average	Moderate	Off-site tree; no significant defects observed at base; single trunk; tensile unions; woodland edge tree; suppressed from N; inessential component of the group in which it stands.	C (1)
77	Silver birch	14.5m	430mm 370mm 325mm	NE 4.8m SE 8m SW 7.4m NW 7.2m	0.5m	1m	Mature	Average	Poor	Tri-stemmed from base; cavity between stems 350mm x 150mm; probe can be inserted 200mm into cavity, no signs of occlusion; tight compression fork with evidence of included bark at main union; speeding canopy; significant component of the group in which it stands.	C (1)
78	Silver birch	12.5m	440mm	N 2.2m E 4.5m S 4.5m W 2.2m	3.5m	5m	Mature	Average	Indifferent	No significant defects observed at base; twin-stemmed from 3.5m; crossing and rubbing branches throughout structure; drawn up; inessential component of the group in which it stands.	C (1)
79	Beech	15m	600mm est.	N 6.5m E 6.5m SE 6.4m S 6.3m SW 7.2m W 6.5m	4m	2m	Mature	Average	Moderate	Off-site tree; no significant defects observed at base; single trunk; acute but tensile main union at 5m; tensile unions throughout crown where visible; cavity at 8m on secondary stem 500mm x 150mm; significant component of the group in which it stands.	B (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
80	English oak	14.5m	300mm	N 3.8m E 3.8m SE 6.2m S 4.2m W 3.8m	6m	6m	Semi-mature	Average	Indifferent	Off-site tree; prominent buttress roots; drawn-up and mutually suppressed; inessential component of the group in which it stands.	C (1)
81	English oak	12.5m	635mm 350mm	N 4m E 4m SE 4.3m S 5m SW 4.5m W 2.2m NW 2.5m	1m	2m	Mature	Low	Poor	Hollowing detected on buttresses roots; twin-stemmed at base and at 1m; tight compression fork with evidence of included bark; ivy-covered; low bud density; deadwood throughout crown; sparse crown; inessential component of the group in which it stands.	U
82	Goat willow	14.5m	320mm 410mm	N 1.5m E 8m S 7.5m W 5m	2m	2m	Semi-mature	Average	Indifferent	Twin-stemmed from base; cavity at 2m N side 200mm x 75mm; unremarkable tree of very limited merit.	C (1)
83	English oak	12m	220mm 560mm	N 7m E 6m S 5.8m W 5.1m	4m	2m	Mature	Average	Indifferent	Prominent buttress roots; trunk leans NW; significant tear-out wound at 5.5m; 300mm diameter limb resting in tree; wound is occluding; significant component of the group in which it stands.	C (1)
84	English oak	25m	965mm	N 8.7m E 8.7m S 13.1m W 12.5m	5.5m	8m	Mature	Average	Moderate	Prominent buttress roots; no differences in tone when buttress roots tapped with acoustic hammer; single trunk; well formed tensile main unions and tensile unions throughout rest of crown; minor deadwood throughout crown consistent with age and species; significant component of the group in which it stands.	A (1)
85	English oak	20m	855mm	N 8m E 8.5m S 5.8m W 6.9m	3m	1m	Mature	Average	Indifferent	Prominent buttress roots; wound at base of trunk to 9m, 800mm at widest point at base, prominent rams horns; unidentified fungal fruiting bodies on exposed heartwood, 30mm in length; exposed heartwood sound; well formed tensile main unions and tensile unions throughout rest of crown; minor deadwood throughout crown consistent with age and species.	B (1)
86	English oak	19m	630mm	N 3.8m E 7m S 7.4m W 6.4m	3.5m	1m	Mature	Average	Moderate	Prominent buttress roots; historically lost top, storm damage evident; secondary stem replacing top, growing back on itself to form new centre; acute but tensile main union; tensile unions throughout crown; minor deadwood throughout crown consistent with age and species.	B (1)
101	English oak	17m	575mm est.	N 8.5m E 1m S 6m W 8m	6m	N 7m	Mature	Average	Indifferent	Off-site tree; woodland edge tree; single trunk; significant phototropic lean W; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; of short-term potential; obscured from public view; significant component of group in which it stands.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
102	English oak	16m	425mm est.	N 7.75m E 7m S 6m W 7.5m	4m	N 4m	Mature	Average	Moderate	Off-site tree; woodland edge tree; prominent buttress roots; single trunk; tensile main unions; deadwood up to 100mm est. diameter in crown; no significant defects observed; of form and habit typical of age and species; part of aerodynamic group with meshing crowns providing companion shelter; of long-term potential; obscured from public view; significant component of group in which it stands.	B (1)
103	Sweet chestnut	17m	450mm est.	N 7.25m E 7m S 3m W 3m	5m	N 7m	Semi-mature	Below average	Indifferent	Off-site tree; woodland edge tree; multi-stemmed from base; asymmetrical crown as suppressed by adjacent specimens; above average deadwood in crown; above average epicormic growth on structural limbs; of short-term potential; obscured from public view; inessential component of the group in which it stands.	C (1)
104	Weeping willow	7m	405mm	N 7.5m E 5.75m S 2.75m W 6.5m	2m	1.5m	Semi-mature	Average	Indifferent	Single trunk; historically topped to 5m, smaller diameter regenerative growth forms crown; suppressed crown as overtopped by adjacent specimens; of low quality and limited arboricultural value; of short-term potential; obscured from public view.	C (1)
105	Sweet chestnut	17m	325mm 3 stems @ 200mm 3 stems @ 300mm all est.	N 7.25m E 6.25m S 5m W 5m	3.5m	N 3.5m	Semi-mature	Average	Indifferent	Off-site tree; woodland edge tree; historic coppice; multi-stemmed from base; N crown extent historically reduced to boundary; of short-term potential; obscured from public view; significant component of group in which it stands.	C (1)
106	Silver birch	9m	180mm	3m	1.5m	1.5m	Semi-mature	Average	Moderate	Small recently established specimen; single trunk; of form and habit typical of age and species; no significant defects observed; short-lived species; of short-term potential; of moderate quality, but currently of low value due to small size; obscured from public view.	C (1)
107	English oak	6m	215mm	4.5m	1m	1.5m	Semi-mature	Average	Indifferent	Small recently established specimen; lower E crown historically heavily reduced; of limited value due to small size; of short-term potential; obscured from public view.	C (1)
108	English oak	18m	750mm	N 10m NE 8m E 5m S 5m W 7m NW 9m	5m	N 1m	Mature	Average	Moderate	Off-site tree; woodland edge tree; significant lean N with adaptive wood response noted on lower S trunk; single trunk; tensile main unions; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; no significant defects observed; of moderate potential; obscured from public view; significant component of group in which it stands.	B (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
109	Scots pine	15m	435mm	N 1m E 1m S 1m SW 5m W 7.5m NW 5m	8m	9m	Semi-mature	Average	Indifferent	Off-site tree; woodland edge tree; single trunk; dead apical leader leaving 6m upright standing deadwood at 7m; canopy entirely offset from base; of short-term potential; inessential component of the group in which it stands.	C (13)
110	English oak	22m	790mm	8.5m	5m	8m	Semi-mature	Average	Moderate	Off-site tree; woodland edge tree; prominent buttress roots; single trunk; tensile main unions; dominant crown; no significant defects observed; of form and habit typical of age and species; of long-term potential; obscured from public view; significant component of group in which it stands.	B (13)
111	Silver birch	14m	2 stems @ 300mm est.	N 5.5m E 5.5m S 3m W 5.5m	3m	3m	Semi-mature	Average	Indifferent	Situated within dense group; inspection conducted from a distance due to limited access; twin stemmed from base; failed adjacent tree hung up in trunks; short-lived species; of short-term potential; obscured from public view; negligible landscape contribution.	C (1)
112	Silver birch	11m	255mm 240mm 270mm	N 5.5m E 6.75m S 3.5m W 6m	2m	1m	Semi-mature	Below average	Poor	Multi-stemmed from base; acute main unions with external features suggesting included bark with visible separation between central leaders; 300mm diameter trunk historically failed at base with fungal fruiting body on stump.	U
113	Goat willow	6m	100mm 2 stems @ 150mm	N 4.25m E 4m S 1.5m W 4.5m	1m	1m	Young	Average	Poor	Multi-stemmed from base; historically topped to 2m; multiple failed branches in crown; unremarkable tree of very limited merit.	C (1)
550	Ash	13m	2 stems @ 500mm est.	N 7m E 6m S 5m SW 2m W 6m	3m	6m	Mature	Below average	Indifferent	Off-site tree; no access to base so trunk diameter and off-site measurements estimated; twin-stemmed from ground level with no visibility of union; canopy reduced to 4m from trunk and to 13m in height; unremarkable tree of very limited merit.	C (3)
552	English oak	23m	765mm	N 9.6 NE 8m SE 9m SW 8.3m NW 7.8m	5m	8m	Mature	Average	Good	No significant defects observed at base; single upright trunk; main visible unions tensile; dominant canopy; free from significant observable defects; significant component of group in which it stands, readily visible from private lane to S.	B (12)
553	Yew	5m	320mm est.	4.3m	1m	2m	Semi-mature	Average	Moderate	Off-site tree; of moderate quality, but currently of low value due to small size.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
554	English oak	17m	730mm	N 6m E 6m SE 6.4m S 10.2m SW 10.2m W 8.3m	2.5m	2m	Mature	Average	Indifferent	Off-site tree; no significant defects observed at base; single upright trunk; main visible unions tensile; canopy heavily bias to S with long extended laterals; significant component of group in which it stands.	B (23)
555-556	English oak	22m	#555 855mm #556 785mm	N 9.2m E 7.3m S 9.2m W 9.2m	7m	5m	Mature	Average	Good	Off-site trees; prominent buttress flares; single upright trunks; main unions tensile; co-dominant canopies; free from significant observable defects; form significant component of woodland;	B (1)
557	English oak	22m	710mm	N 7m E 9m S 8.5m W 6.7m	6m	6m	Mature	Average	Good	Off-site tree; prominent buttress flares; single upright trunk; main unions tensile; co-dominant canopy; form significant component of woodland.	B (1)
1317	Sweet chestnut	12m	510mm 340mm 385mm	N 6m E 6m S 6m W 7.4m	2m	0.5m	Mature	Average	Poor	Off-site tree; mature sweet chestnut coppice; triple-stemmed with very acute unions displaying evidence of inclusions; significant component of woodland despite short stature.	C (23)
2089	Ash	17m	430mm 405mm ivy	N 3m E 6.3m S 7.7m W 4m	3m	N 6m S 2m	Semi-mature	Below average	Indifferent	Twin-stemmed from ground level with acute union with dense ivy and leaf litter obscuring base; heavily ivy-covered stems; suppressed specimen; inessential component of group in which it stands, visible from xx lane but not prominent or significant to character.	C (23)
2101	Ash	20m	910mm	N 7.6m NE 12.4m E 7.9m SE 11.5m S 12.7m W 9.1m NW 8m	4m	2.5m	Mature	Below average	Indifferent	No significant defects observed at base; single upright trunk; main unions tensile; above average deadwood; epicormic reaction growth; significant tip dieback; indicative of infection with ash dieback; broad, dominant canopy; of short to medium-term potential only; significant component of group in which it stands, readily visible from Huntsland.	B (2)
2113	Ash	20m	520mm 170mm 465mm	N 8.1m E 5m S 8.4m W 3.5m	0.5m	3m	Mature	Below average	Poor	Multi-stemmed from 0.5m with tight unions ivy impeding visibility; N lower canopy reduced to 6m from trunk, leaving pruning wounds up to 250mm diameter; storm damaged noted in canopy; above average deadwood; significant tip dieback; indicative of infection with ash dieback; of short-term potential only; significant component of group in which it stands, readily visible from footpath.	C (23)
2116	English oak	19m	560mm	N 3m E 6.1m S 5.3m W 5m	4m	3m	Mature	Average	Moderate	No significant defects observed at base, track within 500mm of trunk base; pruning wounds at 0.5m and 1m fully occluded; single upright trunk; main unions tensile; tall, woodland grown specimen of long-term potential; inessential component of group in which it stands but readily visible from xx lane.	B (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
2125	Ash	17.5m	320mm	N 4.5m E 3m S 7m W 5m	5m	3.5m	Semi-mature	Below average	Moderate	Twin-stemmed from 5m with acute union with evidence of a branch bark inclusion; suppressed canopy with incipient signs of ash dieback; unremarkable tree of very limited merit; inessential component of group in which it stands.	C (3)
2126	Ash	8m	250mm est.	1m	6m	5m	Semi-mature	Below average	Poor	Monolithed at 6m with young regrowth 2m long displaying progressed symptoms of ash dieback; of short-term potential only.	U (1)
2127	Ash	18m	385mm 390mm ivy	N 3m E 5m SE 5m S 10.5m SW 5m W 5m	0m	3m	Semi-mature	Below average	Poor	Twin-stemmed from base, with union obscured by ivy and leaf litter; S stem heavily leaning by 35degrees over building, at increased risk of failure; above average deadwood; significant tip dieback; indicative of infection with ash dieback.	C (3)
2128	Ash	18m	525mm ivy	N 2m E 3m S 6m W 3m	6m	8m	Mature	Average	Indifferent	Heavily ivy-covered impeding full visual inspection; suppressed canopy; inessential component of group in which it stands.	C (23)
2178	Ash	6m	4 stems @ 100mm 180mm	N 4m E 4m S 4m W 1m	1m	1m	Semi-mature	Average	Poor	Ash stump topped at 1m with semi-mature regrowth up to 180mm diameter and 6m in length; unremarkable tree of very limited merit.	C (3)
2275	Holly	8m	300mm 200mm both ivy est.	N 4m E 3m S 3.75m W 3.8m	2m	W 1.5m	Semi-mature	Average	Indifferent	Possibly off-site; twin-stemmed from base; unions obscured by ivy; stems heavily ivy-covered; asymmetrical crown as suppressed by adjacent specimens; readily visible from PRow to N; species of small ultimate size.	C (2)
2279	Ash	16m	2 stems @ 500mm est.	6.5m	1m	3m	Mature	Low	Indifferent	Off-site tree; no access to base or visibility of lower stems so trunk diameter and off-site measurements estimated; twin-stemmed; extensive tip dieback, epicormic reaction growth and minor deadwood development consistent with progressed infection with ash dieback; of short-term potential; visible from footpath above garages.	C (23)
2743	English oak	22m	1090mm	N 8.2m E 10.8m SE 11m S 10.4m SW 13m W 9.7m	2m	2m	Mature	Average	Moderate	Compacted ground and grazing damage around base; prominent buttress flare; single upright trunk with large diameter lower branches competing for apical dominance; for storm damaged limbs in S canopy between 5 and 8m; hung up major deadwood; broad, dominant canopy; essential component of group in which it stands; of long-term potential.	B (123)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
2744	English oak	18m	750mm	N 3.1m E 4.9m S 5.9m SW 7.4m W 4.4m	4m	2m	Mature	Below average	Indifferent	Compacted ground around base; prominent buttress root to NW; exposed surface roots with contact grazing wounds; single upright trunk; above average deadwood; small 70mm cavities developed in old pruning wound on N trunk; 1.5m long, 200mm wide tear wound at 7m in N canopy; several smaller diameter storm damage wounds across canopy; of medium to short term potential only.	C (23)
2745	Beech	19m	1275mm @ 1.5m 1025mm @ 1m	N 8m E 6.4m SE 3.9m S 6.6m SW 9.2 W 8.4m	1.5m	2m	Mature	Average	Indifferent	Off-site tree; five-stemmed from 1.5m with tight acute unions, all displaying evidence of included unions, minor response growth noted; congested internal canopy; significant component of group in which it stands; trunk diameter measures 1275mm at 1.5m, this includes union ridge growth and potentially not reflective of true diameter, trunk diameter measures 1025mm at 1m; stem diameters at 2m: 650, 450, 550 and 600 est.	B (2)
3206	Beech	13m	775mm	N 6m E 5.1m SE 11.7m S 11.8m SW 13.8m W 10.4m	2m	2m	Mature	Average	Indifferent	Woodland edge specimen; historically lost apical leader, regrowth squirrel damaged; crossing and rubbing branches throughout structure; squat canopy; significant component of group in which it stands.	B (23)
3208	Beech	13m	635mm	N 6m E 7m S 6.4m W 9m	4m	2.5m	Mature	Below average	Indifferent	Off-site tree; several large limbs storm damaged with wounds up to 200mm diameter; suppressed canopy; unremarkable tree of very limited merit.	C (23)
3209	English oak	20m	735mm	N 7m E 8m S 2.8m SW 6.5m W 9m NW 10.1	3m	4m	Mature	Average	Moderate	Off-site tree; no access to base so trunk diameter and off-site measurements estimated; single upright trunk; main visible unions tensile; co-dominant canopy; of screening value; contributes to E boundary tree line; significant component of group in which it stands.	B (12)
3210	English oak	21m	845mm	N 3m E 10m S 9.6m SW 11.2m W 11.6m NW 10.1m	4m	3m	Mature	Average	Moderate	Off-site tree; no access to base so trunk diameter and off-site measurements estimated; single upright trunk; main visible unions tensile; co-dominant canopy; of screening value; contributes to E boundary tree line; significant component of group in which it stands.	B (12)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
3211	English oak	21m	1030mm	N 6.7m E 10m S 8.3m SW 7.9m W 9m NW 7.9m	5m	2m	Mature	Average	Moderate	Off-site tree; no access to base so trunk diameter and off-site measurements estimated; single upright trunk; main visible unions tensile; co-dominant canopy; of screening value; contributes to E boundary tree line; significant component of group in which it stands.	B (12)
3212	English oak	20m	675mm	N 4.3m E 9m S 8m SW 9.8m W 9m NW 7.6m	4m	3.5m	Mature	Average	Moderate	Off-site tree; no access to base so trunk diameter and off-site measurements estimated; single upright trunk; main visible unions tensile; co-dominant canopy; of screening value; contributes to E boundary tree line; significant component of group in which it stands.	B (12)
3259	Ash	19m	705mm	N 7.4m E 1m S 6.2m SW 8m W 10.4m	1.5m	2m	Mature	Low	Poor	400mm lateral branch at 6m extending to W for 10m is in direct contact with underlying branch adjacent to main union, water seepage and wounding noted, at increased risk of branch failure; above average deadwood; significant tip dieback; indicative of infection with ash dieback.	U (1)
3260	Ash	18m	590mm	N 8.6m E 7m S 6.3m SW 7.5m W 3m	5.5m	3m	Mature	Below average	Poor	Main apical leader storm damaged at 11m with c. 350mm wound exposing decayed internal wood; uprights forming on top lateral branches growing upright and at risk of failure; tip die back present consistent with ash dieback.	C (3)
3261	Ash	17m	550mm est.	N 5m E 4.5m S 6.5m W 5m	6m	3.5m	Mature	Low	Poor	Upper canopy and outer canopy dead with sparse, small diameter epicormic growth on trunk and main branches; in significant, immediate & irreversible overall decline.	U (1)
3262	Ash	14m	455mm	N 10m E 3m S 3m W 5.5m NW 10.1m	3.5m	3m	Semi-mature	Low	Indifferent	Heavily suppressed canopy; above average deadwood; significant tip dieback; indicative of infection with ash dieback; inessential component of group in which it stands.	C (3)
3263	Ash	19m	620mm	N 8.9m E 4m S 8.5m W 3m	4m	4.5m	Mature	Low	Poor	Dense epicormic response growth; high levels of deadwood; significant tip dieback; well progressed ash dieback leaving specimen in irreversible decline; of short-term potential only.	U (1)
3264	Ash	14m	365mm	N 7.6m E 3m S 2m W 3m	5m	4m	Semi-mature	Low	Indifferent	Heavily suppressed canopy; storm damaged apical leader at 13m; above average deadwood; significant tip dieback; indicative of infection with ash dieback.	C (3)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
3265	Ash	20m	740mm est.	N 5.6m E 6m S 7m W 4m	2m	2m	Over-mature	Low	Hazardous	Long vertical wound extending from wide bifurcation at 12m o ground level; upper 5m fully occluded then open wound with max width of 120!mm diameter; exposed hollow trunk with light penetrating through wounds at 1.5m; High frequency of King Alfred cakes on lower 2m of wound; parsley foliated; above average deadwood; significant tip dieback; indicative of infection with ash dieback.	U (1)
3266	Ash	10m	290mm	N 5m E 2m S 0.5m W 2m	2m	2.5m	Semi-mature	Below average	Indifferent	Small suppressed specimen; tip dieback present indicative of infection with ash dieback; unremarkable tree of very limited merit.	C (3)
3267	Ash	17m	300mm 565mm	N 8.6m E 3m SW 8.8m W 5.8m	0.5m	1m	Mature	Below average	Poor	Historical loss of apical leader resulting in vertical wound from 8m to 2m on NE trunk, width up to 90mm, exposing decayed internal wood; good wound wood response noted; hazard beam failure on 150mm lateral at 8m in N canopy; above average deadwood; significant tip dieback; indicative of infection with ash dieback.	C (23)
3268	Ash	18m	205mm 555mm	N 7.6m E 5m S 7m W 0m	0.5m	1.5m	Mature	Below average	Poor	Two 150mm wide fungal fruiting bodies of inonotus at 3m and 4m on W trunk, suggesting large pocket of decay, at risk of failure if companion support removed; incipient ash dieback with minor tip dieback noted; of short-term potential only; in significant, immediate & irreversible overall decline.	C (23)
3269	Beech	20m	940mm	N 6.4m NE 9.6m E 10.8m SE 12m S 13m SW 13m W 8.3m NW 7.7m	3m	1.5m	Mature	Average	Moderate	Prominent buttress flare, typical of trees in pasture lands; surface roots exposed up to 1m from trunk; single upright trunk with very minor lean to S; black water seepage stain on 100mm cavity on W lateral branch union at 3m; tight, weak branch at attachment noted at 7m on W trunk; dominant canopy; significant component of group in which it stands.	B (12)
3270	Ash	18m	555mm	N 8.9m E 5.2m W 7m	2m	1m	Mature	Average	Moderate	No significant defects observed at base; single upright trunk; main unions tensile; lower canopy crown lifted to 1.5m; no evidence of ash dieback with no visible lesions or minor deadwood at tips; significant component of group in which it stands; readily visible across fields to N and S but screened in views from public vantage points.	B (1)
3271	Silver birch	10m	360mm	N 7m E 4m S 7m W 1m	2m	1.5m	Semi-mature	Average	Indifferent	Small, heavily suppressed specimen of limited merit.	C (13)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
3971	English oak	18m	790mm ivy	N 7.8m E 8.9m S 9.8m W 0m	2.5m	3m	Mature	Average	Indifferent	No significant defects observed at base; heavily ivy-covered impeding full visual inspection from 2m to upper canopy; w canopy severely reduced to accommodate power lines, specimen appears to have tolerated pruning with signs of physiological decline, but extent of pruning wounds likely to limit future potential; significant component of W field boundary, readily visible from the private lane to the W.	B (2)
4009	English oak	14m	135mm 510mm	N 3.8m E 5.4m S 6.7m W 4m	4m	2m	Mature	Average	Moderate	Trunk leans to S by 10 degrees to 5m above ground level where it corrects to upright; tensile main unions; mutually suppressed woodland edge canopy; significant component of group in which it stands and of long-term potential.	B (1)
4011-4012	Ash	16m	#4012 200mm 500mm #4011 2 stems @ 230mm all est.	N 3m E 5m S 6m W 5m	1m	7m	Semi-mature	Low	Poor	Heavily ivy-covered impeding full visual inspection; sparse foliage, extensive deadwood and tip dieback indicative of well progressed ah dieback of short term potential only.	U (1)
4014	English oak	18m	415mm 665mm	N 3m E 5m SE 8.2m S 8.3m W 7.5m	1m	2.5m	Mature	Average	Moderate	Growing on soil bund with ditch and track to N; twin-stemmed from 1m with tensile union; dominant central stem becomes co-dominant at 5m with acute union with visible branch merge; mutually suppressed canopy; significant component of group in which it stands, readily visible from xx lane; prominent canopy in views from s.	B (1)
4017	Ash	18m	375mm 420mm 380mm	N 5.2m E 5.4m S 5.5m W 5m	1m	2m	Semi-mature	Below average	Indifferent	Triple-stemmed from 1m with unions forming stable 'cup' union; tip dieback present, indicative of infection with ash dieback; significant component of group in which it stands, but of short-term potential only.	C (23)
4019	English oak	18m	480mm 350mm 190mm	N 4m E 5.3m S 6.9m W 5.8m	3m	5m	Semi-mature	Average	Indifferent	Twin-stemmed from 0.5m with subordinate stem to W poorly attached; 1m long, 120mm wide tear wound on central stem at 6m, good wound wood response; dominant canopy; significant component of group in which it stands.	B (2)
4022-4023	English oak	19m	#4022 490mm #4023 570mm	N 3m E 5m S 7.4m W 5m	6m	5m	Semi-mature	Average	Moderate	No significant defects observed at trunk bases; single upright trunks with tensile main unions; mutually suppressed canopies with bias to S to exploit gap in tree row; of long-term potential; collectively form significant component of group.	B (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
4077-4081	Goat willow	12m	#4077 2 stems @ 130mm #4078 280mm 325mm #4078 280mm 260mm #4079 280mm 320mm 255mm #4080 235mm 320mm #4081 285mm	5m	0m	1.5m	Mature	Average	Indifferent	Row of closely growing willow forming single aerodynamic canopy mass; individuals of poor quality; screen building in views from W but not a significant feature of the area.	C (3)
4091	English oak	15m	610mm est.	N 7m NE 7.8m E 8m SE 7.4m S 8.6m W 3m	3m	2m	Mature	Average	Moderate	Off-site tree; no access to base so trunk diameter and off-site measurements estimated; squat canopy; suppressed to W by beech #4669; significant component of group in which it stands.	B (1)
4092	English oak	6m	275mm	N 3.5m E 3.5m S 2m W 3.5m	2m	2m	Semi-mature	Average	Indifferent	Unremarkable tree of very limited merit.	C (1)
4093	English oak	19m	950mm est.	N 5.6m NE 7m E 14.8m SE 15.3m S 7.2m W 12m NW 7m	2m	1.5m	Mature	Average	Moderate	Off-site tree; no access to base so trunk diameter and off-site measurements estimated; extended laterals to E and W; N canopy heavily reduced to provide clearance from lv lines; major deadwood noted hung up in central canopy; significant component of group in which it stands.	B (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
4094	English oak	18m	900mm est.	N 3.5m NE 7.6m E 15m SE 13.1m S 6m W 12m	2m	1.5m	Mature	Average	Indifferent	Off-site tree; no access to base so trunk diameter and off-site measurements estimated; lateral limb growing SE at 2.5m partially failed and resting on ground; mutually suppressed canopy; significant component of group in which it stands.	B (2)
4096	English oak	21m	1100mm est.	N 7m NE 10.4m E 10.7m SE 9.7m S 5.7m W 9m	1.5m	1.5m	Mature	Average	Moderate	Off-site tree; no access to base so trunk diameter and off-site measurements estimated; twin-stemmed from 1.5m with tensile union; dominant canopy; significant component of group in which it stands.	B (12)
4097	English oak	18m	550mm est.	N 1m E 10.9m SE 9.2m S 3m SW 2m W 6m	2m	1.5m	Mature	Average	Indifferent	Off-site tree; no access to base so trunk diameter and off-site measurements estimated; heavily suppressed canopy; inessential component of group in which it stands.	C (12)
4099-4100	Silver birch	15m	#4099 320mm #4100 290mm est.	6m	1m	1.5m	Semi-mature	Average	Moderate	Off-site trees; no access so all measurements estimated; of moderate quality, but currently of low value due to small size; suppressed canopies; inessential components of group in which they stand.	C (1)
4101	English oak	20m	1000mm est. @ 1m	N 4m NE 9.1m E 11.6m SE 11.8m S 7.3m W 9m	1m	1m	Mature	Average	Indifferent	Off-site tree; no access to base so trunk diameter and off-site measurements estimated; triple-stemmed from 1m with tensile union, stems diameters est. 650mm 350mm and 220mm; tree house built in large open union; dominant canopy; significant component of group in which it stands.	B (2)
4102	English oak	16m	350mm est.	N 3m E 7m SE 3m S 3m W 6m	2.5m	1.5m	Semi-mature	Average	Moderate	Off-site tree; no access to base so trunk diameter and off-site measurements estimated; of moderate quality, but currently of low value due to small size; suppressed canopy; inessential; component of group.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
4105	English oak	19m	850mm est.	N 9m NE 11m E 9.8m SE 9m S 4.9m W 9m	2m	1.5m	Mature	Average	Moderate	Off-site tree; no access to base so trunk diameter and off-site measurements estimated; of moderate quality, but currently of low value due to small size; suppressed canopy; inessential; component of group.	B (1)
4106	English oak	20m	880mm est.	N 4.2m NE 10.5m E 10.6m SE 11.3m S 8.6m W 7m	2m	1.5m	Mature	Average	Moderate	Off-site tree; no access to base so trunk diameter and off-site measurements estimated; upright trunk with tensile unions; co-dominant canopy; recently released from suppression to N; significant component of group in which it stands.	B (1)
4107	Lawson cypress	22m	1200mm est.	N 4.7m E 5.8m S 6.8m W 6m	0.5m	1m	Mature	Average	Indifferent	Off-site tree; large diameter trunk with no access so measurements estimated; multi-stemmed from 1.5m with tight compression forks; tall, narrow canopy.	C (1)
4108-4112	Hawthorn	6m	#4108 230mm 120mm #4109 430mm #4110 215mm 230mm #4111 310mm 160mm #4112 310mm	4m	1m	1.5m	Semi-mature	Average	Indifferent	Row of five hawthorn, mutually suppressed; small canopies of limited landscape merit.	C (1)
4114	English oak	20m	560mm	N 8m NE 5.5m SE 1m SW 3m W 6m NW 8.2m	4.5m	3m	Mature	Average	Moderate	No significant defects observed at base; single upright trunk; main visible unions tensile; mutually suppressed canopy on group edge; significant component of group in which it stands but partially screened in views from xx lane to S by dense vegetation.	B (1)
4117	English oak	14m	565mm	NE 5m SE 0.5m SW 5m NW 7.5m	3m	2m	Mature	Average	Poor	Heavily suppressed oak;;large 300mm diameter tear wound at 5m resulting in the loss of significant stem; unremarkable tree of very limited merit.	C (3)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
4127	English oak	16m	555mm	N 0m NE 6.5m E 7.8m SE 5m S 0m W 0m	2.5m	4m	Mature	Average	Poor	W canopy removed to provide clearance from lines; unremarkable tree of limited merit.	C (3)
4128	Ash	18m	480mm 465mm	N 6.5m E 6m S 4.3m W 6.2m	1m	3m	Semi-mature	Average	Poor	Twin-stemmed from 1m with acute union with evidence of branch bark inclusion; E stem lost apical leader at 6m; of limited arboricultural quality and of medium term potential only; significant component of group in which it stands.	C (23)
4130	English oak	21m	630mm	N 9.5m NE 8.5m E 5m S 3.6m W 4.7m NW 6.3m	3m	2m	Mature	Average	Moderate	No significant defects observed at base; twin-stemmed from 3m with tensile union; mutually suppressed woodland edge canopy; of long-term potential; significant component of group in which it stands; visible in glimpses from footpath and a significant tree of group in views from N.	B (1)
4132	Ash	20m	445mm 465mm	N 11.2m E 3.5m S 6.8m W 5.6m	4m	3.5m	Mature	Below average	Poor	Twin-stemmed from base with tight union forming stable 'cup' union; N stem leaning to N by 20 degrees with vertical line of missing bark on upper stem extending from 7m to 3m; S stem ivy-covered; above average deadwood; significant tip dieback; indicative of infection with ash dieback; significant component of group in which it stands.	C (23)
4137	Ash	20m	395mm	N 8m E 6m S 8m W 4m	5m	N 5m S 10m	Various	Low	Poor	Two ash forming single aerodynamic canopy; several clusters of heavily degraded fungal fruiting bodies around trunk base, upto 220mm wide, potentially <i>Armillaria spp.</i> but not possible to Id due to extent of degradation, black rhizomorphs on exposed heart wood; area of necrotic bark on SE trunk base at 1m; largely dead canopy; of very short-term potential only.	U (1)
4138	Ash	20m	535mm	N 8m E 6m S 8m W 4m	5m	N 5m S 10m	Various	Low	Poor	Two ash forming single aerodynamic canopy; single trunk leaning to N; incipient ash dieback; of short-term potential only.	C (12)
4140-4141	Ash	19m	#4140 535mm #4141 530mm ivy	N 10.4m E 7m S 6.8m W 7m	4m	3m	Mature	Below average	Indifferent	Two ash forming single aerodynamic canopy mass; both with single trunks leaning to N; main unions tensile; displaying progressed symptoms of ash dieback; of short-term potential only; significant components of group in which they stand.	C (23)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
4144	Ash	20m	465mm 680mm	N 8.7m E 7m S 10.7m W 5m	0.5m	1.5m	Mature	Low	Poor	Twin-stemmed from 0.5m with acute union with evidence of union ,merge; 60mm cluster of golden scaly cap on E union and 170mm wide cluster on W union, indicating likely area of dysfunctional wood at union, potentially compromising integrity; sheltered location; above average deadwood; significant tip dieback; indicative of infection with ash dieback; significant component of group in which it stands but of short-term potential.	U (1)
4591	Sweet chestnut	14m	2 stems @ 265mm 355mm 370mm 475mm	N 5.8m NE 7.8m E 6.8m S 6.5m W 6m	1m	1m	Mature	Average	Poor	Mature sweet chestnut coppice growing on soil bund; 300mm stem lost on S stool exposing decayed wood; coppice unions tight; significant component of group in which it stands.	C (23)
4617	English oak	12m	385mm	N 5m E 5m S 6.3m SW 6m W 4m	2m	2m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size.	C (1)
4619	English oak	13m	350mm	N 5m E 5m S 6.7m W 5m	3m	1.5m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size.	C (1)
4620	Goat willow	10m	270mm 255mm	N 2m E 4m S 6.1m W 5m	2m	1.5m	Semi-mature	Average	Poor	Unremarkable tree of very limited merit.	C (2)
4621	English oak	7m	235mm	N 2m E 3m S 3.5m W 3m	2m	2m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size.	C (1)
4625	Goat willow	11m	370mm	N 0m E 4m S 7m SW 7.9m W 3m	1.5m	1.5m	Semi-mature	Average	Poor	Unremarkable tree of very limited merit.	C (3)
4626	Beech	16m	175mm 610mm	N 5.8m SE 10.3m S 9m SW 7.7m W 4m	0.5m	S 1.5m	Mature	Average	Indifferent	Prominent buttress roots in all directions; small 170mm branch at 0.5m weakly attached; area of burr growth more consistent with beech hedge on W trunk at 2m; asymmetric canopy, mutually suppressed; dominant canopy; one of the only mature trees along the woodland edge; significant component of group in which it stands.	B (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
4627	Silver birch	17m	370mm	4.3m	5m	5m	Semi-mature	Average	Moderate	Mutually suppressed canopy; of moderate quality, but currently of low value due to small size.	C (1)
4628	Sweet chestnut	17m	410mm	N 3.3m E 5.4m S 9.7m W 2m	5m	4m	Semi-mature	Average	Indifferent	Tall drawn up stem; tight, weak unions at 7m; suppressed canopy; inessential component of group in which it stands.	C (23)
4629	Beech	20m	1175mm	N 7.5m E 9.1m S 8m W 9m	1.5m	2m	Mature	Average	Poor	Trunk diameter measured at 1m below union bulges; stems joined preventing measurement at 1.7m; black lesions on S and W trunk base, cracking bark consistent with cankerous growth; multi-stemmed from 1.5m with acute unions displaying evidence of inclusion; sheltered location; rubbing and crossing branches noted; dominant canopy; essential component of group in which it stands; of poor arboricultural quality; of short to medium-term potential only.	C (23)
4630	Silver birch	18m	375mm	5m	10m	10m	Semi-mature	Average	Moderate	Tall, woodland grown high canopy; inessential component of group in which it stands.	C (1)
4633	Beech	22m	745mm	N 5m E 7.3m SE 10.2m S 6.9m W 8m	2.5m	2m	Mature	Average	Poor	Large diameter beech growing on soil bund, buttress roots exposed as bund is undermined; twin-stemmed from 2.5m with very tight union with evidence of included bark; stems twist around each other and don't separate until 7m; dominant canopy; significant component of group in which it stands.	C (23)
4637	Silver birch	18m	485mm 370mm	N 6m NE 4.4 E 5m SE 3.7m S 5m W 7m	4m	3m	Mature	Average	Moderate	Growing on soil bund; twin-stemmed from 0.5m with tensile union; co-dominant canopy; significant component of group in which it stands.	B (1)
4641	Silver birch	15m	635mm	6m	2.5m	2m	Over-mature	Below average	Indifferent	Mature birch in decline; sparse upper canopy; large diameter deadwood; dead 300mm diameter central stem with birch polypore present; of short-term potential only.	C (3)
4643	English oak	20m	550mm	N 5m NE 7.5m E 8.1m SE 7.5m S 6m W 6m	2m	0.5m	Mature	Average	Moderate	Off-site tree; no significant defects observed at base; single upright trunk; main unions tensile; suppressed canopy; significant component of group in which it stands.	B (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
4645	Beech	13m	300mm 225mm 130mm 2 stems @ 165mm	N 5m E 6.3m SE 5m S 2m W 4m	0m	0.5m	Semi-mature	Average	Poor	Small suppressed specimen; unremarkable tree of very limited merit.	C (2)
4663-4664	Goat willow	13m	#4663 515mm #4664 410mm	N 6.8m E 4.4m S 2m W 4m	1.5m	2m	Mature	Average	Indifferent	Two goat willow with trunk leans to N and canopies suppressed; #4663 twin-stemmed from 2m with acute union displaying evidence of a included union adaptive wood response noted; inessential components of group in which they stand.	C (13)
4667	Beech	20m	790mm est.	N 9.8m NE 14.3m E 6.2m S 8m W 6.8m NW 10.2m	3m	1.5m	Mature	Average	Moderate	Off-site tree; no access to base so trunk diameter and off-site measurements estimated; single upright trunk; main visible unions tensile; 300mm diameter extended low lateral growing NE for 11m extending beyond canopy line, at increased risk of failure; significant component of group in which it stands.	B (1)
4668	English oak	20m	680mm est.	N 9m E 2.5m S 8.5m W 8.5m NW 10	4m	2.5m	Mature	Average	Moderate	Off-site tree; no access to base so trunk diameter and off-site measurements estimated; single upright trunk; main visible unions tensile; co-dominant canopy; significant component of group in which it stands.	B (1)
4669	Beech	20m	920mm est.	N 10.4m NE 11.6m E 10.9m S 9m W 2m	2.5m	2m	Mature	Average	Indifferent	Off-site tree; no access to base so trunk diameter and off-site measurements estimated; multi-stemmed from 3.5m with tight unions, no evidence of branch bark inclusions; fused branches connecting central stems; congested canopy; co-dominant canopy; significant component of group in which it stands.	B (2)
4705-4706	Ash	#4705 14m #4706 16.5m	#4705 3 stems @ 300mm #4706 360mm 2 stems @ 290mm #4706 310mm	N 7m E 7.3m S 6m W 5m	1m	2.5m	Semi-mature	Below average	Indifferent	Above average deadwood; significant tip dieback; indicative of infection with ash dieback; of short-term potential only; inessential components of group in which they stand.	C (3)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
4715	English oak	18m	930mm	N 7.1m NE 8.6m E 8.6m SE 8.5m S 6.8m W 5.3m	2.5m	2m	Mature	Average	Moderate	Prominent buttress root to N with 200mm dead stem adjoined; twin-stemmed from 2m with tensile union; dominant canopy; significant component of group in which it stands.	B (123)
4717	Ash	17m	330mm 360mm	N 3m NE 5m E 6.3m SE 5m S 3m W 3m	5m	3.5m	Semi-mature	Below average	Indifferent	Twin-stemmed from ground level with tensile union; above average deadwood; significant tip dieback; indicative of infection with ash dieback.	C (3)
4720	English oak	22m	1190mm	N 13.8m NE 10.1 E 14.7m SE 13.9m S 13.8m W 13.8m	6m	2m	Mature	Average	Good	Off-site tree; no fungal activity or indication of hollowing; three historically lost 200mm diameter stems on N trunk; upright trunk with slight lean to S; main unions tensile; deadwood typical of species and age, including major deadwood; lower E canopy reduced to 6m from trunk; dominant canopy; no signs of physiological decline or retrenchment; notable tree; essential component of group in which it stands.	A (1)
6000	English oak	21m	1040mm	N 9.3m E 11.9m SE 10.7m S 10m SW 8.2m W 7.1m	4.5m	2m	Mature	Average	Moderate	Prominent buttress roots in all directions; compacted ground around base; small 50mm diameter cavity on N trunk base between depression can be probed to 300mm, no evidence of dysfunctional wood; single upright trunk; main unions tensile; shallow 90mm cavity formed on old pruning wound at 6m on limb 1m from trunk growing to SW; dominant canopy; essential component of group in which it stands.	B (123)
G1	Various	Max 8m Avg 5m	Max 200mm Avg 75mm	3m	0m	0m	Young	Average	Indifferent	Group consisting of holly, laurel and rhododendron; dense shrub group situated along property boundary; provides screening to Turners Hill Road and adjacent property; of low quality and readily replaceable; visible for short stretch of Turners Hill Road but of negligible landscape contribution.	C (12)
G2	Various	Max 11m Avg 5m	Max 200mm Avg 150mm	3m	0m	0m	Semi-mature	Average	Indifferent	Group consisting of holly, goat willow, ash and buddleia; situated along N boundary; dense group of self-seeded specimens; dominated by holly with scattered young tree and shrub specimens; forms understory to larger boundary trees; provides boundary screening but other wise of low arboricultural value; of short-term potential; glimpsed in narrow views from Turners Hill Road but of negligible landscape contribution.	C (12)
G3	Various	Max 7m Avg 4m	Max 150mm Avg 75mm	3m	1m	1m	Young	Average	Indifferent	Group consisting of goat willow, hazel, holly, wild cherry and various non-native shrubs; consists of small, young trees and shrubs; of low quality and limited arboricultural value; obscured from public view.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
G4	Holly	Max 11m Avg 8m	Max 3 stems @ 250mm Avg 150mm	3m	1m	1m	Semi-mature	Average	Indifferent	Dense group situated outside woodland edge; forms understory to larger adjacent trees; multi-stemmed specimens; of short-term potential; of negligible contribution to the arboricultural character of the site.	C (1)
G5	Goat willow	Max 8m Avg 5m	Max 225mm Avg 75mm	3m	1m	1m	Young	Average	Indifferent	Group of approximately 30 specimens; dense group of young, self seeded trees; of short-term potential; unremarkable group of very limited merit.	C (1)
G6	Various	Max 20m Avg 8m	Max 2 stems @ 600mm est. Avg 250mm	N 5m E 5m S 7m W 5m	0m	0m	Mature	Average	Indifferent	Off-site group of trees; row of closely growing specimens, forming a hedge or screen, with three large oaks set back 6-8m from fence; species included ash birch, holly, hazel, willow and invasive rhododendron; two willows have collapsed onto site; 30 specimens.	C (12)
G7	Goat willow	10m	Max 420mm	6m	0m	0m	Semi-mature	Average	Indifferent	Group of 4 goat willows round edge of pond; some partially collapsed; crossing and rubbing branches throughout structure; inessential feature of the landscape.	C (1)
G8	Silver birch	16m	Max 210mm	N 4.2m E 7.4m S 5.2m W 5.9m	1m	2m	Semi-mature	Average	Indifferent	Unremarkable trees of very limited merit; contributes to woodland density.	C (1)
G9	Various	Max 12m Avg 7m	Max 250mm Avg 150mm	4m	0m	0m	Semi-mature	Below average	Poor	Group consisting of silver birch and goat willow; situated in waterlogged ground; dense group forming single mass; predominantly multi-stemmed specimens; multiple specimens have failed at base; generally of poor quality; of short-term potential; unremarkable group of very limited merit.	C (1)
G10	Various	Max 6m Avg 4m	Max 150mm Avg 100mm	3m	1m	0m	Young	Average	Indifferent	Group consisting of elder, goat willow and buddleia; dense group of shrub habit specimens; of low quality and limited arboricultural value; of short-term potential; obscured from public view; negligible landscape contribution.	C (1)
G30	Various	8m	Max 190mm est.	2m	1m	1m	Young	Average	Indifferent	Group comprising young self-seeded specimens growing within and adjacent to dilapidated outbuildings; species include ash, sycamore and goat willow; inessential component of the local arboricultural landscape.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
G51	Lawson cypress	16m	Min 3 stems @ 200mm Max 3 stems @ 450mm	4.2m	1m	1m	Mature	Average	Indifferent	Row of three off-site Lawson cypress no access so all measurements estimated; out of context with surrounding landscape; of screening value.	C (12)
G52	Silver birch	16m	Min 50mm Max 350mm Avg 230mm	3m	0.5m	0.5m	Semi-mature	Average	Moderate	Off-site group of trees; dense stand of semi-mature trees along woodland edge; species predominantly silver birch with a few isolated sweet chestnut and beech; secondary plantation of limited quality or value.	C (123)
G53	Various	Max 10m Avg 8m	Min 110mm Max 500mm Avg 200mm	5m	1m	0.5m	Semi-mature	Average	Indifferent	Row of approximately 20 trees comprised of goat willow, birch and elder; three larger goat willow in E section that have partially failed and been heavily pruned; remaining trees are small diameter specimens; of limited screening value; poorly managed group with unkept appearance.	C (2)
G54	Various	Max 12m Avg 10m	Min 210mm Max 410mm Avg 275mm	5m	1m	0.5m	Semi-mature	Average	Indifferent	Linear group of trees growing within ditch; comprises six goat willow, one ash and two silver birch; several goat willows windthrown; ash displaying dieback symptoms; unremarkable trees of limited merit.	C (23)
H1	Various	Max 5m Avg 2m	Max 150mm Avg 100mm	2m	0m	0m	Young	Average	Indifferent	Hedge consisting of Leyland cypress, robinia, laurel and holly; situated around garden of existing property; low hedge managed to 2m height; of limited arboricultural value and readily replaceable; glimpsed in narrow views from Turners Hill Road but of negligible landscape contribution; of short-term potential.	C (12)
H2	Various	Min 2m Max 9m Avg 5.5m	Max 290mm Avg 200mm	4m	0m	0m	Semi-mature	Average	Indifferent	Established field boundary hedgerow; Historically managed at 2m, subsequent loss of top hedge management resulting in tall hedgerow; comprised of hawthorn, hazel coppice, blackthorn, bramble, damson and goat willow; fragmented in short stretches around power lines; several etiolated stems at risk of failure; of screening value; visible from recent development to E.	C (23)
H3	Various	Min 2m Max 7m Avg 4m	Min 30mm Max 150mm Avg 95mm	3m	0m	0m	Young	Average	Indifferent	Field boundary hedgerow; young and semi-mature specimens; species include hawthorn, field maple, bramble, hazel, wild cherry, and rose.	C (13)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
H4	Various	6m	Max 120mm Avg 85mm	3m	0m	0m	Young	Average	Indifferent	Closely planted specimens forming hedgerow, grazing damage noted on lower stems; young trees, hedge bot yet laid or cut; species include goat willow, wild service tree, hazel, field maple hawthorn and birch.	C (3)
H5	Various	2.5m	Avg 140mm	3m	0m	0m	Semi-mature	Average	Indifferent	Field boundary hedgerow; species include hazel, hawthorn, bramble with isolated oak standards; of screening value from private lane.	C (123)
W1	Various	18m	Avg 400mm est.	5m	0.5m	4m	Semi-mature	Average	Indifferent	Woodland comprising predominantly of silver birch, with ash, goat willow and sweet chestnut; holly, hazel and invasive rhododendron understorey.	B (12)
W8	Various	Min 6m Max 20m Avg 13m	Min 75mm Max 1275mm Avg 275mm	5m	1m	1.5m	Various	Average	Moderate	Off-site woodland; woodland consisting of English oak, sweet chestnut, silver birch, beech, holly and wild cherry; larger mature oaks concentrated around woodland edges with central areas dominated by sweet chestnut; northern edge shows high concentrations of holly and dense drawn-up silver birch; minimal understorey or ground layer; of long-term potential; prominent landscape feature in view to the E; significant internal feature.	A (3)
W9	Various	Max 22m Avg 16m	Min 75mm Max 750mm est. Avg 370mm	5m	1m	1.5m	Various	Average	Indifferent	Dense secondary woodland with semi-mature silver birch and sweet chestnut as dominant overstorey species; goat willow present on woodland peripheries; scattered English oak, including isolated mature specimens; understorey comprised of dense pockets of rhododendron and holly; high number of windthrown chestnut coppice; predominantly small, semi-mature trees; large decayed stumps present.	A (3)
W10	Various	18m	Max 500mm Avg 350mm	5m	2m	3m	Semi-mature	Average	Moderate	Off-site group of trees; off-site woodland; overstorey of English oak, silver birch and beech; no understorey present and no visible ground cover; dense semi-mature stand of secondary woodland.	A (3)

## Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

<b>Tree No.</b>	<b>Species</b>	<b>RPA</b>	<b>RPA Radius</b>
32	Western red cedar	450.9m <sup>2</sup>	12.0m
53	English oak	176.7m <sup>2</sup>	7.5m
61	English oak	136.8m <sup>2</sup>	6.6m
79	English oak	124.7m <sup>2</sup>	6.3m
86	Common lime	254.5m <sup>2</sup>	9.0m
90	Beech	63.6m <sup>2</sup>	4.5m
91	Beech	35.5m <sup>2</sup>	3.3m
92	Silver birch	67.1m <sup>2</sup>	4.6m
93	Norway maple	63.6m <sup>2</sup>	4.5m
94	Lawson cypress	221.7m <sup>2</sup>	8.4m
95	Goat willow	35.5m <sup>2</sup>	3.4m
96	Goat willow	44.9m <sup>2</sup>	3.8m
97	Goat willow	103.1m <sup>2</sup>	5.7m
98	Goat willow	44.9m <sup>2</sup>	3.8m
99	Goat willow	51.8m <sup>2</sup>	4.1m
110	Lawson cypress	254.5m <sup>2</sup>	9m
111	Blue cedar	221.7m <sup>2</sup>	8.4m
112	Blue cedar	254.5m <sup>2</sup>	9m
113	Lawson cypress	79.8m <sup>2</sup>	5m
132	English oak	55.4m <sup>2</sup>	4.2m
136	English oak	358.3m <sup>2</sup>	10.7m
137	English oak	115.4m <sup>2</sup>	6.1m
138	English oak	139.3m <sup>2</sup>	6.7m
149	English oak	293.2m <sup>2</sup>	9.7m
151	English oak	577.7m <sup>2</sup>	13.6m
154	Ash	147.7m <sup>2</sup>	6.9m
162	Aspen	36.0m <sup>2</sup>	3.4m
163	Aspen	38.0m <sup>2</sup>	3.5m
164	Goat willow	30.6m <sup>2</sup>	3.1m
165	Aspen	87.6m <sup>2</sup>	5.3m
166	English oak	241.1m <sup>2</sup>	8.8m
167	English oak	46.3m <sup>2</sup>	3.8m
168	Aspen	35.5m <sup>2</sup>	3.4m
169	Aspen	23.9m <sup>2</sup>	2.8m
170	Aspen	60.3m <sup>2</sup>	4.4m
171	English oak	55.4m <sup>2</sup>	4.2m
172	Aspen	33.0m <sup>2</sup>	3.2m
173	Holly	27.0m <sup>2</sup>	2.9m
174	Goat willow	47.6m <sup>2</sup>	3.9m
175	Goat willow	52.3m <sup>2</sup>	4.1m
176	Goat willow	89.8m <sup>2</sup>	5.3m
177	Goat willow	34.1m <sup>2</sup>	3.3m
178	Hawthorn	76.8m <sup>2</sup>	4.9m
193	English oak	131.9m <sup>2</sup>	6.5m

204-205	Common lime	289.5m <sup>2</sup> 206.1m <sup>2</sup>	9.6m 8.1m
232	English oak	91.6m <sup>2</sup>	5.4m
250	English oak	179.6m <sup>2</sup>	7.6m
251	English oak	188.2m <sup>2</sup>	7.7m
252-254	Ash	50.8m <sup>2</sup> 40.7m <sup>2</sup> 33.0m <sup>2</sup>	4.0m 3.6m 3.2m
349	English oak	44.9m <sup>2</sup>	3.8m
350	English oak	162.9m <sup>2</sup>	7.2m
498	English oak	173.9m <sup>2</sup>	7.4m
499	Sycamore	109.6m <sup>2</sup>	5.9m
500	Ash	72.4m <sup>2</sup>	4.8m
501	English oak	120.0m <sup>2</sup>	6.2m
550	Ash	226.2m <sup>2</sup>	8.5m
552	English oak	261.3m <sup>2</sup>	9.1m
553	Yew	46.3m <sup>2</sup>	3.8m
554	English oak	237.8m <sup>2</sup>	8.7m
555-556	English oak	326.9m <sup>2</sup> 257.9m <sup>2</sup>	10.2m 9.1m
557	English oak	224.8m <sup>2</sup>	8.5m
672	Goat willow	34.2m <sup>2</sup>	3.3m
673	Silver birch	17.2m <sup>2</sup>	2.3m
674	English oak	120.0m <sup>2</sup>	6.2m
678	English oak	206.6m <sup>2</sup>	8.1m
679	English oak	275.2m <sup>2</sup>	9.4m
680	English oak	113.1m <sup>2</sup>	6.0m
682	English oak	188.2m <sup>2</sup>	7.7m
683	Scots pine	173.9m <sup>2</sup>	7.4m
684	English oak	382.9m <sup>2</sup>	11.0m
685	Scots pine	43.5m <sup>2</sup>	3.7m
687	English oak	366.4m <sup>2</sup>	10.8m
689	English oak	289.5m <sup>2</sup>	9.6m
690	English oak	77.9m <sup>2</sup>	5.0m
691	English oak	228.0m <sup>2</sup>	8.5m
693	English oak	91.6m <sup>2</sup>	5.4m
694	English oak	117.7m <sup>2</sup>	6.1m
696	English oak	58.6m <sup>2</sup>	4.3m
697	Ash	67.1m <sup>2</sup>	4.6m
698	Ash	103.7m <sup>2</sup>	5.7m
699	Ash	108.6m <sup>2</sup>	5.9m
701	Ash	241.1m <sup>2</sup>	8.8m
702	Ash	165.5m <sup>2</sup>	7.3m
704	Ash	259.9m <sup>2</sup>	9.1m
705	Ash	131.8m <sup>2</sup>	6.5m
706	Ash	160.2m <sup>2</sup>	7.1m
707	Ash	52.3m <sup>2</sup>	4.1m
708	Ash	188.3m <sup>2</sup>	7.7m
710	Ash	79.3m <sup>2</sup>	5.0m
711	Ash	58.4m <sup>2</sup>	4.3m
712	Hawthorn	67.7m <sup>2</sup>	4.6m
713	Ash	145.7m <sup>2</sup>	6.8m
714	Ash	229.5m <sup>2</sup>	8.5m
745	Goat willow	104.6m <sup>2</sup>	5.8m
761	Silver birch	68.8m <sup>2</sup>	4.7m
762	Silver birch	83.6m <sup>2</sup>	5.2m
763	Silver birch	36.7m <sup>2</sup>	3.4m

764	Silver birch	46.3m <sup>2</sup>	3.8m
765	English oak	74.2m <sup>2</sup>	4.9m
766	English oak	65.3m <sup>2</sup>	4.6m
767	English oak	42.1m <sup>2</sup>	3.7m
768	English oak	81.7m <sup>2</sup>	5.1m
769	English oak	137.1m <sup>2</sup>	6.6m
770	English oak	60.3m <sup>2</sup>	4.4m
771	English oak	34.2m <sup>2</sup>	3.3m
772	English oak	61.9m <sup>2</sup>	4.4m
773	English oak	67.1m <sup>2</sup>	4.6m
776	English oak	91.6m <sup>2</sup>	5.4m
820	Hawthorn	54.3m <sup>2</sup>	4.2m
821	Goat willow	52.3m <sup>2</sup>	4.1m
822	Hawthorn	36.6m <sup>2</sup>	3.4m
823	Hawthorn	22.6m <sup>2</sup>	2.7m
834	English oak	113.1m <sup>2</sup>	6.0m
835	Hawthorn	147.1m <sup>2</sup>	6.8m
838	Hawthorn	10.9m <sup>2</sup>	1.9m
839	Hawthorn	22.6m <sup>2</sup>	2.7m
858	English oak	470.7m <sup>2</sup>	12.2m
884	English oak	40.7m <sup>2</sup>	3.6m
885	Beech	173.9m <sup>2</sup>	7.4m
886	Beech	156.9m <sup>2</sup>	7.1m
887	Beech	204.5m <sup>2</sup>	8.1m
888	Beech	99.9m <sup>2</sup>	5.6m
889	English oak	77.9m <sup>2</sup>	5.0m
923	English oak	154.8m <sup>2</sup>	7.0m
924	Ash	20.0m <sup>2</sup>	2.5m
926	Beech	191.1m <sup>2</sup>	7.8m
961	English oak	366.4m <sup>2</sup>	10.8m
1042	English oak	567.5m <sup>2</sup>	13.4m
1062	English oak	552.4m <sup>2</sup>	13.3m
1068	English oak	706.9m <sup>2</sup>	15.0m
1073	English oak	706.9m <sup>2</sup>	15.0m
1077	English oak	231.3m <sup>2</sup>	8.6m
1092	Beech	168.3m <sup>2</sup>	7.3m
1169-1170	#1169 Ash and #1170 Sycamore	23.9m <sup>2</sup> 39.4m <sup>2</sup>	2.8m 3.5m
1206	Common alder	74.9m <sup>2</sup>	4.9m
1207	Ash	215.0m <sup>2</sup>	8.3m
1230	Scots pine	85.6m <sup>2</sup>	5.2m
1233	English oak	251.1m <sup>2</sup>	8.9m
1235	English oak	264.7m <sup>2</sup>	9.2m
1264-1265	Ash	152.2m <sup>2</sup> 127.1m <sup>2</sup>	7.0m 6.4m
1289	Goat willow	186.3m <sup>2</sup>	7.7m
1290	Ash	43.5m <sup>2</sup>	3.7m
1291	English oak	300.5m <sup>2</sup>	9.8m
1292	Ash	116.9m <sup>2</sup>	6.1m
1294	Common alder	288.9m <sup>2</sup>	9.6m
1295	Common alder	289.1m <sup>2</sup>	9.6m
1296	English oak	141.9m <sup>2</sup>	6.7m
1297	Ash	136.8m <sup>2</sup>	6.6m
1300	Ash	230.8m <sup>2</sup>	8.6m
1301	Ash	70.6m <sup>2</sup>	4.7m
1313	Beech	197.1m <sup>2</sup>	7.9m

1317	Sweet chestnut	237.0m <sup>2</sup>	8.7m
1358	English oak	624.6m <sup>2</sup>	14.1m
1367	Alder	72.0m <sup>2</sup>	4.8m
1368	Alder	127.1m <sup>2</sup>	6.4m
1373	Common alder	68.3m <sup>2</sup>	4.7m
1651	Ash	77.9m <sup>2</sup>	5.0m
1653	English oak	93.7m <sup>2</sup>	5.5m
1654	English oak	89.6m <sup>2</sup>	5.3m
1655	Ash	134.4m <sup>2</sup>	6.5m
1711	Common alder	221.8m <sup>2</sup>	8.4m
1713	Common alder	63.6m <sup>2</sup>	4.5m
1777	Scots pine	346.4m <sup>2</sup>	10.5m
1837	Scots pine	461.5m <sup>2</sup>	12.1m
1839	Scots pine	244.4m <sup>2</sup>	8.8m
1868	Common alder	102.1m <sup>2</sup>	5.7m
1869	Holly	61.8m <sup>2</sup>	4.4m
1915	English oak	438.9m <sup>2</sup>	11.8m
1920	Common alder	134.4m <sup>2</sup>	6.5m
1980	Holly	76.1m <sup>2</sup>	4.9m
1982	English oak	83.6m <sup>2</sup>	5.2m
1983	English oak	42.1m <sup>2</sup>	3.7m
1986	English oak	43.5m <sup>2</sup>	3.7m
2001	Sycamore	166.6m <sup>2</sup>	7.3m
2002	Yew	113.1m <sup>2</sup>	6.0m
2003	English oak	234.5m <sup>2</sup>	8.6m
2004	English oak	651.4m <sup>2</sup>	14.4m
2005	Holly	54.6m <sup>2</sup>	4.2m
2006	English oak	152.2m <sup>2</sup>	7.0m
2007	Ash	70.6m <sup>2</sup>	4.7m
2008	English oak	206.1m <sup>2</sup>	8.1m
2013	Beech	289.5m <sup>2</sup>	9.6m
2089	Ash	157.8m <sup>2</sup>	7.1m
2101	Ash	374.6m <sup>2</sup>	10.9m
2113	Ash	233.2m <sup>2</sup>	8.6m
2116	English oak	134.4m <sup>2</sup>	6.5m
2125	Ash	46.3m <sup>2</sup>	3.8m
2126	Ash	28.3m <sup>2</sup>	3.0m
2127	Ash	135.9m <sup>2</sup>	6.6m
2128	Ash	124.7m <sup>2</sup>	6.3m
2178	Ash	32.8m <sup>2</sup>	3.2m
2264	Sycamore	68.8m <sup>2</sup>	4.7m
2265	Norway maple	72.4m <sup>2</sup>	4.8m
2275	Holly	58.8m <sup>2</sup>	4.3m
2279	Ash	226.2m <sup>2</sup>	8.5m
2287	Sycamore	76.2m <sup>2</sup>	4.9m
2288	Sycamore	35.5m <sup>2</sup>	3.4m
2743	English oak	517.9m <sup>2</sup>	12.8m
2744	English oak	254.5m <sup>2</sup>	9.0m
2745	Beech	706.9m <sup>2</sup>	15.0m
3012	Beech	62.0m <sup>2</sup>	4.4m
3018	English oak	425.7m <sup>2</sup>	11.6m
3019	Beech	164.9m <sup>2</sup>	7.2m
3165	Goat willow	104.2m <sup>2</sup>	5.8m
3166	English oak	598.3m <sup>2</sup>	13.8m
3167	Silver birch	181.0m <sup>2</sup>	7.6m
3206	Beech	264.7m <sup>2</sup>	9.2m

3208	Beech	136.8m <sup>2</sup>	6.6m
3209	English oak	162.9m <sup>2</sup>	7.2m
3210	English oak	264.7m <sup>2</sup>	9.2m
3211	English oak	304.2m <sup>2</sup>	9.8m
3212	English oak	182.4m <sup>2</sup>	7.6m
3259	Ash	224.8m <sup>2</sup>	8.5m
3260	Ash	157.5m <sup>2</sup>	7.1m
3261	Ash	136.8m <sup>2</sup>	6.6m
3262	Ash	93.7m <sup>2</sup>	5.5m
3263	Ash	173.9m <sup>2</sup>	7.4m
3264	Ash	60.3m <sup>2</sup>	4.4m
3265	Ash	247.7m <sup>2</sup>	8.9m
3266	Ash	38.0m <sup>2</sup>	3.5m
3267	Ash	185.1m <sup>2</sup>	7.7m
3268	Ash	158.4m <sup>2</sup>	7.1m
3269	Beech	382.9m <sup>2</sup>	11.0m
3270	Ash	139.3m <sup>2</sup>	6.7m
3271	Silver birch	58.6m <sup>2</sup>	4.3m
3284	Western red cedar	168.3m <sup>2</sup>	7.3m
3285	English oak	134.4m <sup>2</sup>	6.5m
3286	English oak	83.6m <sup>2</sup>	5.2m
3287	Silver birch	103.1m <sup>2</sup>	5.7m
3288-3290	Goat willow	111.6m <sup>2</sup>	6.0m
		50.8m <sup>2</sup>	4.0m
		100.1m <sup>2</sup>	5.6m
3291	Goat willow	121.1m <sup>2</sup>	6.2m
3329-3332	Common alder	55.4m <sup>2</sup>	4.2m
		70.6m <sup>2</sup>	4.7m
		108.6m <sup>2</sup>	5.9m
		104.2m <sup>2</sup>	5.8m
3371	Ash	221.7m <sup>2</sup>	8.4m
3373	Silver birch	160.2m <sup>2</sup>	7.1m
3524	English oak	224.8m <sup>2</sup>	8.5m
3546	Ash	416.9m <sup>2</sup>	11.5m
3569	Ash	139.3m <sup>2</sup>	6.7m
3577	Ash	165.6m <sup>2</sup>	7.3m
3583	English oak	706.9m <sup>2</sup>	15.0m
3598	English oak	311.7m <sup>2</sup>	10.0m
3600-3601	Common alder	40.7m <sup>2</sup>	3.6m
		39.4m <sup>2</sup>	3.5m
3700	Common alder	240.5m <sup>2</sup>	8.8m
3722	Common alder	226.6m <sup>2</sup>	8.5m
3726	Ash	136.8m <sup>2</sup>	6.6m
3760-3761	Common alder	34.2m <sup>2</sup>	3.3m
		33.0m <sup>2</sup>	3.2m
3763	Common alder	34.2m <sup>2</sup>	3.3m
3764	English oak	110.8m <sup>2</sup>	5.9m
3766	Common alder	54.4m <sup>2</sup>	4.2m
3790	Silver birch	77.9m <sup>2</sup>	5.0m
3791	Holly	21.9m <sup>2</sup>	2.6m
3792	Holly	27.2m <sup>2</sup>	2.9m
3793	Hawthorn	36.7m <sup>2</sup>	3.4m
3794	English oak	38.0m <sup>2</sup>	3.5m
3795	Ash	168.3m <sup>2</sup>	7.3m
3796	English oak	104.2m <sup>2</sup>	5.8m
3819	Silver birch	46.3m <sup>2</sup>	3.8m
3820	English oak	72.4m <sup>2</sup>	4.8m

3826	English oak	244.4m <sup>2</sup>	8.8m
3827	English oak	36.7m <sup>2</sup>	3.4m
3828	English oak	63.6m <sup>2</sup>	4.5m
3903	Ash	55.4m <sup>2</sup>	4.2m
3907	English oak	350.3m <sup>2</sup>	10.6m
3928	English oak	117.7m <sup>2</sup>	6.1m
3929	English oak	194.1m <sup>2</sup>	7.9m
3954	English oak	191.1m <sup>2</sup>	7.8m
3971	English oak	282.3m <sup>2</sup>	9.5m
4009	English oak	125.9m <sup>2</sup>	6.3m
4011-4012	Ash	47.9m <sup>2</sup>	3.9m
		131.2m <sup>2</sup>	6.5m
4014	English oak	251.9m <sup>2</sup>	9.0m
4017	Ash	208.7m <sup>2</sup>	8.2m
4019	English oak	146.3m <sup>2</sup>	6.8m
4022-4023	English oak	108.6m <sup>2</sup>	5.9m
		110.8m <sup>2</sup>	5.9m
4077-4081	Goat willow	15.3m <sup>2</sup>	2.2m
		149.3m <sup>2</sup>	6.9m
		111.2m <sup>2</sup>	5.9m
		71.3m <sup>2</sup>	4.8m
		36.7m <sup>2</sup>	3.4m
4091	English oak	162.9m <sup>2</sup>	7.2m
4092	English oak	34.2m <sup>2</sup>	3.3m
4093	English oak	408.3m <sup>2</sup>	11.4m
4094	English oak	326.9m <sup>2</sup>	10.2m
4096	English oak	366.4m <sup>2</sup>	10.8m
4097	English oak	136.8m <sup>2</sup>	6.6m
4099-4100	Silver birch	46.3m <sup>2</sup>	3.8m
		38.0m <sup>2</sup>	3.5m
4101	English oak	408.3m <sup>2</sup>	11.4m
4102	English oak	55.4m <sup>2</sup>	4.2m
4105	English oak	289.5m <sup>2</sup>	9.6m
4106	English oak	326.9m <sup>2</sup>	10.2m
4107	Lawson cypress	651.4m <sup>2</sup>	14.4m
4108-4112	Hawthorn	30.4m <sup>2</sup>	3.1m
		83.6m <sup>2</sup>	5.2m
		44.8m <sup>2</sup>	3.8m
		55.1m <sup>2</sup>	4.2m
		43.5m <sup>2</sup>	3.7m
4114	English oak	168.3m <sup>2</sup>	7.3m
4117	English oak	144.4m <sup>2</sup>	6.8m
4127	English oak	139.3m <sup>2</sup>	6.7m
4128	Ash	202.0m <sup>2</sup>	8.0m
4130	English oak	168.3m <sup>2</sup>	7.3m
4132	Ash	187.4m <sup>2</sup>	7.7m
4138	Ash	70.6m <sup>2</sup>	4.7m
		129.5m <sup>2</sup>	6.4m
4138	Ash	70.6m <sup>2</sup>	4.7m
		129.5m <sup>2</sup>	6.4m
4140-4141	Ash	129.5m <sup>2</sup>	6.4m
		127.1m <sup>2</sup>	6.4m
4144	Ash	307.0m <sup>2</sup>	9.9m
4346	Common walnut	124.7m <sup>2</sup>	6.3m
4358	Wild cherry	79.8m <sup>2</sup>	5.0m
4359	Wild cherry	44.6m <sup>2</sup>	3.8m
4360	Silver birch	44.9m <sup>2</sup>	3.8m

4371	Wild cherry	81.7m <sup>2</sup>	5.1m
4396	English oak	191.1m <sup>2</sup>	7.8m
4409	Common walnut	79.8m <sup>2</sup>	5.0m
4459	Crab apple	46.3m <sup>2</sup>	3.8m
4461	Crab apple	107.4m <sup>2</sup>	5.8m
4468	Ash	72.4m <sup>2</sup>	4.8m
4469	Ash	64.7m <sup>2</sup>	4.5m
4477	Sycamore	158.3m <sup>2</sup>	7.1m
4485	Common walnut	110.8m <sup>2</sup>	5.9m
4523	Common walnut	65.3m <sup>2</sup>	4.6m
4561	Common walnut	113.1m <sup>2</sup>	6.0m
4591	Sweet chestnut	284.6m <sup>2</sup>	9.5m
4617	English oak	67.1m <sup>2</sup>	4.6m
4619	English oak	55.4m <sup>2</sup>	4.2m
4620	Goat willow	62.4m <sup>2</sup>	4.5m
4621	English oak	25.0m <sup>2</sup>	2.8m
4625	Goat willow	61.9m <sup>2</sup>	4.4m
4626	Beech	176.7m <sup>2</sup>	7.5m
4627	Silver birch	61.9m <sup>2</sup>	4.4m
4628	Sweet chestnut	76.0m <sup>2</sup>	4.9m
4629	Beech	624.6m <sup>2</sup>	14.1m
4630	Silver birch	63.6m <sup>2</sup>	4.5m
4633	Beech	251.1m <sup>2</sup>	8.9m
4636	Goat willow	171.7m <sup>2</sup>	7.4m
4637	Silver birch	204.0m <sup>2</sup>	8.1m
4641	Silver birch	182.4m <sup>2</sup>	7.6m
4643	English oak	136.8m <sup>2</sup>	6.6m
4645	Beech	95.9m <sup>2</sup>	5.5m
4663-4664	Goat willow	120.0m <sup>2</sup>	6.2m
		76.0m <sup>2</sup>	4.9m
4667	Beech	254.5m <sup>2</sup>	9.0m
4668	English oak	191.1m <sup>2</sup>	7.8m
4669	Beech	366.4m <sup>2</sup>	10.8m
4705-4706	Ash	122.1m <sup>2</sup>	6.2m
		178.2m <sup>2</sup>	7.5m
4715	English oak	399.7m <sup>2</sup>	11.3m
4717	Ash	107.9m <sup>2</sup>	5.9m
4720	English oak	662.3m <sup>2</sup>	14.5m
4769	Ash	153.3m <sup>2</sup>	7.0m
4770	Sycamore	58.6m <sup>2</sup>	4.3m
4771	Sycamore	117.3m <sup>2</sup>	6.1m
4807	Ash	40.7m <sup>2</sup>	3.6m
4808	Common alder	34.2m <sup>2</sup>	3.3m
4809	Ash	96.1m <sup>2</sup>	5.5m
4811	Ash	40.7m <sup>2</sup>	3.6m
4871-4872	Wild cherry	20.0m <sup>2</sup>	2.5m
		25.4m <sup>2</sup>	2.8m
4873	Scots pine	346.4m <sup>2</sup>	10.5m
4875	Wild cherry	21.9m <sup>2</sup>	2.6m
4876	Goat willow	28.3m <sup>2</sup>	3.0m
4896	Ash	28.3m <sup>2</sup>	3.0m
4897	Silver birch	35.5m <sup>2</sup>	3.4m
4898	Ash	46.3m <sup>2</sup>	3.8m
4899-4900	Wild cherry	37.4m <sup>2</sup>	3.4m
		37.5m <sup>2</sup>	3.5m
4926	English oak	296.8m <sup>2</sup>	9.7m
4927	Scots pine	185.3m <sup>2</sup>	7.7m

4935	English oak	99.9m <sup>2</sup>	5.6m
4936	English oak	81.7m <sup>2</sup>	5.1m
4937	English oak	42.1m <sup>2</sup>	3.7m
4939	English oak	72.4m <sup>2</sup>	4.8m
4943	Beech	168.7m <sup>2</sup>	7.3m
4946	English oak	391.3m <sup>2</sup>	11.2m
4978	English oak	87.6m <sup>2</sup>	5.3m
4979	English oak	608.7m <sup>2</sup>	13.9m
4980	Yew	63.6m <sup>2</sup>	4.5m
4981	Wild cherry	94.2m <sup>2</sup>	5.5m
4982	Wild cherry	102.1m <sup>2</sup>	5.7m
4983	Common alder	115.3m <sup>2</sup>	6.1m
5001	English oak	43.5m <sup>2</sup>	3.7m
5002	Yew	141.9m <sup>2</sup>	6.7m
5010	English oak	152.2m <sup>2</sup>	7.0m
5011	English oak	141.9m <sup>2</sup>	6.7m
5013	Silver birch	46.3m <sup>2</sup>	3.8m
5014	Silver birch	42.1m <sup>2</sup>	3.7m
5015	Ash	87.6m <sup>2</sup>	5.3m
5016	Wild cherry	47.8m <sup>2</sup>	3.9m
5017	Wild cherry	81.7m <sup>2</sup>	5.1m
5018	Wild cherry	44.9m <sup>2</sup>	3.8m
5020	Beech	127.1m <sup>2</sup>	6.4m
5059	English oak	38.0m <sup>2</sup>	3.5m
5060	English oak	31.8m <sup>2</sup>	3.2m
5064	Ash	147.0m <sup>2</sup>	6.8m
5065	Ash	102.1m <sup>2</sup>	5.7m
5066	Sycamore	116.3m <sup>2</sup>	6.1m
5067	Ash	38.0m <sup>2</sup>	3.5m
5068	Ash	221.7m <sup>2</sup>	8.4m
5069	Ash	113.1m <sup>2</sup>	6.0m
5070	Ash	234.5m <sup>2</sup>	8.6m
5071	Beech	56.6m <sup>2</sup>	4.2m
5072	Ash	160.2m <sup>2</sup>	7.1m
5073	Ash	79.8m <sup>2</sup>	5.0m
5074	Ash	87.6m <sup>2</sup>	5.3m
5075	English oak	55.4m <sup>2</sup>	4.2m
5076	English oak	206.1m <sup>2</sup>	8.1m
5078	Ash	39.1m <sup>2</sup>	3.5m
5091	Ash	228.0m <sup>2</sup>	8.5m
5114	Ash	77.9m <sup>2</sup>	5.0m
5115	Ash	124.7m <sup>2</sup>	6.3m
5116	Ash	33.0m <sup>2</sup>	3.2m
5117	Ash	113.1m <sup>2</sup>	6.0m
5118	Ash	402.2m <sup>2</sup>	11.3m
5120	Ash	136.8m <sup>2</sup>	6.6m
5121	Ash	144.4m <sup>2</sup>	6.8m
5122	Ash	203.3m <sup>2</sup>	8.0m
5160	English oak	706.9m <sup>2</sup>	15.0m
5161	English oak	278.8m <sup>2</sup>	9.4m
5162	Ash	111.2m <sup>2</sup>	5.9m
5163	English oak	470.7m <sup>2</sup>	12.2m
5164	English oak	706.9m <sup>2</sup>	15.0m
5165	Ash	128.7m <sup>2</sup>	6.4m
5192	Copper beech	408.3m <sup>2</sup>	11.4m

5203-5204	Alder	91.2m <sup>2</sup> 107.8m <sup>2</sup>	5.4m 5.9m
5205	Small-leaved lime	200.1m <sup>2</sup>	8.0m
5206	Small-leaved lime	326.9m <sup>2</sup>	10.2m
5207	European larch	257.9m <sup>2</sup>	9.1m
5208	Small-leaved lime	210.6m <sup>2</sup>	8.2m
5209	English oak	489.3m <sup>2</sup>	12.5m
5210	Small-leaved lime	296.7m <sup>2</sup>	9.7m
5211	English oak	547.4m <sup>2</sup>	13.2m
5212	English oak	149.6m <sup>2</sup>	6.9m
5213	English oak	72.4m <sup>2</sup>	4.8m
5214	Beech	244.4m <sup>2</sup>	8.8m
5215	English oak	452.4m <sup>2</sup>	12.0m
5216	Ash	174.6m <sup>2</sup>	7.5m
5233	Ash	34.2m <sup>2</sup>	3.3m
5263	English oak	165.6m <sup>2</sup>	7.3m
5265	Silver birch	141.9m <sup>2</sup>	6.7m
5266	Goat willow	79.7m <sup>2</sup>	5.0m
5267	English oak	110.8m <sup>2</sup>	5.9m
5268	English oak	282.3m <sup>2</sup>	9.5m
5270-5271	Silver birch	87.6m <sup>2</sup> 81.7m <sup>2</sup>	5.3m 5.1m
5272	Cappadocian maple	237.8m <sup>2</sup>	8.7m
5273	Silver birch	91.6m <sup>2</sup>	5.4m
5274-5276	Silver birch	70.4m <sup>2</sup> 56.7m <sup>2</sup> 91.0m <sup>2</sup>	4.7m 4.2m 5.4m
5277	Silver birch	30.6m <sup>2</sup>	3.1m
5278	English oak	122.3m <sup>2</sup>	6.2m
5279	English oak	197.1m <sup>2</sup>	7.9m
5300	Ash	81.7m <sup>2</sup>	5.1m
5301-5302	Bay	50.8m <sup>2</sup> 52.3m <sup>2</sup>	4.0m 4.1m
5303	Bay	18.9m <sup>2</sup>	2.5m
5304	Wild cherry	23.9m <sup>2</sup>	2.8m
5305	Hazel	9.0m <sup>2</sup>	1.7m
5306	English oak	244.4m <sup>2</sup>	8.8m
5307	Silver birch	144.8m <sup>2</sup>	6.8m
5308	Wild cherry	50.1m <sup>2</sup>	4.0m
5309-5310	Hazel	39.0m <sup>2</sup> 56.0m <sup>2</sup>	3.5m 4.2m
5311	Goat willow	28.3m <sup>2</sup>	3.0m
5312	Wild cherry	30.6m <sup>2</sup>	3.1m
5313	Hazel	45.8m <sup>2</sup>	3.8m
5314	Hazel	22.9m <sup>2</sup>	2.7m
5315-5316	Holly	25.7m <sup>2</sup> 13.1m <sup>2</sup>	2.9m 2.0m
5317-5318	Holly	19.2m <sup>2</sup> 21.9m <sup>2</sup>	2.5m 2.6m
5319	Hawthorn	13.9m <sup>2</sup>	2.1m
5320-5321	Hazel	13.0m <sup>2</sup> 32.8m <sup>2</sup>	2.0m 3.2m
5322	Ash	6.5m <sup>2</sup>	1.4m
5323	Silver birch	8.9m <sup>2</sup>	1.7m
5324	Hazel	20.4m <sup>2</sup>	2.5m
5325	Ash	28.3m <sup>2</sup>	3.0m
5326	English oak	2.5m <sup>2</sup>	0.9m

5327	English oak	14.7m <sup>2</sup>	2.2m
5328	English oak	50.8m <sup>2</sup>	4.0m
5329-5331	Silver birch	12.8m <sup>2</sup>	2.0m
		8.2m <sup>2</sup>	1.6m
		9.5m <sup>2</sup>	1.7m
5332-5334	English oak	13.4m <sup>2</sup>	2.1m
		18.1m <sup>2</sup>	2.4m
		16.3m <sup>2</sup>	2.3m
5335-5336	Hazel	10.2m <sup>2</sup>	1.8m
		13.6m <sup>2</sup>	2.1m
5337	Hazel	8.2m <sup>2</sup>	1.6m
5338	Hawthorn	5.1m <sup>2</sup>	1.3m
5339	Yew	8.9m <sup>2</sup>	1.7m
5340-5342	Wild cherry	4.5m <sup>2</sup>	1.2m
		5.5m <sup>2</sup>	1.3m
		6.5m <sup>2</sup>	1.4m
5343	English oak	9.5m <sup>2</sup>	1.7m
5345	English oak	311.7m <sup>2</sup>	10.0m
5346	English oak	293.2m <sup>2</sup>	9.7m
5347	Wild cherry	5.5m <sup>2</sup>	1.3m
5348	Hazel	15.3m <sup>2</sup>	2.2m
5349	English oak	12.3m <sup>2</sup>	2.0m
5350	Hawthorn	13.1m <sup>2</sup>	2.0m
5351	Hazel	39.6m <sup>2</sup>	3.6m
5352	Beech	7.2m <sup>2</sup>	1.5m
5353	Holly	51.3m <sup>2</sup>	4.0m
5357	English oak	434.5m <sup>2</sup>	11.8m
5358	English oak	614.0m <sup>2</sup>	14.0m
5369	English oak	706.9m <sup>2</sup>	15.0m
5374	English oak	257.9m <sup>2</sup>	9.1m
5375	Ash	138.1m <sup>2</sup>	6.6m
5384-5386	Common alder	43.4m <sup>2</sup>	3.7m
		65.0m <sup>2</sup>	4.5m
		46.9m <sup>2</sup>	3.9m
5400	Hazel	76.9m <sup>2</sup>	4.9m
5401	Holly	6.5m <sup>2</sup>	1.4m
5402	Holly	32.8m <sup>2</sup>	3.2m
5403	Silver birch	49.3m <sup>2</sup>	4.0m
5404	Holly	76.7m <sup>2</sup>	4.9m
5405	Holly	8.0m <sup>2</sup>	1.6m
5406-5408	Hazel	14.7m <sup>2</sup>	2.2m
		29.0m <sup>2</sup>	3.0m
		10.2m <sup>2</sup>	1.8m
5409	Holly	10.0m <sup>2</sup>	1.8m
5410	Holly	42.1m <sup>2</sup>	3.7m
5411	Wild cherry	40.7m <sup>2</sup>	3.6m
5412	Ash	52.3m <sup>2</sup>	4.1m
5413	Wild cherry	25.0m <sup>2</sup>	2.8m
5414	Wild cherry	26.1m <sup>2</sup>	2.9m
5415	Wild cherry	21.9m <sup>2</sup>	2.6m
5416	Laurel	13.9m <sup>2</sup>	2.1m
5417	Holly	8.7m <sup>2</sup>	1.7m
5418	Hazel	10.2m <sup>2</sup>	1.8m
5419	Holly	84.8m <sup>2</sup>	5.2m
5420	Wild cherry	22.9m <sup>2</sup>	2.7m
5421	Wild cherry	16.3m <sup>2</sup>	2.3m
5422	English oak	209.2m <sup>2</sup>	8.2m

5423	Hazel	16.1m <sup>2</sup>	2.3m
5424	Wild cherry	13.1m <sup>2</sup>	2.0m
5425	Hazel	21.8m <sup>2</sup>	2.6m
5426	English oak	13.1m <sup>2</sup>	2.0m
5427	Hazel	25.4m <sup>2</sup>	2.8m
5428	Hazel	26.1m <sup>2</sup>	2.9m
5429-5430	English oak	27.2m <sup>2</sup> 29.4m <sup>2</sup>	2.9m 3.1m
5431	Hazel	16.5m <sup>2</sup>	2.3m
5432	Silver birch	8.9m <sup>2</sup>	1.7m
5433	Silver birch	10.7m <sup>2</sup>	1.8m
5434	Hazel	9.0m <sup>2</sup>	1.7m
5435	Hazel	45.2m <sup>2</sup>	3.8m
5436	Silver birch	21.9m <sup>2</sup>	2.6m
5438	English oak	115.4m <sup>2</sup>	6.1m
5439	English oak	323.0m <sup>2</sup>	10.1m
5441	English oak	673.3m <sup>2</sup>	14.6m
5442	Hazel	34.2m <sup>2</sup>	3.3m
5443	Hazel	54.3m <sup>2</sup>	4.2m
5444	Hazel	11.6m <sup>2</sup>	1.9m
5445	Silver birch	40.7m <sup>2</sup>	3.6m
5446	Hazel	27.5m <sup>2</sup>	3.0m
5447	Holly	29.2m <sup>2</sup>	3.0m
5448	English oak	445.6m <sup>2</sup>	11.9m
5449	English oak	548.5m <sup>2</sup>	13.2m
5450	Ash	182.1m <sup>2</sup>	7.6m
5451	English oak	191.2m <sup>2</sup>	7.8m
5452	English oak	34.2m <sup>2</sup>	3.3m
5453	English oak	179.6m <sup>2</sup>	7.6m
5454	Silver birch	58.6m <sup>2</sup>	4.3m
5455	Beech	50.8m <sup>2</sup>	4m
5456	Ash	68.6m <sup>2</sup>	4.7m
5457	Ash	34.4m <sup>2</sup>	3.3m
5458	Lawson cypress	52.3m <sup>2</sup>	4.1m
5459	Lawson cypress	35.5m <sup>2</sup>	3.4m
5460	Norway maple	63.6m <sup>2</sup>	4m
5461	Goat willow	25.0m <sup>2</sup>	2.8m
5462	Goat willow	30.6m <sup>2</sup>	3.1m
5463	Beech	289.6m <sup>2</sup>	9.6m
5464	Beech	366.4m <sup>2</sup>	10.8m
5465	Ash	120.0m <sup>2</sup>	6.2m
5466	English oak	194.1m <sup>2</sup>	7.9m
5467	Ash	191.1m <sup>2</sup>	7.8m
5468	English oak	91.6m <sup>2</sup>	5.4m
5469	Hawthorn	35.8m <sup>2</sup>	3.4m
5470	English oak	91.6m <sup>2</sup>	5.4m
5471	Silver birch	58.6m <sup>2</sup>	4.3m
5472	Silver birch	16.3m <sup>2</sup>	2.3m
5473	English oak	257.9m <sup>2</sup>	9.1m
5474	English oak	81.7m <sup>2</sup>	5.1m
5475	English oak	192.4m <sup>2</sup>	7.8m
5476	English oak	70.6m <sup>2</sup>	4.7m
5477	English oak	162.9m <sup>2</sup>	7.2m
5478	English oak	95.7m <sup>2</sup>	5.5m
5479	English oak	85.6m <sup>2</sup>	5.2m
5480	Sycamore	22.1m <sup>2</sup>	2.7m

5481	Silver birch	46.3m <sup>2</sup>	3.8m
5482	Sycamore	14.7m <sup>2</sup>	2.2m
5483	Crab apple	55.4m <sup>2</sup>	4.2m
5484	Ash	14.7m <sup>2</sup>	2.2m
5485	Silver birch	10.5m <sup>2</sup>	1.8m
5486	English oak	36.7m <sup>2</sup>	3.4m
5487	Sycamore	147.0m <sup>2</sup>	6.8m
5488	Beech	209.2m <sup>2</sup>	8.2m
5489	English oak	629.9m <sup>2</sup>	14.2m
5490	English oak	408.3m <sup>2</sup>	11.4m
5491	English oak	346.4m <sup>2</sup>	10.5m
5600	Apple	91.6m <sup>2</sup>	5.4m
5601	Silver birch	141.9m <sup>2</sup>	6.7m
5602	Beech	197.1m <sup>2</sup>	7.9m
5603	English oak	323.0m <sup>2</sup>	10.1m
5604	Silver birch	168.3m <sup>2</sup>	7.3m
5605	Ash	160.2m <sup>2</sup>	7.1m
5606	Alder	38.0m <sup>2</sup>	3.5m
5607	Alder	173.9m <sup>2</sup>	7.4m
5608	Silver birch	113.1m <sup>2</sup>	6.0m
5609-5611	Hazel	7.6m <sup>2</sup>	1.6m
		17.2m <sup>2</sup>	2.3m
		16.4m <sup>2</sup>	2.3m
5612	Ash	44.9m <sup>2</sup>	3.8m
5614	Hawthorn	17.4m <sup>2</sup>	2.4m
5615	Hawthorn	44.9m <sup>2</sup>	3.8m
6000	English oak	470.7m <sup>2</sup>	12.2m
6001	Beech	358.3m <sup>2</sup>	10.7m
6002-6005	Common alder	4.1m <sup>2</sup>	1.1m
		29.1m <sup>2</sup>	3.0m
		34.4m <sup>2</sup>	3.3m
		15.5m <sup>2</sup>	2.2m
6006-6007	Lawson cypress	221.7m <sup>2</sup>	8.4m
		162.9m <sup>2</sup>	7.2m
6008	English oak	366.4m <sup>2</sup>	10.8m
6009	Lawson cypress	443.3m <sup>2</sup>	11.9m
6010	Beech	221.7m <sup>2</sup>	8.4m
6011	Wild cherry	26.1m <sup>2</sup>	2.9m
6012	Hawthorn	18.1m <sup>2</sup>	2.4m
6013	Norway maple	28.3m <sup>2</sup>	3.0m
6014	Ash	247.7m <sup>2</sup>	8.9m
6015	Ash	110.8m <sup>2</sup>	5.9m
6016	English oak	102.1m <sup>2</sup>	5.7m
6017	English oak	209.2m <sup>2</sup>	8.2m
6018-6019	Wild cherry	7.1m <sup>2</sup>	1.5m
		6.5m <sup>2</sup>	1.4m
6020-6022	Holly	4.5m <sup>2</sup>	1.2m
		2.5m <sup>2</sup>	0.9m
		2.5m <sup>2</sup>	0.9m
6023	English oak	706.9m <sup>2</sup>	15.0m
6024	English oak	470.7m <sup>2</sup>	12.2m
6025	Wild cherry	11.6m <sup>2</sup>	1.9m
6026	Silver birch	144.8m <sup>2</sup>	6.8m
6027	Red oak	289.5m <sup>2</sup>	9.6m
6028	English oak	108.6m <sup>2</sup>	5.9m
6029	English oak	81.7m <sup>2</sup>	5.1m
6030	Silver birch	34.2m <sup>2</sup>	3.3m

6031	Ash	72.4m <sup>2</sup>	4.8m
6032	Red oak	547.4m <sup>2</sup>	13.2m
6033-6034	English oak	5.0m <sup>2</sup>	1.3m
	Pissards plum	7.6m <sup>2</sup>	1.6m
6035	Ash	76.0m <sup>2</sup>	4.9m
6036-6037	Silver birch	55.4m <sup>2</sup>	4.2m
		102.6m <sup>2</sup>	5.7m
6038-6039	Goat willow	34.2m <sup>2</sup>	3.3m
		28.3m <sup>2</sup>	3.0m
6040-6043	Ash	63.6m <sup>2</sup>	4.5m
		96.1m <sup>2</sup>	5.5m
		91.9m <sup>2</sup>	5.4m
		91.6m <sup>2</sup>	5.4m
6044	Common alder	261.3m <sup>2</sup>	9.1m
6045	Common alder	136.3m <sup>2</sup>	6.6m
6046	Common alder	63.6m <sup>2</sup>	4.5m
6047	Silver birch	114.8m <sup>2</sup>	6.0m
6048	English oak	366.4m <sup>2</sup>	10.8m
6049	English oak	346.4m <sup>2</sup>	10.5m
6050-6051	Ash	63.6m <sup>2</sup>	4.5m
		52.3m <sup>2</sup>	4.1m
6052	Common alder	261.3m <sup>2</sup>	9.1m
6053	Common alder	97.8m <sup>2</sup>	5.6m
6054	Ash	106.0m <sup>2</sup>	5.8m
6100	English oak	72.4m <sup>2</sup>	4.8m
6101	English oak	40.7m <sup>2</sup>	3.6m
6102	English oak	366.4m <sup>2</sup>	10.8m
6103	English oak	452.4m <sup>2</sup>	12.0m
6104	Sycamore	55.4m <sup>2</sup>	4.2m
6105	Goat willow	81.4m <sup>2</sup>	5.1m
6106	Beech	408.3m <sup>2</sup>	11.4m
15139	Ash	289.5m <sup>2</sup>	9.6m
50085	English oak	182.4m <sup>2</sup>	7.6m
50086	False acacia	122.3m <sup>2</sup>	6.2m
50088	Goat willow	76.8m <sup>2</sup>	4.9m
50089	Wild cherry	36.7m <sup>2</sup>	3.4m
50111	Goat willow	31.5m <sup>2</sup>	3.2m
50114-50115	Goat willow	20.9m <sup>2</sup>	2.6m
		30.6m <sup>2</sup>	3.1m
100104	English oak	20.0m <sup>2</sup>	2.5m
100105	English oak	58.6m <sup>2</sup>	4.3m
G1	Common alder	47.8m <sup>2</sup>	3.9m
G2	Various	72.4m <sup>2</sup>	4.8m
G3	Various	22.9m <sup>2</sup>	2.7m
G4	Various	706.9m <sup>2</sup>	15.0m
G5	Various	55.4m <sup>2</sup>	4.2m
G6	Various	55.4m <sup>2</sup>	4.20m
G7	Goat willow	10.2m <sup>2</sup>	1.8m
G8	Leyland cypress	22.9m <sup>2</sup>	2.7m
G9	Various	40.7m <sup>2</sup>	3.6m
G10	Various	10.2m <sup>2</sup>	1.8m
G20	Holly	14.7m <sup>2</sup>	2.2m
G22	Cherry laurel	18.1m <sup>2</sup>	2.4m
G23	Goat willow	55.4m <sup>2</sup>	4.2m
G24	Lawson cypress	162.9m <sup>2</sup>	7.2m
G25	Various	18.1m <sup>2</sup>	2.4m
G26	Goat willow	46.3m <sup>2</sup>	3.8m

G27	Goat willow	40.7m <sup>2</sup>	3.6m
G28	Various	18.1m <sup>2</sup>	2.4m
G29	Leyland cypress	10.2m <sup>2</sup>	1.8m
G30	Various	16.3m <sup>2</sup>	2.3m
G31	Holly	16.3m <sup>2</sup>	2.3m
G32	Various	18.1m <sup>2</sup>	2.4m
G33	Privet	14.7m <sup>2</sup>	2.2m
G34	Various	72.4m <sup>2</sup>	4.8m
G35	Various	28.3m <sup>2</sup>	3.0m
G36	Various	408.3m <sup>2</sup>	11.4m
G37	Various	408.3m <sup>2</sup>	11.4m
G38	Scots pine	191.1m <sup>2</sup>	7.8m
G39	Various	28.3m <sup>2</sup>	3.0m
G40	Various	72.4m <sup>2</sup>	4.8m
G41	Various	55.4m <sup>2</sup>	4.2m
G51	Lawson cypress	91.6m <sup>2</sup>	5.4m
G52	Silver birch	55.4m <sup>2</sup>	4.2m
G53	Various	113.1m <sup>2</sup>	6.0m
G54	Various	76.0m <sup>2</sup>	4.9m
G55	Various	26.1m <sup>2</sup>	2.9m
H1	Various	10.2m <sup>2</sup>	1.8m
H2	Various	38.0m <sup>2</sup>	3.5m
H4	Various	6.5m <sup>2</sup>	1.4m
H5	Various	8.9m <sup>2</sup>	1.7m
H6	Beech	10.2m <sup>2</sup>	1.8m
H7	Various	4.5m <sup>2</sup>	1.2m
H3	Leyland cypress	4.5m <sup>2</sup>	1.2m
W1	Various	408.3m <sup>2</sup>	11.4m
W2	Various	326.9m <sup>2</sup>	10.2m
W3	Various	706.9m <sup>2</sup>	15.0m
W4	Various	706.9m <sup>2</sup>	15.0m
W8	Various	706.9m <sup>2</sup>	15.0m
W9	Various	254.5m <sup>2</sup>	9.0m
W10	Various	113.1m <sup>2</sup>	6.0m
W11	Various	662.3m <sup>2</sup>	14.5m

## **APPENDIX 4**

### **Tree Protection Plan**

**Arboricultural Impacts: Summary**  
(For details, see below)

Impact	No. of Trees
Trees to be removed	36
Groups of trees/hedges to be removed	3
Groups of trees/hedges to be partially removed	7
Trees/Groups to be pruned	2
Trees where manual excavation needed within RPAs	7
Trees where above soil surfacing needed within RPAs	7
Trees with proposed underground services within RPAs	0

**Trees to be Removed**

No	Species	Category
12	Purple Plum	C
14	Bastard service tree	C
16	Flowering cherry	C
17	Corkscrew willow	C
18	Purple plum	C
19	Goat willow	C
24 - 25	Hawthorn	C
28	Norway spruce	C
29	Apple	C
32	English oak	B
38	English oak	C
39	Sycamore	C
40	Hawthorn	C
41	Apple	C
42	Plum	C
43	Flowering cherry	U
44	Apple	C
45	Plum	C
51	Beech	C
52	Ash	C
53	Sycamore	C
54	Ash	C
55	Flowering cherry	C
56	Sycamore	C
57	Field maple	C
58	Flowering cherry	C
77	Silver birch	C
113	Goat willow	C
3261	Ash	U
3262	Ash	C
3263	Ash	U
3264	Ash	C
3265	Ash	U
4137	Ash	U
4138	Ash	C

**Total numbers of trees to be removed**

Category	No. of trees	Category	No. of trees
A	0	B	1
C	30	U	5

**Trees to be pruned**

No.	Species	Works (Outline only)
21	Ash	Crown reduce southern overhanging portion of canopy by up to 6m, leaving it no closer than 4m from central trunk alignment
G9	Various - birch & goat willow	Crown lift and reduce lateral extents of group where necessary, and overhanging proposed informal mown grass path

Pruning is to be undertaken in accordance with the British Standard Recommendations for Tree work, BS3998, 2010. Climbing spurs or spikes are not to be used whilst pruning trees.

**Trees that require manual excavation within RPAs**

No.	Species	Type of structure
31	English oak	Proposed access road
2743	English oak	Proposed SuDs feature
3211	English oak	Proposed SuDs pond
3269	Beech	Proposed SuDs pond
4130	English oak	Proposed swale
4132	Ash	Proposed swale
6000	English oak	Proposed SuDs pond

**Trees that require above soil surfacing within RPAs**

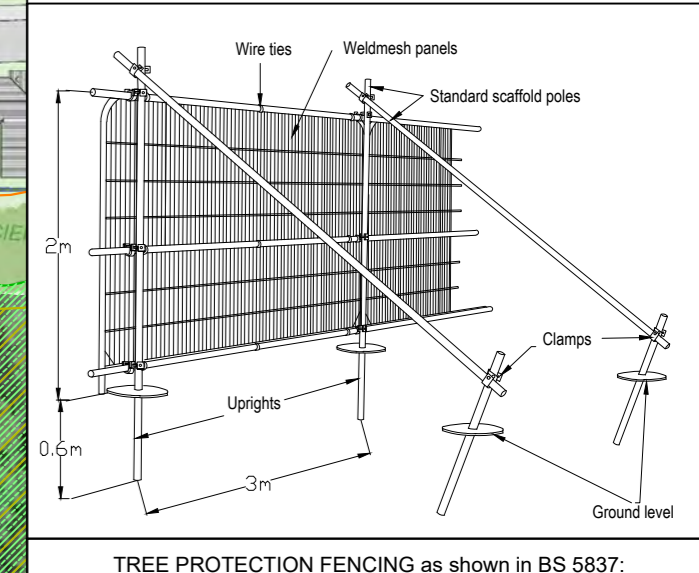
No.	Species	Type of structure
1	English oak	Proposed access and road table
2	English oak	Proposed access and road table
7	English oak	Proposed access and road table
8	English oak	Proposed access and road table
9	English oak	Proposed access and road table
33	Silver birch	Proposed footpath
3211	English oak	Proposed footpath

**Arboricultural Supervision**

The arboricultural consultant will directly supervise all construction works that have to be undertaken within root protection areas. These include:  
1. Location of protective fencing.  
2. Construction of above-ground hard surfacing.  
3. Excavation for SuDs, swales, foundations



**Protective Fencing**  
To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site boarding, or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts, supporting standard anti-climb 'Hera's' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. 'TREE PROTECTION ZONE - KEEP OUT' or similar notices to be attached to every fifth panel.



TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.

**Manual Excavation**

Within the RPAs of retained trees the first 750mm depth of excavation for the proposed drainage or grounding of power cables shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. Where appropriate, the soil beneath this depth may be sheet piled; and deeper excavation may be undertaken by a machine provided it works from outside the root protection areas.

**Above Soil Surfacing**

Proposed hard surfacing within root protection areas (RPAs) of retained trees to be constructed in accordance with section 7.4 of BS 5837: 2012. Trees in relation to design, demolition and construction - Recommendations. Other than the careful removal, using hand tools, of any turf layer, surfaces will be installed above existing soil level, so that the soil is not disturbed and no roots are severed, or no deeper than the base of any existing surfacing it is replacing (cyan hatch), so that the soil is not disturbed and no roots are severed; and an appropriate ground covering, possibly using a geogrid, a geoweb, or a combination of the two will be placed beneath the sub-base to minimise compaction of the soil. No hard surfacing will be placed within 0.5m of the trunks of any trees to be retained. Edge supports will also be installed above existing soil level.

**SJA ARBORICULTURAL PLANNING CONSULTANTS**

Project: Land West of Turners Hill Road - North of Huntslands

Client: **Wates**

Drawing: TREE PROTECTION PLAN

Drawing no: SJA TPP 26028-041

Based on: SK006B CLEAN 430 Masterplan

Drawn by: NHK Date of Issue: Jan 2026 Scale: 1: 1000@A1

Checked by: FPS Tel:(01737) 813058 sja@sjatrees.co.uk

Tree nos.: 2101	Category 'U' trees: [3259]	Category of trees to be retained: [Green circle]
Category 'A' RPA: [Green circle]	Category 'B' RPA: [Blue circle]	Category 'C' RPA: [Red circle]
Trees to be removed: [Red square]	Protective fencing: [Blue line]	Ancient woodland & 15m buffer: [Green hatched]
Above soil surfacing: [Red hatched]	Manual excavation: [Orange hatched]	

For further information refer to the SJA/Arb. Tree Survey Schedule. Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies. SJA/Arb. (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based. © Simon Jones Associates Ltd. 2026. This drawing is copyright and may not be used or changed without the written consent of SJA/Arb. This drawing is based on the proposed layout plan shown and referred to above. SJA/Arb. authorises its reproduction, without amendment, by the Local Planning Authority (LPA), and to its posting on the LPA website, to assist in consideration of this application only. This drawing is designed to reflect only the principles of layout and for design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.

