Great Lakes UK Limited

PROPOSED GREAT WOLF LODGE - LAND TO THE EAST OF M40 AND SOUTH OF A4095, CHESTERTON, BICESTER

Arboricultural Impact Assessment

70058541-009
NOVEMBER 2019

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Great Lakes UK Limited

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WSP

1 Capital Quarter
Tyndall Street
Cardiff
CF10 4BZ

Phone: +44 2920 769 200

WSP.com

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Prepared by	John Mitchener			
Signature	Mitchener, John Digitally signed by Mitchener, John DN: cn=Mitchener, John, ou=Cardiff (1 Capital Quarter), email=john.mitchener@wsp.com Date: 2019.11.08 12:36:18			
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Signature	Davies, Neil Digitally signed by Davies, Neil DN: cn=Davies, Neil, ou=Cardiff (1 Capital Quarter), email=Neil.Davies@wsp.com Date: 2019.11.08 14:38:39 Z			
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Signature	Davies, Neil Digitally signed by Davies, Neil DN: cn=Davies, Neil, ou=Cardiff (1 Capital Quarter), email=Neil.Davies@wsp.com Date: 2019.11.08 14:38:51 Z			
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1 INTRODUCTION

1.1.1. WSP has been instructed by Great Lakes UK Limited to undertake a tree survey and to subsequently provide an Arboricultural Impact Assessment for land to the east of M40 and south of A4095, Chesterton, Bicester (hereafter referred to as 'the Site').

1.1.2. The purpose of this report is to identify all trees which may reasonably be affected by the Proposed Development, to assess the direct and indirect impact of the scheme upon those trees and to recommend such protection measures as are necessary to ensure the long-term wellbeing of trees which are to be retained.

1.1.3. The scope and level of detail included within this report is sufficient to support an Environmental Impact Assessment to be completed under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Furthermore, information provided complies with the requirements of *British Standard BS 5837:2012 'Trees in relation to design, demolition and construction* – Recommendations' (BS 5837) Table B.1 as it relates to the consenting process and includes reference to the following:

- Tree survey;
- Arboricultural impact assessment;
- Arboricultural method statement (heads of terms); and,
- Tree protection plan.

1.2 VALIDITY PERIOD

1.2.1. Trees are dynamic organisms which are influenced by a variety of environmental variables and whose health and condition can rapidly change. Because of this any recommendations made within this report are valid for a period of 24 months from the date of issue.

1.3 LIMITATIONS

1.3.1. This report in no way constitutes a health and safety survey. Where concerns for tree health and safety exist the necessary and appropriate tree inspections should be carried out.

1.4 DESCRIPTION OF THE PROPOSED DEVELOPMENT

1.4.1. The Proposed Development may be described as follows:

"Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping"

1.4.2. The following aspects of the Proposed Development have been identified as of arboricultural significance:

- Tree retention and removals;
- Use of no dig hard surfacing to protect roots

2 SITE DESCRIPTION

2.1.1. A full description of the geography and land use of the Site and surrounding area is provided within Volume 1, Chapter 1 of the Environmental Statement. In summary the Site is triangular, covers 18.6 hectares and comprises 9 of an 18-hole outdoor golf course. Surrounding land-uses include agricultural, business, residential and the remaining 9 holes of the existing 18-hole golf course.

2.1.2. A plan showing the Site is included in Figure 2-1.

Figure 2-1 - Plan of Site (including Red Line Boundary)

SOILS

2.1.3. Soils are important from an arboricultural perspective as they can materially influence tree root development and tree health. Reference to the British Geological Survey[1] indicates that the underlying geology of the Site forms part of the Cornbrash Formation of sedimentary limestone. Superficial deposits are not recorded.

2.1.4. Soils formed from this parent material are likely to exhibit a loamy texture and will be rich in lime. They are likely to display good drainage and moderate levels of fertility.

2.1.5. Soils such as these will support a wide range of tree species but will favour those with a tolerance for soils where the pH is potentially slightly alkaline and where there is a risk of a soil moisture deficit during periods of prolonged drought. Examples of suitable tree species may include, but are not

[1] British Geological Survey (NERC), 2018. *Geology of Britain Viewer* [online] Available at: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> [Accessed October 2019].

limited to, maples (*Acer spp.*), hornbeam (*Carpinus betulus*), hawthorn (*Crataegus monogyna*), cherry (*Prunus spp.*), cedar (*Cedrus spp.*) and yew (*Taxus baccata*). Trees which are unlikely to be ideally suited to the local soils and which may not flourish include willows (*Salix spp.*), common alder (*Alnus glutinosa*) and English oak (*Quercus robur*).

2.1.6. Local soils should not prevent the reasonable development of tree roots and should not present an unreasonable impediment to normal growth in terms of depth and spread. Suitable rooting volumes are likely to be available to trees and will be of importance not only for nutrient provision but also in terms of water supply during periods of drought.

3 LEGISLATIVE FRAMEWORK AND GUIDANCE

3.1 LEGISLATION AND GUIDANCE

3.1.1. Legislation and guidance of specific relevance to this report is outlined below:

TREE PRESERVATION ORDERS

3.1.2. The Town and Country Planning Act 1990 places a duty upon local planning authorities to make provision for the preservation and planting of trees when granting permission for new development[2]. It also affords local planning authorities with the power to make a Tree Preservation Order (TPO) where it is expedient in the interests of amenity to make provision for the preservation of trees and woodlands[3].

Purpose of a TPO

3.1.3. The purpose of a TPO is to protect specific trees, groups of trees and woodlands for the purpose of amenity. In the Secretary of State's view 'Orders should be used to protect trees and woodlands if their removal would have a significant negative impact on the local environment and its enjoyment by the public'[4].

3.1.4. A TPO does not prevent the removal of trees in order to implement development. It does however prevent their unauthorised removal and ensures that they can be fully considered when determining whether development is appropriate and acceptable.

3.1.5. A TPO makes it a statutory offence to carry out any of the following works to trees without the formal consent of the Local Planning Authority (LPA):

- Cutting down;
- Topping;
- Lopping;
- Uprooting;
- Wilful damage; and
- Wilful destruction.

Amenity Value

3.1.6. Trees which are to be included within a TPO should exhibit a minimum level of current or future amenity value. This should be assessed by the LPA in a structured and consistent manner with Government advice referring to the following requirements.

[2] Town and Country Planning Act 1990. s.13(197)(a)(b). Norwich: TSO

[3] Town and Country Planning Act 1990. s.13(198). Norwich: TSO

[4] Department for Communities and Local Government, 2014. Conserving and Enhancing the Historic Environment. [Online] Available at: https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#what-is-a-conservation-area [Accessed 14 November 2017]

Visibility

3.1.7. Trees should be visible, in whole or in part, from a public place such as a road, footpath or publicly accessible land.

Value

3.1.8. Public visibility is in itself not sufficient to warrant inclusion within a TPO. Arboricultural features should also exhibit merit in terms of one or more of the following criteria:

- Size and form;
- Future potential;
- Rarity, cultural or historical value;
- Contribution to, and relationship with, the landscape; and
- Contribution to the character or appearance of a conservation area.

Other Factors

3.1.9. Other factors such as nature conservation may be considered when making a TPO but on their own would not warrant making an Order.

GUIDANCE

British Standard BS 5837:2012

3.1.10. British Standard BS 5837 provides recommendations and guidance on the relationship between trees and design, demolition and construction processes. It sets out principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures and is applicable whether or not planning consent is required.

4 BASELINE ARBORICULTURAL RESOURCE

4.1 STUDY AREA

4.1.1. The study area has been defined as the area within which arboricultural features may be impacted by the Proposed Development and comprises of the Site plus a buffer of up to 15 metres[5]. The purpose of the buffer is to ensure that arboricultural features which are outside the footprint of the Proposed Development but whose root protection areas extend into the developable area are recorded and considered.

4.2 METHOD OF BASELINE DATA COLLECTION

4.2.1. Baseline data collection has been undertaken with reference to BS 5837 and has been undertaken using the following data sources:

- An arboricultural desk study, and;
- A walkover survey of all arboricultural features within the study area.

DESK STUDY

4.2.2. A desk-study has been undertaken as a means of identifying any statutory and non-statutory constraints which may apply to arboricultural features within the Study Area. The desk-based review has considered the following sources:

TPOs and Conservation Areas

4.2.3. Cherwell District Council is responsible for implementing any legal controls imposed through TPOs and conservation areas within the study area. The statutory status of arboricultural features within the study area was confirmed in writing by the Council[6].

Notable, Ancient and Veteran Trees

4.2.4. The presence of locally notable, ancient and veteran trees within the study area was checked using the Woodland Trust's Ancient Tree Inventory[7].

Ancient Woodland

4.2.5. The presence of ancient woodlands within the study area was checked using Natural England's Multi Agency Geographical Information for the Countryside (MAGIC) map[8].

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[5] British Standard BS 5837:2012 Clause 4.6

[6] Morrey, C, caroline.morrey@cherwellandsouthnorthants.gov.uk, . *RE: Tree preservation order – Bicester*. [email] Message to B. Kwiatkowski (ben.kwiatkowski@wsp.com). Sent 12 February 2018.

[7] Ancient Tree Inventory, 2018. *Ancient Tree Inventory* [online] Available at: < https://ati.woodlandtrust.org.uk> [Accessed 09 October 2019].

[8] Magic (DEFRA), 2018. *Multi Agency Geographic Information for the Countryside* [online] Available at: < https://magic.defra.gov.uk/MagicMap.aspx> [09 October 2019].

SITE VISIT / SURVEYS

4.2.6. A walkover survey of all arboricultural features within the study area was undertaken on 05 and 06 June 2019. The survey was undertaken by Theresa Reichlin (Arboricultural Consultant).

4.2.7. Details of the survey methodology are provided in Appendix C of this report.

4.3 BASELINE CONDITIONS

DESK STUDY

4.3.1. The desk study confirmed the presence of a single TPO within the study area. It further confirmed the absence of any conservation areas, ancient woodland or ancient, veteran and notable trees.

Tree Preservation Orders

4.3.2. The arboricultural features listed in Table 4-1 have been identified as being afforded statutory protection by virtue of a TPO. A copy of the 'map' included within, or annexed to, the Order(s) and which identifies the location of the protected features is included within Appendix E of this report.

Table 4-1 - Arboricultural features covered by a TPO

Reference number on 1st Schedule[9] TPO	TPO Name
G1	TPO No.1, 1991 Trees at vicarage Farm, Chesterton

4.3.3. Tree Preservation Order No.1, 1991 covers four individual trees and two groups of trees. One of the tree groups (G1) is located within the study area and is described as comprising of 54 poplar trees. The use of a group designation means that only those trees present in 1991 are afforded statutory protection.

4.3.4. Protected tree group G1 is located to the north-east of Bicester Hotel Golf and Spa. Based upon information included within the TPO map it appears likely that the trees were protected prior to the re-development of the site previously occupied by Vicarage Farm.

[9] The first schedule forms part of the TPO document and includes a written description of the trees and their location

SITE VISIT / SURVEY

4.3.5. A total of 221 arboricultural features were surveyed details of which are provided within the Arboricultural Survey Schedule included in Appendix D of this report. A summary of the surveyed features including their category and designation is provided in Table 4-2.

Table 4-2 - Summary of surveyed arboricultural features

BS 5837 Category	Quality	Trees	Tree Group	Wooded Areas	Hedges
B	Moderate	13	1	1	0
C	Low	107	90	1	6
U	Very Low	1	0	0	0
TOTAL		121	91	2	6

MODERATE QUALITY ARBORICULTURAL FEATURES

4.3.6. A total of 15 moderate quality arboricultural features were recorded and include 13 individual trees, one tree group and one wooded area.

Individual Trees

4.3.7. Of the 13 individual trees four are Norway maple (*Acer platenoides*); four are sycamore (*Acer pseudoplatanus*), two are Lawson cypress (*Chamaecyparis lawsoniana*) with one each of black walnut (*Juglans nigra*), oak (*Quercus robur*) and silver maple (*Acer saccharinum*). All are mature specimens with heights of seven metres to 16 metres, stem diameters ranging from 510 millimetres to 900 millimetres and retention spans in excess of 20 years under current site conditions. They have been variously valued based upon their arboricultural and landscape values.

Tree Groups

4.3.8. A single moderate quality tree group (G217) was recorded and comprises of a mix of trees species including sycamore, lime (*Tilia sp.*) and horse chestnut (*Aesculus hippocastanum*). Trees within the group are approximately 12 metres tall with stem diameters ranging from 470 millimetres to 510 millimetres. The tree group has been assessed as having a retention span in excess of 20 years and has been valued on the basis of its localised landscape value.

Wooded Areas

4.3.9. One moderate quality wooded area (W188) was also identified and is predominately formed from trees which include field maple (*Acer campestre*) and Corsican pine (*Pinus nigra ssp. Laricio*). This wooded area includes specimens with an average height of 12 metres and stem diameters ranging from 150 millimetres to 350 millimetres. Wooded area W188 has a retention span in excess of 20 years and has again been valued on the basis of its localised landscape value.

LOW QUALITY ARBORICULTURAL FEATURES

4.3.10. The walkover survey identified 204 low quality features including 107 trees, 90 tree groups, one hedge and six wooded areas. Low quality features are formed from a wide variety of tree species the most frequent of which are ash (*Fraxinus excelsior*), willow, poplar (*Poplus spp.*), cherry, field maple (*Acer campestre*) birch (*Betula pendula*) and sycamore (*Acer pseudoplatanus*).

4.3.11. Low quality trees, tree groups, hedges and wooded areas range in age from young to mature with heights of 2.5 metres to 19 metres, stem diameters ranging from 75 millimetres to 650 millimetres and retention spans in excess of 10 years under current site conditions. They have been valued mainly for their localised visual amenity and limited contribution to the wider landscape.

4.3.12. Of the 204 low quality features which have been recorded nine are covered by TPO No.1, 1991. These include T114, T116, T117, G133, G134, G135, G136, G137 and G148 all of which comprise of Lombardy poplars (*Poplus nigra var. Italica*). These trees and tree groups represent what remains of the 54 poplar trees originally recorded as G1 when the Order was made.

VERY LOW QUALITY ARBORICULTURAL FEATURES

4.3.13. A single very low-quality tree has been included within the survey results and is referenced as T83. This is a three-metre-tall horse chestnut which exhibits mower damage to the stem base such that its life expectancy is unlikely to exceed ten years.

5 ARBORICULTURAL IMPACT ASSESSMENT

5.1.1. The following Arboricultural Impact Assessment (AIA) evaluates the direct and indirect effects of the proposed design on existing trees and identifies the necessary mitigation measures where these are deemed appropriate.

5.1.2. Very-low quality arboricultural features are of negligible value due to their poor quality and limited retention span (<10 years). Very-low quality tree T83 should not therefore represent a constraint to development and could, if required, be removed without adverse effects on the overall quality of the baseline arboricultural resource. Impacts associated with the removal of very-low quality tree T83 should not form a material consideration when determining the acceptability of the Proposed Development and, on this basis, this tree has not been discussed within this AIA.

ASSUMPTIONS AND LIMITATIONS

Assumptions

5.1.3. This AIA has been based upon the following assumptions:

- Partial removal of tree groups – it has been assumed that in instances where a substantial proportion of a tree group is to be removed then the remaining trees will become potentially unstable and liable to uprooting and collapse. This assumption is based upon likely changes to the wind loading experienced by retained trees caused by the sudden removal of neighbouring specimens.
- Contractor working area – it has been assumed that the contractor will require a working area of up to ten metres in order to safely construct buildings and other substantial structures. It is further assumed that the working area can be reduced to less than half a metre in instances where lightweight structures such as paths or roads are to be constructed close to individual trees or small groups of trees.
- New hard surfacing – it has been assumed that areas of new hard surfacing (paths, parking bays and roadways) can be constructed using no dig construction techniques where this is necessary for the preservation of trees. This assumption relies upon the ability of the design to accommodate potential level differences caused by a need to avoid excavation into the soil.

Limitations

5.1.4. This AIA includes the following limitations:

- The assessment does not include reference to the following:
  - Temporary and permanent apparatus to include foul and surface water drains, land drains, soakaways and underground utilities;
  - Changes to existing surface levels;
  - Working space for car parking, site huts, toilet facilities and other temporary structures; and,
  - New soft landscaping proposals.

5.2 ARBORICULTURAL FEATURES TO BE REMOVED/RETAINED

5.2.1. Arboricultural features selected for retention and removal are clearly identified on the Tree Protection Plan (TPP) included in Appendix F of this report. Details of the arboricultural features to be removed are summarised in Table 5-1.

Table 5-1 - Arboricultural features to be removed sub-divided by type and quality

BS 5837 Category	Quality	Trees	Tree Group	Wooded Areas	Hedges
B	Moderate	9	1	1	0
C	Low	44	45 (nine to be removed in part only)	0	2
TOTAL		53	46	1	2

5.2.2. The Proposed Development has been carefully designed to minimise the loss of arboricultural features within the Site. Implementation of the Proposed Development will however require the whole or partial removal of 101 arboricultural features. These include:

- The complete removal of nine moderate quality trees (T23, T25, T43, T44, T53, T88, T91 and T92), one moderate quality tree group (G217) and one moderate quality wooded area (W188);
- The complete removal of 36 low quality trees (T10, T17, T18, T20, T22, T24, T26, T27, T28, T31, T32, T33, T35, T36, T47, T50, T51, T52, T55, T59, T62, T69, T70, T72, T73, T74, T77, T79, T80, T81, T85, T87, T89, T96, T97, T98, T99, T100, T104, T105, T109, T113, T120 and T121), thirty five low quality tree groups (G124, G125, G126, G128, G129, G130, G131, G132, G150, G151, G154, G155, G156, G157, G158, G159, G164, G165, G166, G168, G169, G172, G180, G183, G186, G191, G193, G197, G199, G209, G212, G214, G215, G216, G218 and G219) and two low quality hedges (H143 and H145); and,
- The partial removal of nine low quality tree groups (G149, G185, G187, G190, G201, G202, G205, G206 and G207).

5.2.3. Arboricultural features have been identified for whole or partial removal on the basis that they either sit within the footprint of a proposed structure, they are within the contractors likely working area or their root protection areas will be so compromised by the Proposed Development that they will become unsustainable.

5.2.4. In the case of arboricultural features G128, G132, G155, G156, G165, G168, G172, G183, G186, W188, G193, G197, G199 and G209 complete removal has been recommended even though only partial removal is required to facilitate development. This is because retained individuals would then be placed at high risk of uprooting and breakage. In such instances complete removal will avoid the temporary retention of unsuitable trees, will ensure safety hazards are avoided and ensures a robust assessment of impacts.

5.2.5. The Proposed Development has been designed so as to avoid the removal of any trees or tree groups covered by TPO No.1, 1991. Furthermore, except for a new site access onto the A4095 all arboricultural features present around the periphery of the Site will also be substantially retained.

5.3 TREE PRUNING REQUIREMENTS

5.3.1. Due to the nature, extent and design stage of the Proposed Development it has not been possible to identify whether any individual trees or branches will need to be pruned. Any requirement for such work will generally only become apparent once detailed design work has been completed and a contractor has been appointed thereby ensuring that all construction and operational spatial requirements are known.

5.3.2. The requirement for a detailed schedule of pruning work should therefore be included as part of a Detailed Arboricultural Method Statement as should a process to deal with any ad-hoc tree work requirements that may arise during the construction of the Proposed Development.

5.4 OTHER ARBORICULTURAL IMPACTS

5.4.1. Other identified arboricultural impacts associated with the construction of the Proposed Development are recorded in Table 5-2.

Table 5-2 – Other identified arboricultural impacts, proposed mitigation and likely effects

Feature / Category	Cause of Impact (construction of)	Impact	Mitigatory Measures
T4 / B G177 / C G200 / C	Construction of hard surfacing encroaches marginally into RPA.	Minimal adverse impact to include some potential loss of rooting area. Impacts will be will not result in the loss of the tree / tree group nor will they materially affect health or visual appearance.	Areas of encroachment are too small to warrant use of no dig surfacing. Compensatory rooting volume to be provided through offsetting of tree protection fencing. Impacts to be re-assessed during detailed design to include the development of a construction methodology which limits damage to acceptable levels.
G202 / C G205 / C	Construction of roadway and vehicular parking bays within RPA.	Adverse impacts in the form of root damage and loss of rooting area.	Utilise no dig surfacing to minimise remove need for excavation, prevent soil compaction and protect roots.

5.5 MITIGATORY PLANTING

5.5.1. Post-development soft landscaping proposals have not been evaluated in detail as part of this assessment but have been referenced where they relate to the planting of trees.

5.5.2. Details of the proposed post-development landscaping are provided within the ‘Landscape Proposals’ document (ref. BMD.19.010.RP.P001). These include the establishment of some 660 extra-heavy standard or semi-mature sized trees as well as more than 16,000 trees and shrubs planted to create new woodland and woodland edge or for screening purposes.

5.6 ARBORICULTURAL EFFECTS

5.6.1. The overall arboricultural effects of the Proposed Development on the baseline arboricultural resource during construction are considered to be slight adverse. This assessment is based upon the following factors:

- Arboricultural features identified for removal are internal to the Site and are not inherently important to the landscape character of the wider area;
- Arboricultural features around the periphery of the Site are retained;
- The majority of arboricultural features which are to be removed are of low quality and are thus of insufficient value to influence development; and,
- All other arboricultural impacts are either limited in extent or can be mitigated through the implementation of suitable tree protection measures.

5.6.2. Subject to the provision of an appropriate programme of post-development tree planting the longer term arboricultural effects are considered to be neutral. This assessment is based upon the extensive opportunities for new tree planting which exist within the Site including options for increasing population diversity, resilience and visual appeal.

5.7 TREE PROTECTION PLAN

5.7.1. A Tree Protection Plan (TPP) is included within Appendix F of this report. The purpose of the TPP is to identify trees for retention and show the location and extent of any proposed tree protection measures. The TPP has been compiled in accordance with the following specification:

General

5.7.2. The TPP shows the position of each feature including its stem/extent, current crown spread and its root protection area. The features have also been colour coded based upon the quality category within which they have been placed.

Location / extent of arboricultural features

5.7.3. Arboricultural features have been located using topographical survey data where stem locations have been provided. In instances where topographical data is unavailable then features have been positioned using Ordnance survey data and/or aerial imagery. In these instances, locations should be considered as approximate only and will have an assumed accuracy of two to five metres.

Tree protection measures

5.7.4. The TPP shows the location and extent of identified tree retention and removals (RPAs shown for all retained trees) and areas where no dig surfacing should be applied.

5.8 ARBORICULTURAL METHOD STATEMENT

5.8.1. An Arboricultural Method Statement (AMS) should adopt a precautionary approach to tree protection and should address any activities which have the potential to cause damage to retained trees. For the purposes of the Proposed Development these should reasonably include reference to the following matters:

- Arboricultural monitoring;
- Removal of arboricultural features; and,
- New permanent hard surfacing within root protection areas.

5.8.2. The matters identified above are addressed within the AMS included within Appendix B of this report. It is envisaged that the AMS will be developed during detailed design address matters such as monitoring, pruning, protective fencing and temporary ground protection, underground services and utilities, soft landscaping and no dig surface design.

6 SUMMARY AND CONCLUSIONS

6.1.1. The baseline arboricultural resource includes 220 features including 15 which are of moderate quality, 204 of low quality and one which is very low quality. Three of the low-quality trees and six of the low-quality groups are covered by TPO No.1, 1991.

6.1.2. Implementation of the Proposed Development has been carefully designed to minimise the loss of arboricultural features. Nevertheless, implementation will require the removal of 91 arboricultural features to include 11 of moderate quality and 80 which are of low-quality. Six of the low-quality tree groups identified for removal will only be removed in part.

6.1.3. Other arboricultural impacts will include the minor encroachment into RPAs affecting six low-quality and one moderate quality features. Encroachments will adversely impact features and can be mitigated through the provision of compensatory rooting area and a suitable working methodology during construction.

6.1.4. A further two low-quality features will be subject to hard surface construction within their RPAs. Hard surfacing shall be constructed using no dig techniques as a means of avoiding significant adverse impacts.

6.1.5. The Proposed Development has been designed to avoid adversely impacting any feature covered by TPO No.1, 1991 nor will it necessitate the removal of any substantial amount of boundary vegetation.

6.1.6. The Proposed Development provides considerable scope for replacement tree planting. New planting has the scope to improve the overall quality of trees within the Site.

6.1.7. During construction the Proposed Development will result in slight adverse arboricultural effects. These effects can however be mitigated through replacement tree planting and, in the longer term, arboricultural effects are likely to be neutral.

6.1.8. Initial proposals for the protection of retained trees are contained within the AMS included in Appendix B of this report. This AMS should be developed and expanded during detailed design.

Appendix A

GLOSSARY OF TERMS AND ACRONYMS

GLOSSARY OF TERMS

Table A-1 - Glossary of Terms

Term	Definition
Ancient Tree	A tree that has passed beyond maturity and is old, or aged, in comparison with trees of the same species. Characterised by biological, cultural or aesthetic features of interest.
Ancient Woodland	Any wooded area that has been continuously wooded since 1600 AD
Arboriculturalist	A person who has, through relevant education, training or experience, gained expertise in the field of trees in relation to construction.
Arboricultural Method Statement	A methodology for the implementation of any aspect of development which is within the root protection area, or has the capacity to adversely affect, any retained tree.
British Standard BS 5837:2012	Provides guidance and recommendations for the integration of trees and development. To be interpreted by appropriately qualified and experienced persons.
Conservation Area	An area of special architectural or historic interest identified by the Local Planning Authority.
Construction Exclusion Zone	An area within which all site clearance and construction activities, access and storage of materials are prohibited.
Crown	The upper part of a tree, measured from the lowest branch, including all branches and foliage.
Notable Tree	A tree that is very large but might not qualify as ancient or veteran.
Proposed Development	All works associated with the proposed development of the Site
Root Protection Area	Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's vitality.
Tree Preservation Order	An order made by the Local Planning Authority to protect specific trees, groups of trees or woodlands in the interests of amenity.
Veteran Tree	A tree that has the biological or aesthetic characteristics of an ancient tree but is not ancient in years compared with others of the same species.

Table A-2 – List of acronyms used within this report

Acronyms	
AIA	Arboricultural Impact Assessment
AMS	Arboricultural Method Statement
BS 5837	British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations
CEZ	Construction Exclusion Zone
RPA	Root Protection Area
TCP	Tree Constraints Plan
TPO	Tree Preservation Order
TPP	Tree Protection Plan

Appendix B

ARBORICULTURAL METHOD STATEMENT

INTRODUCTION

This AMS describes the arboricultural protection measures identified as part of an outline design. It presents in principle the arboricultural protection measures which will be applied and which will be expanded upon during detailed design.

This AMS must be read in conjunction with the TPP included within Appendix F of this report.

ARBORICULTURAL MONITORING

General Requirements

Effective tree protection can only be achieved by adherence to a logical sequence of works combined with effective arboricultural monitoring. The purpose of arboricultural monitoring is to ensure that all tree protection measures are fit for purpose, are implemented in accordance with any approved details and as a means of enabling any previously unforeseen arboricultural issues to be promptly identified and suitably addressed.

The Principal Contractor will be responsible for ensuring that all site personnel are made aware of the requirements of this AMS and that any future amendments are known and understood. Copies of the approved AMS will be available onsite the requirements of which will be incorporated into all relevant site management documents and site induction procedures.

Pre-Commencement

A pre-commencement meeting will be held between the Principal Contractor, local authority tree officer and the project arboriculturist. The purpose of this meeting will be to ensure that all aspects of the tree protection measures are clear and understood and that any future sequencing and supervisory arrangements are agreed. The details of this meeting will be recorded and will be circulated to all parties in writing.

The Principal Contractor shall nominate a person to be responsible for all arboricultural matters onsite. This person must:

- Be present on site whenever work is being undertaken,
- Be aware of their arboricultural responsibilities,
- Have the authority to stop any work that is causing, or has the potential to cause harm to any retained tree,
- Be responsible for ensuring that all site operatives are aware of their responsibilities toward retained trees and the consequences of any failure to observe those responsibilities,
- Make immediate contact with the local authority and/or the project arboriculturist in the event of any tree related problems occurring, whether actual or potential.

During / Post-Construction

Once works commence the project arboriculturist will undertake a programme of monitoring. This may include phone and email contact with the site manager, regular site visits and direct monitoring of sensitive works. The frequency of any monitoring will be determined by the intensity and proximity of works to trees and will be flexible enough to accommodate changes in the scheduling of tasks as they occur on the site.

The project arboriculturist will maintain a record of all aspects of the arboricultural monitoring which has been undertaken. This will provide a record of compliance with any agreed tree protection measures and will assist in the efficient discharge of any relevant planning conditions or demonstration of compliance with any statutory requirements.

REMOVAL OF ARBORICULTURAL FEATURES AND PRUNING

Purpose

To identify arboricultural features which are to be removed or retained to implement development.

General Requirements

- The statutory protection afforded by the Wildlife and Countryside Act 1981 (Amended) and Countryside and Rights of Way Act 2000 (Amended) will also be adhered to. Where there is evidence that bats, nesting birds or other protected species are present then specialist advice will be obtained prior to the commencement of work.
- All operations shall be carefully carried out to avoid damage to the trees being treated or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.

Timing

- Any tree felling necessary to permit the installation of tree protection fencing or ground protection shall be undertaken prior to the commencement of site clearance, ground work or the importation of plant and materials.

Specification

A schedule of currently identified tree work is provided below:

Table B-1 - Current schedule of identified tree work

TREE REFERENCE NUMBER	RECOMMENDED WORKS
G124, G125, G126, G129, G130, G131, G132, G150, G151, G154, G155, G156, G157, G158, G159, G164, G165, G166, G168, G169, G172, G180, G183, G186, G190 (part), G191, G193, G197, G199, G201 (part), G202 (part), G205 (part), G206 (part), G207 (part), G209, G212, G214, G215, G216, G217, G218, G219, H143, H145, T10, T17, T23, T25, T26, T27, T28, T31, T32, T33, T35, T36, T43, T44, T47, T50, T51, T52, T53, T54, T55, T59, T62, T69, T70, T72, T73, T74, T77, T79, T80, T81, T85, T87, T88, T89, T91, T92, T97, T98, T99, T100, T104, T105, T109, T113 & W188	Fell to ground level Partial removal of tree groups to be undertaken as specified in the TPP (Appendix F) Stumps within RPAs to be ground out using a stump grinding machine – mechanical excavation to be avoided.

Should the requirement for a tree felling or pruning arise which is additional to that identified above then the following process shall be applied:

- Any specification shall be technically approved by an arboriculturist;
- Written approval shall be obtained from the Local Planning Authority prior to implementation of the work.

PROTECTIVE BARRIERS

TREE PROTECTION FENCING

Purpose

To protect retained trees including their stems, crowns, rooting areas and the soil within which they grow.

General Requirements

Tree protection fencing should be specified by an arboriculturist.

Tree protection fencing will be used to prevent access to the root protection areas (RPAs) of retained trees. In all instances the following specification will be strictly adhered to:

- The area to the rear of the tree protection fencing shall be considered to form a Construction Exclusion Zone. No construction activities, storage of materials or pedestrian or vehicular access shall take place within this area.
- All weather notices will be attached to the tree protection fencing at suitable intervals and shall include suitably sized informative text containing the following statement:

''TREE PROTECTION FENCING

CONSTRUCTION EXCLUSION ZONE – NO ACCESS''

- Regular daily checks will be carried out by an appointed person to ensure that all tree protection fencing is still in place and functioning; any damage will be rectified without delay.

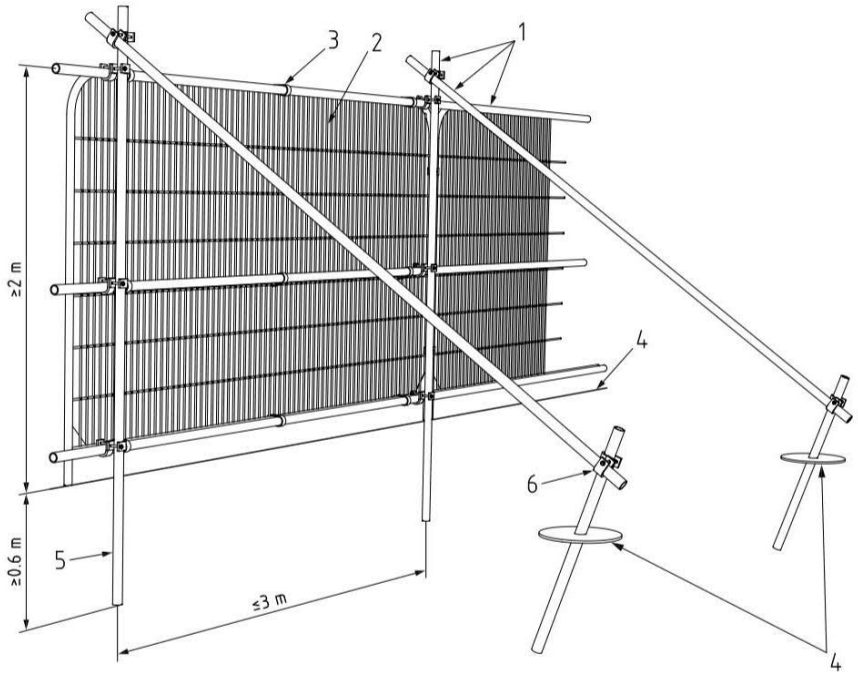
Timing

- Tree protective fencing shall be erected prior to any works onsite including site clearance, ground work or the importation of plant and materials.
- Once erected tree protection fencing shall remain in-situ until all construction activities are complete.

Specification for Fencing

- Tree protection fencing shall be fit for the purpose of excluding construction activity and appropriate for the degree and proximity of work taking place. An example of the type of tree protection fencing which may be required is included in Figure B-1.

Figure B-1 - Example of appropriate tree protection fencing



SPECIAL ENGINEERING AND OTHER RELEVANT CONSTRUCTION DETAILS

NEW PERMANENT HARD SURFACING WITHIN ROOT PROTECTION AREAS

Purpose

To enable permanent hard surfacing to be installed without significant damage to retained trees. To prevent sudden changes to the rooting environment of retained trees thereby giving them time to adapt.

General Requirements

The design of any new permanent hard surfacing should seek to comply with the following specification:

- Avoid the need for any excavation or lowering of soil levels other than the removal, using hand tools only, of any turf, surface vegetation or organic matter. Levels may be raised using a granular fill which will remain gas and water permeable for the duration of its design life.
- Avoid any localised compaction of the underlying soil by evenly distributing any anticipated loading over a suitably large area.
- Utilise a sub-base and wearing course that is permeable to air and water (this includes and separation membranes that may be required).
- Must not exceed 20% of any existing un-surfaced ground within the RPA.
- Should either avoid the need for the use of de-icing salt or, if undesirable, should include a system whereby contaminated run-off is directed outside of the RPA.
- Should be buildable without the need for machinery or plant to operate on areas of unprotected soil.

Timing

Permanent hard surfacing may be installed at any time during the development process provided that:

- Installation does not leave the root protection area at risk of damage (e.g. through the removal of protective fencing whilst other potentially damaging activities are taking place nearby).
- If it is to be used as temporary ground protection it is robust enough to withstand any anticipated loadings without deformation.

Specification

Design

- Hard surfacing should be designed by a structural engineer.
- Hard surfacing should utilise a sub-base formed from a three-dimensional cellular confinement system or an above ground slab supported by piles, pads or elevated beams.
- Exploratory investigations to determine suitable locations for piles and pads should be undertaken as part of the design process.
- Hard surfacing should be designed to withstand deformation by tree roots and should be sufficient distance from the tree to account for future tree growth.
- Excavations associated with the installation of kerbs and edging should be avoided. Above ground products which can be pinned in place should be used in preference to those which require foundations and haunches. Examples include pegs and boards, sleepers and gabion baskets.

Construction

- Compaction of soil surrounding and beneath any new hard surfacing shall be prevented. This may be achieved using temporary ground protection or by constructing the new surface with machinery working forward from the surface as it is constructed (i.e. “rolling out”).
- Vegetation control beneath the new surface may be achieved via the use of herbicide to be applied in accordance with manufacturer’s instructions or through the installation of a permeable weed inhibiting membrane.
- Loose organic matter may be removed using hand tools only.
- The soil surface should not be lowered to remove high spots. Soil levels may be raised using granular infill which will remain permeable to air and water for the duration of its design life.
- If uncured concrete is to be used then an impermeable membrane will be required to prevent leachate from entering the surrounding soil.

Appendix C

ARBORICULTURAL SURVEY METHODOLOGY

SURVEY METHODOLOGY

The survey was undertaken by a suitably qualified and experienced arboriculturist.

The survey was undertaken with topographical survey data forming the base mapping. The arboricultural survey was undertaken in accordance with the following criteria:

- Arboricultural features have been recorded as tree groups or wooded areas where this has been deemed appropriate. Tree groups have been recorded on the basis that they form distinct arboricultural features either aerodynamically, visually or because they contain trees of similar cultural and biodiversity value. Wooded areas are recorded where larger expanses of trees exist and included features which may otherwise be referred to as copses, spinneys or shelterbelts.
- Hedges have been recorded where they form substantial internal or boundary features or where they contribute meaningfully to the landscape character of the local area.
- The trees have been inspected using the Visual Tree Assessment methodology as purported by Mattheck and Breoler[10].
- The tree survey was carried out from ground level only.
- No tissue samples were taken nor was any internal investigation of the subject trees undertaken.
- Tree heights and crown spreads have been estimated to the nearest 1m.

Stem diameters have been measured in accordance with Annex C of BS 5837. Diameters of single stem trees on level ground have been measured at 1.5m above ground level. The diameters of other commonly encountered stems have been measured where most appropriate and this is recorded within the schedule. The combined stem diameters for multi-stemmed trees have been calculated in accordance with BS 5837 paragraph 4.6.1.

By default, Root Protection Areas (RPAs) are calculated as an area equivalent to a circle with a radius 12 times the stem diameter. However, for ancient and veteran trees a root protection area with a radius of 15 times the stem diameter is used11

QUALITY ASSESSMENT

The quality of arboricultural features has been determined in accordance with BS 5837 Table 1 a summary of which is provided in Tables C-1, C-2, C-3 and C-4. The purpose of the quality assessment is to enable informed decisions to be made regarding the removal and retention of arboricultural features in the context of development.

The quality of each arboricultural feature is defined based on its sub-category. Sub-categories carry equal weight, do not influence retention priority and are simply included to indicate the primary value(s) associated with each surveyed item. The quality and sub-category assigned to each arboricultural feature are identified within the Arboricultural Survey Schedule included in Appendix D of this report.

[10] Mattheck, C., Breloer, H., 2006. *The body language of trees*. Norwich: The Stationary Office

[11] Ancient Tree Forum, 2007. *Ancient Tree Guides No.3: Trees and development* [online] Available at http://www.ancienttreeforum.co.uk/wp-content/uploads/2015/02/ancient-tree-guide-3-development.pdf [Accessed 25 January 2019].

Table C-1 - Sub-categories associated with high quality category A arboricultural features

Sub-category	Area of value	Estimated remaining life expectancy (years)	Description
1	Arboricultural	>40	Trees that are of particularly good examples of their species (e.g. notable specimens), especially if rare or unusual; or those that are essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principle trees within an avenue).
2	Landscape	>40	Trees, groups, or woodlands of particular visual importance as arboricultural and/or landscape features.
3	Cultural	>40	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. ancient trees, vete[ra]n trees and ancient woodland).

Table C-2 - Sub-categories associated with moderate quality category B arboricultural features

Sub-category	Area of value	Estimated remaining life expectancy (years)	Description
1	Arboricultural	>20	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. the presence of significant though remediable defects including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention beyond 40 years; or trees lacking the special quality necessary to merit category A designation.
2	Landscape	>20	Trees present in numbers, usually as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.
3	Cultural	>20	Trees with material conservation or other cultural value.

Table C-3 - Sub-categories associated with low quality C category arboricultural features

Sub-category	Area of value	Estimated remaining life expectancy (years)	Description
1	Arboricultural	>10	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
2	Landscape	>10	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.
3	Cultural	>10	Trees with no material conservation or other cultural value.

Table C-4 - Very-Low Quality U Category Arboricultural Features

Sub-category	Estimated remaining life expectancy (years)	Description[12]
None	<10	▪ Trees that have serious irremediable structural defects; ▪ Trees that are dead or are showing signs of immediate and irreversible physiological decline, and; ▪ Trees infected with significant pathogens or very-low quality trees suppressing specimens of better quality.

NOTES AND LIMITATIONS

Arboricultural survey data is of a preliminary nature and has been collected based on a walkover survey. Only defects visible from the ground have been noted and each individual feature may not have been inspected closely due to access difficulties, the presence of dense ivy or vegetation or safety constraints. Safety related features have recorded on the basis that the arboricultural features will be subject to a normal programme of tree hazard assessment and only those features which materially affect the quality of the feature or pose a real and immediate safety concern have been recorded.

Arboricultural survey data is typically valid for a period of two years unless otherwise stated. Significant environmental events (such as extreme weather conditions) or changes to the Site may render it invalid within a shorter timescale.

Records held on the Ancient Tree Inventory[13] are collected on a voluntary basis, therefore the absence of records does not demonstrate the absence of ancient, veteran or notable trees but may simply indicate a gap in recording coverage.

[12] These features do not apply in the instance that a tree is defined as ancient or veteran

[13] Ancient Tree Inventory, 2018. *Ancient Tree Inventory* [online] Available at: < https://ati.woodlandtrust.org.uk>

Whilst arboricultural surveys are not seasonally limited it is the case that certain pests and diseases may be more or less evident at different times of the year. This is especially true of certain wood decaying fungi such as the Giant Polypore (*Meripilus giganteus*) where fruiting bodies are short-lived and the early stages of root decay may not result in other identifiable symptoms. Walkover survey data is therefore based upon observations made at the time of the site visit and may be subject to change should further or more detailed inspections be undertaken.

The survey has only been undertaken from land within the client's ownership, from public land or from areas where formal access has been arranged.

The position of arboricultural features not recorded on a topographical survey has been estimated using aerial photography. The position and extent of these features should be regarded as approximate only.

Appendix D

ARBORICULTURAL SURVEY SCHEDULE

Key:	Description			
REFERENCE NUMBER:	Individual reference number			
TYPE:	T - Tree	G – Tree Group	W – Wooded Area	H - Hedge
SPECIES:	Species listed by common name			
HEIGHT:	Overall height (m) – maximum and minimum heights may be recorded for tree groups, wooded areas and hedges where these vary considerably or are deemed to be noteworthy			
DIAMETER:	Stem diameter (mm) calculated in accordance with BS 5837 paragraph 4.6.1. An average stem diameter is provided for tree groups, wooded areas and hedges			
CROWN SPREAD	Spread of crown based upon the maximum lateral dimension (m)			
LCH:	Lowest crown height (m)	* Where an arboricultural feature abuts the edge of the study area then only the portion of the crown within/overhanging the study area will be surveyed and recorded		
FSB:	Height of lowest significant branch (m)			
AGE CLASS:	Young - < 1/3rd estimated life expectancy	Semi-mature – 1/3rd to 2/3rd estimated life expectancy	Mature - > 2/3rd estimated life expectancy	Veteran – a tree which exists significantly beyond its normal life expectancy
PHYSIOLOGICAL CONDITION:	Good	Fair	Poor	Dead
STRUCTURAL CONDITION:	Good	Fair	Poor	
ESTIMATED REMAINING CONTRIBUTION:	>10 years	10+ years	20+ years	40+ years
CATEGORY:	BS 5837 Category - A, B, C, U	BS 5837 Sub-category - 1, 2, 3		
RPA RADIUS	The radius of the circular Root Protection Area associated with the tree as measured from the centre of the stem (m). For arboricultural features where more than one stem diameter is recorded the RPA radius is calculated using the largest dimension.			

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
122	G	Goat Willow	7	-	125	150	2.0	1.0	1.5	Young	Fair	Fair	10+	C	2	-	1.8	-
123	G	Sycamore; Cherry	7	-	400	550	3.0	3.0	2.5	Semi-Mature	Fair	Fair	20+	C	2	-	6.6	-
124	G	Lawson Cypress	15	-	300	600	4.0	2.0	2.5	Mature	Fair	Fair	20+	C	2	-	7.2	-
125	G	Apple	4	-	150	150	2.0	1.5	0.5	Mature	Fair	Fair	20+	C	2	-	1.8	-
126	G	Alder; Goat Willow	6	-	75	100	2.0	0.0	0.0	Young	Good	Good	10+	C	2	Multi-stemmed	1.2	-
127	G	Birch;	7	-	125	250	2.0	1.0	1.5	Young	Fair	Fair	20+	C	2	-	3.0	-
128	G	Alder; Goat Willow	6	-	75	100	2.0	0.0	0.0	Young	Good	Good	10+	C	2	Multi-stemmed	1.2	-
129	G	Sycamore; Horse Chestnut	11	-	300	380	5.0	1.5	2.0	Mature	Fair	Fair	20+	C	2	-	4.6	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
130	G	Hawthorn; Apple	4	-	150	150	2.0	1.5	0.5	Mature	Fair	Fair	20+	C	2	-	1.8	-
131	G	Ash; Cherry	4	-	75	85	1.0	1.0	2.0	Young	Good	Good	10+	C	2	-	1.0	-
132	G	Cherry	5	-	190	220	3.0	2.0	0.5	Semi-Mature	Fair	Fair	20+	C	2	-	2.6	-
133	G	Lombardy Poplar	19	-	250	350	2.0	3.0	4.0	Mature	Fair	Fair	10+	C	2	-	4.2	TPO (No.1) 1991
134	G	Lombardy Poplar	19	-	250	350	2.0	3.0	4.0	Mature	Fair	Fair	10+	C	2	-	4.2	TPO (No.1) 1991
135	G	Lombardy Poplar	19	-	250	350	2.0	3.0	4.0	Mature	Fair	Fair	10+	C	2	-	4.2	TPO (No.1) 1991

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
136	G	Lombardy Poplar	19	-	250	350	2.0	3.0	4.0	Mature	Fair	Fair	10+	C	2	-	4.2	TPO (No.1) 1991
137	G	Lombardy Poplar	19	-	250	350	2.0	3.0	4.0	Mature	Fair	Fair	10+	C	2	-	4.2	TPO (No.1) 1991
138	G	White Willow; Goat Willow	5	-	75	200	2.0	1.0	0.5	Semi-Mature	Fair	Fair	20+	C	2	-	2.4	-
139	G	Willow	7	-	100	100	2.5	0.5	0.5	Semi-Mature	Fair	Fair	20+	C	2	-	1.2	-
146	G	White Willow; Goat Willow	5	-	75	350	2.0	1.0	0.5	Semi-Mature	Fair	Fair	20+	C	2	-	4.2	-
147	G	Birch; Willow;	4.5	-	100	250	2.0	0.5	1.0	Young	Fair	Fair	20+	C	2	-	3.0	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
		Ash; Hawthorn																
148	G	Lombardy Poplar	19	-	250	350	2.0	3.0	4.0	Mature	Fair	Fair	10+	C	2	-	4.2	TPO (No.1) 1991
149	G	Cherry; Ash; Horse Chestnut; Field Maple	10	-	200	450	4.0	2.5	2.0	Mature	Fair	Fair	20+	C	2	-	5.4	-
150	G	Hawthorn; Cherry; Field Maple	6	-	100	250	3.0	1.0	1.5	Semi-Mature	Fair	Fair	10+	C	2	-	3.0	-
151	G	Rowan; Field Maple	10	-	150	300	4.0	2.5	1.5	Semi-Mature	Fair	Fair	10+	C	2	-	3.6	-
152	G	Birch; Willow;	4.5	-	100	250	2.0	0.5	1.0	Young	Fair	Fair	20+	C	2	-	3.0	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
		Ash; Hawthorn																
153	G	Birch; Scots Pine	7	-	125	200	2.0	1.0	1.5	Young	Fair	Fair	10+	C	2	-	2.4	-
154	G	Alder	7	-	275	275	3.0	2.5	1.5	Mature	Fair	Fair	20+	C	2	-	3.3	-
155	G	Cherry; Ash; Horse Chestnut; Field Maple	10	-	300	450	4.0	2.5	2.0	Mature	Fair	Fair	20+	C	2	-	5.4	-
156	G	Cherry; Ash; Horse Chestnut; Field Maple	10	-	200	450	4.0	2.5	2.0	Mature	Fair	Fair	20+	C	2	-	5.4	-
157	G	Hawthorn; Field	9	-	150	270	3.0	2.0	1.0	Semi-Mature	Fair	Fair	10+	C	2	-	3.2	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
		Maple; Apple																
158	G	Lawson Cypress	15	-	300	600	4.0	2.0	2.5	Mature	Fair	Fair	20+	C	2	-	7.2	-
159	G	Hawthorn; Cherry; Field Maple	6	-	100	300	3.0	1.0	1.5	Semi-Mature	Fair	Fair	10+	C	2	-	3.6	-
160	G	Cherry; Ash	10	-	150	250	3.0	2.5	2.0	Mature	Good	Fair	20+	C	2	-	3.0	-
161	G	Sycamore; Norway Maple; Cherry	9	-	150	300	3.0	2.5	1.5	Semi-Mature	Fair	Fair	20+	C	2	-	3.6	-
162	G	Cherry; Norway Maple;	12	-	250	300	3.0	0.2	1.0	Mature	Fair	Fair	10+	C	2	-	3.6	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
163	G	Lawson Cypress	11	-	400	400	4.0	0.5	0.5	Mature	Fair	Fair	20+	C	2	-	4.8	-
164	G	Horse Chestnut; Sycamore	9	-	400	500	6.0	1.0	1.0	Semi-Mature	Fair	Fair	20+	C	2	-	6.0	-
165	G	Spruce	10	-	100	250	3.0	2.0	2.5	Young	Fair	Fair	10+	C	2	-	3.0	-
166	G	Sycamore; Alder; Ash	10	-	250	300	4.0	1.0	2.0	Mature	Fair	Fair	10+	C	2	-	3.6	-
167	G	Lawson Cypress	11	-	400	400	4.0	0.5	0.5	Mature	Fair	Fair	20+	C	2	-	4.8	-
168	G	Poplar	13	-	250	400	5.0	3.5	4.0	Mature	Fair	Fair	20+	C	2	-	4.8	-
169	G	Poplar	13	-	250	400	5.0	3.5	4.0	Mature	Fair	Fair	20+	C	2	-	4.8	-
170	G	Ash	9	-	175	175	3.0	3.0	2.0	Semi-Mature	Poor	Fair	10+	C	2	-	2.1	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
171	G	Ash; Oak; Norway Maple; Cherry	10	-	250	360	4.0	2.5	2.0	Mature	Good	Fair	10+	C	2	-	4.3	-
172	G	Poplar	13	-	250	400	5.0	3.5	4.0	Mature	Fair	Fair	20+	C	2	-	4.8	-
173	G	Horse Chestnut; Cherry; Ash	4	-	75	125	2.0	1.0	2.5	Young	Fair	Fair	20+	C	2	Most trees damaged by mowing at base	1.5	-
174	G	Field Maple; Lime; Cherry	6	-	200	300	3.0	0.5	0.5	Semi-Mature	Fair	Fair	20+	C	2	-	3.6	-
175	G	Corsican Pine	7	-	250	250	3.0	0.5	1.0	Semi-Mature	Fair	Fair	20+	C	2	-	3.0	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
176	G	Cherry; Ash; Horse Chestnut; Field Maple	10	-	200	450	4.0	2.5	2.0	Mature	Fair	Fair	20+	C	2	-	5.4	-
177	G	Spruce	10	-	250	250	3.0	2.0	2.5	Young	Fair	Fair	10+	C	2	-	3.0	-
178	G	Ash	9	-	225	300	3.5	2.0	2.0	Semi-Mature	Fair	Fair	20+	C	2	-	3.6	-
179	G	Horse Chestnut; Cherry; Ash; Willow	4	-	75	125	2.0	1.0	2.5	Young	Fair	Fair	20+	C	2	-	1.5	-
180	G	Norway Maple; Ash; Cherry	8	-	300	300	4.0	2.5	3.0	Semi-Mature	Fair	Fair	20+	C	2	-	3.6	-
181	G	Poplar	13	-	250	400	5.0	3.5	4.0	Mature	Fair	Fair	20+	C	2	-	4.8	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
182	G	Birch; Willow; Ash; Hawthorn	4.5	-	100	250	2.0	0.5	1.0	Young	Fair	Fair	20+	C	2	-	3.0	-
183	G	Lawson Cypress	14	-	400	500	5.0	2.0	2.5	Mature	Fair	Fair	20+	C	2	Two rows of Lawson cypress	6.0	-
184	G	Ash; Blackthorn; Field Maple	11	-	150	350	5.0	1.0	1.5	Semi-Mature	Fair	Fair	10+	C	2	-	4.2	-
185	G	Beech; Cherry; Horse Chestnut; Birch; Hornbeam	8	-	200	350	3.0	2.0	2.5	Semi-Mature	Fair	Fair	20+	C	2	-	4.2	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
186	G	Field Maple; Horse Chestnut; Cherry	7.5	-	250	400	4.0	2.0	2.5	Semi-Mature	Fair	Fair	20+	C	2	-	4.8	-
187	G	Ash	10	-	250	300	3.0	2.5	2.0	Mature	Good	Fair	20+	C	2	-	3.6	-
190	G	Ash; Oak; Hazel; Hawthorn;	4	-	100	250	1.5	0.5	0.5	Young	Fair	Fair	20+	C	2	-	3.0	-
191	G	Hazel; Field Maple; Poplar; Ash	7	-	150	200	3.0	1.5	1.0	Semi-Mature	Fair	Fair	20+	C	2	-	2.4	-
192	G	Field Maple; Hawthorn; Hazel; Poplar	6	-	150	250	2.5	0.5	0.5	Semi-Mature	Fair	Fair	20+	C	2	-	3.0	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
193	G	Cherry; Sycamore; Norway Maple; Ash; Birch	10	-	260	380	4.0	2.5	3.0	Mature	Fair	Fair	20+	C	2	-	4.6	-
194	G	Hawthorn; Hazel; Field Maple	8	-	200	200	4.0	0.5	1.5	Semi-Mature	Fair	Fair	20+	C	2	-	2.4	-
195	G	Ash	9	-	225	300	3.5	2.0	2.0	Semi-Mature	Fair	Fair	20+	C	2	-	3.6	-
196	G	Field Maple; Pine	6	-	350	350	3.0	0.5	0.5	Semi-Mature	Fair	Fair	20+	C	2	-	4.2	-
197	G	Poplar	13	-	250	350	5.0	3.5	4.0	Mature	Fair	Fair	20+	C	2	-	4.2	-
198	G	Beech	4	-	150	150	2.5	0.5	0.5	Young	Fair	Fair	20+	C	2	-	1.8	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
199	G	Willow; Poplar;	13	-	400	600	5.0	3.0	2.5	Mature	Fair	Fair	20+	C	2	-	7.2	-
200	G	Ash; Weeping Willow; Lawson Cypress; Alder	7	-	100	250	3.0	2.0	1.0	Semi-Mature	Fair	Fair	20+	C	2	-	3.0	-
201	G	Ash; Hazel; Cherry; Scots Pine; Larch; Leyland Cypress	13	-	150	400	2.5	1.5	2.0	Young	Fair	Fair	20+	C	2	Screening from highway	4.8	-
202	G	Ash; Blackthorn; Hawthorn; Apple	8	-	100	300	3.0	0.5	1.0	Mature	Fair	Fair	20+	C	2	-	3.6	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
203	G	Ash; Oak; Beech; Leyland Cypress	13	-	100	300	2.5	0.5	0.5	Semi-Mature	Fair	Fair	20+	C	2	-	3.6	-
204	G	Field Maple; Hawthorn; Hazel; Poplar; Ash	6	-	75	250	2.5	0.5	0.5	Semi-Mature	Fair	Fair	20+	C	2	-	3.0	-
205	G	Hawthorn; Blackthorn; Field Maple; Ash; Apple;	7	-	100	450	2.5	0.5	0.5	Semi-Mature	Fair	Fair	10+	C	2	-	5.4	-
206	G	Field Maple; Hazel; Ash; Alder; Scots Pine	9	-	200	350	3.0	0.5	1.5	Semi-Mature	Fair	Fair	20+	C	2	-	4.2	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
207	G	Scots Pine; Field Maple; Poplar; Ash	10	-	150	350	4.0	1.5	2.0	Semi-Mature	Fair	Fair	20+	C	2	-	4.2	-
208	G	Field Maple; Hazel; Ash	8	-	150	300	3.0	0.5	1.5	Semi-Mature	Fair	Fair	20+	C	2	-	3.6	-
209	G	Poplar	13	-	250	400	5.0	3.5	4.0	Mature	Fair	Fair	20+	C	2	-	4.8	-
210	G	Spruce	10	-	250	250	3.0	2.0	2.5	Young	Fair	Fair	10+	C	2	-	3.0	-
211	G	Lawson Cypress	11	-	400	400	4.0	0.5	0.5	Mature	Fair	Fair	20+	C	2	-	4.8	-
212	G	Lawson Cypress	14	-	450	500	5.0	2.0	2.5	Mature	Fair	Fair	20+	C	2	-	6.0	-
213	G	Lawson Cypress	11	-	300	300	4.0	0.5	1.0	Mature	Fair	Fair	20+	C	2	-	3.6	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
214	G	Goat Willow; Field Maple; Hawthorn; Oak	10	-	150	400	5.0	1.5	1.0	Semi-Mature	Fair	Fair	20+	C	2	-	4.8	-
215	G	Ash; Sycamore; Lime	15	-	300	300	4.0	2.5	3.0	Mature	Fair	Fair	20+	C	2	-	3.6	-
216	G	Norway Maple; Sycamore; Lime	7	-	370	610	4.0	1.5	2.0	Mature	Fair	Fair	20+	C	2	-	7.3	-
217	G	Sycamore; Lime; Horse Chestnut	12	-	470	510	5.0	3.0	2.0	Mature	Fair	Fair	20+	B	2	-	6.1	-
218	G	Hawthorn; Field Maple	10	-	150	300	4.0	2.0	1.0	Semi-Mature	Fair	Fair	10+	C	2	-	3.6	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
219	G	Ash	9	-	350	350	4.0	2.5	2.0	Mature	Fair	Fair	20+	C	2	-	4.2	-
220	G	Lawson Cypress	11	-	300	300	4.0	0.5	1.0	Mature	Fair	Fair	20+	C	2	-	3.6	-
140	H	Field Maple; Ash; Hawthorn	3	-	75	200	2.0	0.5	0.5	Mature	Fair	Fair	10+	C	2	-	2.4	-
141	H	Hawthorn; Blackthorn; Elder	2.5	-	100	100	1.5	0.5	0.5	Mature	Fair	Fair	10+	C	2	-	1.2	-
142	H	Hawthorn; Field Maple; Ash	4	-	100	150	1.5	0.5	0.5	Mature	Fair	Fair	10+	C	2	-	1.8	-
143	H	Hawthorn	4	-	150	150	2.0	0.5	0.5	Mature	Fair	Fair	20+	C	2	-	1.8	-
144	H	Hawthorn; Field Maple	4	-	125	125	2.5	0.5	0.5	Semi-Mature	Fair	Fair	20+	C	2	-	1.5	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
145	H	Blackthorn	3	-	100	100	1.0	0.5	0.5	Semi-Mature	Fair	Fair	10+	C	2	-	1.2	-
1	T	Weeping Willow	6	175	-	-	3.0	2.5	2.0	Young	Fair	Fair	10+	C	2	-	2.1	-
2	T	Weeping Willow	6	175	-	-	3.0	2.5	2.0	Young	Fair	Fair	20+	C	1	-	2.1	-
3	T	Weeping Willow	6	175	-	-	3.0	2.5	2.0	Young	Fair	Fair	20+	C	1	-	2.1	-
4	T	Sycamore	12	640	-	-	8.0	3.0	3.0	Mature	Fair	Fair	20+	B	2	-	7.7	-
5	T	Weeping Willow	7	100	-	-	2.0	1.0	1.5	Young	Fair	Fair	20+	C	2	-	1.2	-
6	T	Dogwood	6	195	-	-	2.5	0.0	0.5	Mature	Good	Good	10+	C	2	-	2.3	-
7	T	Sycamore	12	570	-	-	5.0	3.0	3.0	Mature	Fair	Fair	20+	B	2	-	6.8	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
8	T	Field Maple	4	150	-	-	2.0	1.5	2.0	Mature	Fair	Fair	<10	C	1	Felled; Evidence of substantive internal decay to stems	1.8	-
9	T	Willow	8	150	-	-	3.0	1.0	1.5	Semi-Mature	Fair	Fair	20+	C	2	-	1.8	-
10	T	Norway Maple	10	500	-	-	5.0	4.0	2.0	Mature	Fair	Fair	20+	C	1	Co-dominant stem from 2 meters	6.0	-
11	T	Willow	8	150	-	-	3.0	1.0	1.5	Semi-Mature	Fair	Fair	20+	C	2	-	1.8	-
12	T	Willow	8	150	-	-	3.0	1.0	1.5	Semi-Mature	Fair	Fair	20+	C	2	-	1.8	-
13	T	Lawson Cypress	13	650	-	-	4.0	1.5	0.5	Mature	Fair	Fair	20+	C	1	Broken limb with the canopy	7.8	-
14	T	Corsican Pine	7	75	-	-	2.0	1.0	1.5	Young	Fair	Fair	20+	C	2	-	0.9	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
15	T	Field Maple	7	410	-	-	4.0	2.5	2.0	Mature	Fair	Fair	20+	C	1	Insignificant defects; Multi-stemmed	4.9	-
16	T	Birch	9	310	-	-	3.0	2.5	3.0	Mature	Fair	Fair	10+	C	1	Insignificant defects	3.7	-
17	T	Field Maple	6	250	-	-	3.0	1.0	1.5	Semi-Mature	Fair	Fair	10+	C	2	-	3.0	-
18	T	Sycamore	9	190	-	-	3.0	4.0	3.0	Young	Poor	Fair	10+	C	2	Low crown density	2.3	-
19	T	Goat Willow	4	253	-	-	1.5	0.0	0.0	Young	Good	Good	10+	C	2	-	3.0	-
20	T	Poplar	15	600	-	-	6.0	2.5	3.0	Mature	Fair	Good	20+	C	1	Minor deadwood in the crown	7.2	-
21	T	Birch	6	100	-	-	1.0	1.0	1.0	Young	Good	Good	10+	C	2	-	1.2	-
22	T	Poplar	17	450	-	-	3.0	3.0	3.5	Mature	Fair	Fair	20+	C	1	Pruning wounds to stem	5.4	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
23	T	Norway Maple	12	650	-	-	6.0	2.0	2.0	Mature	Fair	Fair	20+	B	2	-	7.8	-
24	T	Sycamore	6	140	-	-	2.0	3.0	2.0	Young	Fair	Fair	10+	C	2	-	1.7	-
25	T	Norway Maple	12	650	-	-	6.0	2.0	2.0	Mature	Fair	Fair	20+	B	2	-	7.8	-
26	T	Birch	5	140	-	-	1.0	1.0	1.5	Young	Fair	Fair	20+	C	2	-	1.7	-
27	T	Cherry	5	110	-	-	2.0	1.0	1.5	Young	Fair	Fair	10+	C	2	-	1.3	-
28	T	Field Maple	6	275	-	-	3.0	2.5	2.0	Mature	Fair	Fair	20+	C	1	Multi-stemmed from the base	3.3	-
29	T	Willow	5	150	-	-	2.0	1.0	0.5	Young	Fair	Fair	20+	C	2	-	1.8	-
30	T	Norway Maple	11	500	-	-	4.0	2.0	2.0	Mature	Fair	Fair	20+	C	1	Co-dominant stem at 1m	6.0	-
31	T	Birch	5	120	-	-	1.0	1.0	1.0	young	Good	Good	10+	C	2	-	1.4	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
32	T	Cherry	5	140	-	-	1.0	1.0	1.0	young	Good	Good	10+	C	2	-	1.7	-
33	T	Cherry	5	110	-	-	1.0	1.0	1.0	young	Good	Good	10+	C	2	-	1.3	-
34	T	Goat Willow	5	150	-	-	2.0	1.0	0.5	Young	Fair	Fair	10+	C	2	-	1.8	-
35	T	Poplar	15	850	-	-	9.0	3.0	5.0	Mature	Fair	Fair	20+	C	1	Broken central leader; Pruning wounds to stem	10.2	-
36	T	Poplar	10	400	-	-	7.0	4.0	2.0	Mature	Fair	Fair	10+	C	2	-	4.8	-
37	T	Ash	8	150	-	-	3.0	1.5	1.5	Young	Good	Fair	10+	C	2	-	1.8	-
38	T	Willow	4.5	120	-	-	2.0	0.5	1.0	Young	Fair	Fair	20+	C	2	No safe access; Data estimated	1.4	-
39	T	Willow	4.5	100	-	-	2.0	0.5	1.0	Young	Fair	Fair	20+	C	2	-	1.2	-
40	T	Sycamore	12	450	-	-	5.0	2.5	3.0	Mature	Good	Fair	20+	C	1	Co-dominant stem at 2 meters	5.4	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
41	T	Lawson Cypress	8	400	-	-	4.0	0.5	0.5	Semi-Mature	Fair	Fair	20+	C	1	Insignificant defects	4.8	-
42	T	Weeping Willow	4	140	-	-	2.0	1.0	2.5	Young	Fair	Fair	20+	C	2	-	1.7	-
43	T	Sycamore	16	810	-	-	7.0	2.0	2.0	Mature	Fair	Fair	20+	B	2	-	9.7	-
44	T	Sycamore	15	640	-	-	6.0	2.0	2.0	Mature	Fair	Fair	20+	B	2	-	7.7	-
45	T	Ash	8	200	-	-	4.0	2.0	1.5	Semi-Mature	Fair	Fair	10+	C	1	Scrubby self-set tree; Multi-stemmed	2.4	-
46	T	Poplar	8	250	-	-	4.0	0.5	0.5	Semi-Mature	Fair	Fair	20+	C	1	Insignificant defects	3.0	-
47	T	Field Maple	10	550	-	-	5.0	2.5	2.0	Mature	Fair	Fair	20+	C	1	Co-dominant stem at 1m	6.6	-
48	T	Lime	8	300	-	-	3.0	0.0	0.5	Semi-Mature	Fair	Fair	20+	C	1	Co-dominant stem at 1m	3.6	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
49	T	Ash	7	350	-	-	3.5	2.5	4.0	Mature	Fair	Fair	20+	C	1	Dense ivy to stem	4.2	-
50	T	Corsican Pine	9	410	-	-	4.0	1.5	1.0	Mature	Good	Fair	10+	C	3	-	4.9	-
51	T	Corsican Pine	9	320	-	-	4.0	1.5	1.0	Mature	Fair	Fair	10+	C	3	-	3.8	-
52	T	Poplar	13	300	-	-	5.0	3.5	4.0	Mature	Fair	Fair	20+	C	2	-	3.6	-
53	T	Silver Maple	15	858	-	-	7.0	3.0	2.0	Mature	Good	Fair	20+	B	1	Minor stem wounds; Water pocket	10.3	-
54	T	Oak	12	600	-	-	6.0	2.0	2.0	Mature	Good	Good	20+	B	1	Insignificant defects	7.2	-
55	T	Corsican Pine	10	520	-	-	3.5	2.5	1.0	Semi-Mature	Fair	Fair	20+	C	2	-	6.2	-
56	T	Horse Chestnut	15	600	-	-	6.0	2.0	1.5	Mature	Good	Good	20+	C	1	Deadwood within the crown	7.2	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
57	T	Poplar	11	250	-	-	5.0	0.0	1.0	Semi-Mature	Fair	Fair	20+	C	1	Multi-stemmed from the base	3.0	-
58	T	Norway Maple	6	170	-	-	2.0	0.5	1.0	Young	Poor	Fair	20+	C	2	Minor crown dieback	2.0	-
59	T	Poplar	15	610	-	-	5.0	2.0	2.0	Mature	Good	Good	10+	C	2	-	7.3	-
60	T	Larch	4	140	-	-	2.0	1.0	1.5	Young	Fair	Poor	10+	C	2	Leaning	1.7	-
61	T	Sycamore	8	200	-	-	3.0	2.0	2.0	young	Fair	Fair	10+	C	2	-	2.4	-
62	T	Poplar	17	650	-	-	6.0	2.5	4.0	Mature	Fair	Fair	20+	C	1	Leader snapped at 8m;	7.8	-
63	T	Corsican Pine	7	390	-	-	4.0	2.5	1.5	Semi-Mature	Fair	Fair	20+	C	2	-	4.7	-
64	T	Birch	4	95	-	-	1.0	2.0	2.0	Young	Fair	Fair	10+	C	2	-	1.1	-
65	T	Norway Maple	9	250	-	-	3.0	2.5	1.5	Semi-Mature	Fair	Fair	10+	C	2	-	3.0	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
66	T	Birch	4	95	-	-	1.0	2.0	2.0	Young	Fair	Fair	10+	C	2	-	1.1	-
67	T	Ash	7	450	-	-	2.5	0.5	0.5	Semi-Mature	Fair	Fair	20+	C	2	No safe access; All data estimated;	5.4	-
68	T	Horse Chestnut	9	200	-	-	3.0	1.0	1.5	Semi-Mature	Fair	Fair	10+	C	2	-	2.4	-
69	T	Cherry	6	200	-	-	4.0	2.5	2.0	Semi-Mature	Fair	Fair	20+	C	2	-	2.4	-
70	T	Alder	6	210	-	-	3.0	2.5	2.0	Semi-Mature	Fair	Fair	20+	C	2	-	2.5	-
71	T	Norway Maple	6	80	-	-	1.0	2.5	1.5	Young	Poor	Poor	10+	C	2	Low crown density; Damage to bark; Suppression by adjacent canopies	1.0	-
72	T	Apple	4	90	-	-	1.0	2.5	2.0	Semi-Mature	Fair	Fair	20+	C	2	-	1.1	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
73	T	Ash	6	250	-	-	4.0	2.5	2.0	Semi-Mature	Fair	Fair	20+	C	2	-	3.0	-
74	T	Norway Maple	9	350	-	-	4.0	2.5	2.0	Semi-Mature	Fair	Fair	20+	C	2	-	4.2	-
75	T	Birch	4	95	-	-	1.0	2.0	2.0	Young	Fair	Fair	10+	C	2	-	1.1	-
76	T	Birch	4	95	-	-	1.0	2.0	2.0	Young	Fair	Fair	10+	C	2	-	1.1	-
77	T	Sorbose	6	130	-	-	4.0	2.5	2.0	Young	Fair	Fair	10+	C	2	-	1.6	-
78	T	Norway Maple	4	110	-	-	2.0	1.5	1.5	Young	Fair	Fair	20+	C	2	-	1.3	-
79	T	Sycamore	7.5	250	-	-	4.0	2.0	2.5	Semi-Mature	Fair	Fair	20+	C	2	-	3.0	-
80	T	Apple	7	485	-	-	5.0	3.0	2.0	Mature	Good	Good	10+	C	2	Multi-stemmed at base	5.8	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
81	T	Cherry	10	210	-	-	4.0	2.5	2.0	Semi-Mature	Fair	Fair	10+	C	2	-	2.5	-
82	T	Crab Apple	4	150	-	-	2.0	2.0	1.0	Young	Fair	Fair	10+	C	2	Co-dominant leaders at 1m	1.8	-
83	T	Horse Chestnut	3	95	-	-	1.0	2.0	2.0	Young	Poor	Poor	<10	U	-	Mower damage to stem base; Cavities	1.1	-
84	T	Ash	5	150	-	-	3.0	2.0	1.5	Semi-Mature	Poor	Fair	10+	C	1	Sparse crown	1.8	-
85	T	Sycamore	7	460	-	-	2.5	0.5	0.5	Semi-Mature	Fair	Fair	20+	C	2	-	5.5	-
86	T	Cherry	9	350	-	-	5.0	2.0	2.5	Mature	Fair	Fair	20+	C	2	-	4.2	-
87	T	Silver Maple	7.5	250	-	-	4.0	2.0	2.5	Semi-Mature	Fair	Fair	20+	C	2	Multi-stemmed	3.0	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
88	T	Lawson Cypress	15	900	-	-	4.0	2.0	2.5	Mature	Fair	Fair	20+	B	2	-	10.8	-
89	T	Ash	7.5	280	-	-	3.0	2.0	2.5	Semi-Mature	Fair	Fair	20+	C	2	-	3.4	-
90	T	Lawson Cypress	9	195	-	-	0.0	1.0	0.0	semi Mature	Good	Good	10+	C	2	-	2.3	-
91	T	Black Walnut	7	573	-	-	6.0	2.5	2.0	Mature	Fair	Fair	20+	B	1	Multi-stemmed at 1m	6.9	-
92	T	Lawson Cypress	15	900	-	-	4.0	2.0	2.5	Mature	Fair	Fair	20+	B	2	-	10.8	-
93	T	Willow	7	100	-	-	2.5	0.5	0.5	Semi-Mature	Fair	Fair	10+	C	1	-	1.2	-
94	T	Ash	14	450	-	-	5.0	2.5	2.0	Mature	Fair	Fair	20+	C	2	No safe access; All data estimated; Dense ivy	5.4	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
95	T	Willow	7	100	-	-	2.5	0.5	0.5	Semi-Mature	Fair	Fair	10+	C	1	-	1.2	-
96	T	Apple	10	450	-	-	3.0	5.0	2.0	Mature	Good	Fair	20+	C	2	No safe access; All data estimated	5.4	-
97	T	Norway Maple	9	310	-	-	3.0	2.0	2.5	Semi-Mature	Good	Good	10+	C	2	-	3.7	-
98	T	Horse Chestnut	7	320	-	-	3.0	2.0	1.0	Semi Mature	Fair	Fair	10+	C	2	Mechanical damage on bark at base	3.8	-
99	T	Ash	7	195	-	-	4.0	2.0	2.5	Young	Fair	Fair	10+	C	2	-	2.3	-
100	T	Ash	9	305	-	-	4.0	2.0	1.0	semi-Mature	Fair	Fair	10+	C	2	Multi-stemmed at 1m	3.7	-
101	T	Cherry	7	350	-	-	4.0	2.5	2.0	Semi-Mature	Fair	Fair	20+	C	2	-	4.2	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
102	T	Cherry	7	250	-	-	4.0	2.5	2.0	Semi-Mature	Fair	Fair	20+	C	2	-	3.0	-
103	T	Field Maple	8	350	-	-	4.0	2.5	2.0	Mature	Fair	Fair	20+	C	1	Tree has previously been pruned	4.2	-
104	T	Ash	9	475	-	-	4.0	2.0	1.0	Semi-Mature	Fair	Fair	10+	C	2	Multi-stemmed at 1m	5.7	-
105	T	Field Maple	6	200	-	-	3.0	2.5	1.5	Mature	Fair	Fair	20+	C	1	Minor stem wounds	2.4	-
106	T	Norway Maple	12	510	-	-	5.0	4.0	4.0	Mature	Good	Good	20+	B	2	-	6.1	-
107	T	Willow	13	400	-	-	6.0	4.0	1.5	Mature	Fair	Fair	20+	C	2	-	4.8	-
108	T	Norway Maple	12	510	-	-	5.0	4.0	4.0	Mature	Good	Good	20+	B	2	-	6.1	-
109	T	Ash	7	215	-	-	4.0	2.0	1.0	Semi-Mature	Fair	Fair	10+	C	2	Multi-stemmed at 0.5m	2.6	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
110	T	Field Maple	12	400	-	-	4.0	2.5	2.5	Mature	Fair	Fair	20+	C	1	Minor stem wounds	4.8	-
111	T	Willow	13	400	-	-	6.0	4.0	1.5	Mature	Fair	Fair	20+	C	2	-	4.8	-
112	T	Willow	13	400	-	-	6.0	4.0	1.5	Mature	Fair	Fair	20+	C	2	-	4.8	-
113	T	Hawthorn	5	120	-	-	1.5	1.0	0.0	Mature	Good	Good	10+	C	2	-	1.4	-
114	T	Lombardy Poplar	19	300	-	-	2.0	3.0	4.0	Mature	Fair	Fair	10+	C	2	-	3.6	TPO (No.1) 1991
115	T	Willow	10	350	-	-	5.0	3.5	2.5	Mature	Fair	Fair	20+	C	1	Multi-stemmed from base	4.2	-
116	T	Lombardy Poplar	19	350	-	-	2.0	3.0	4.0	Mature	Fair	Fair	10+	C	2	-	4.2	TPO (No.1) 1991

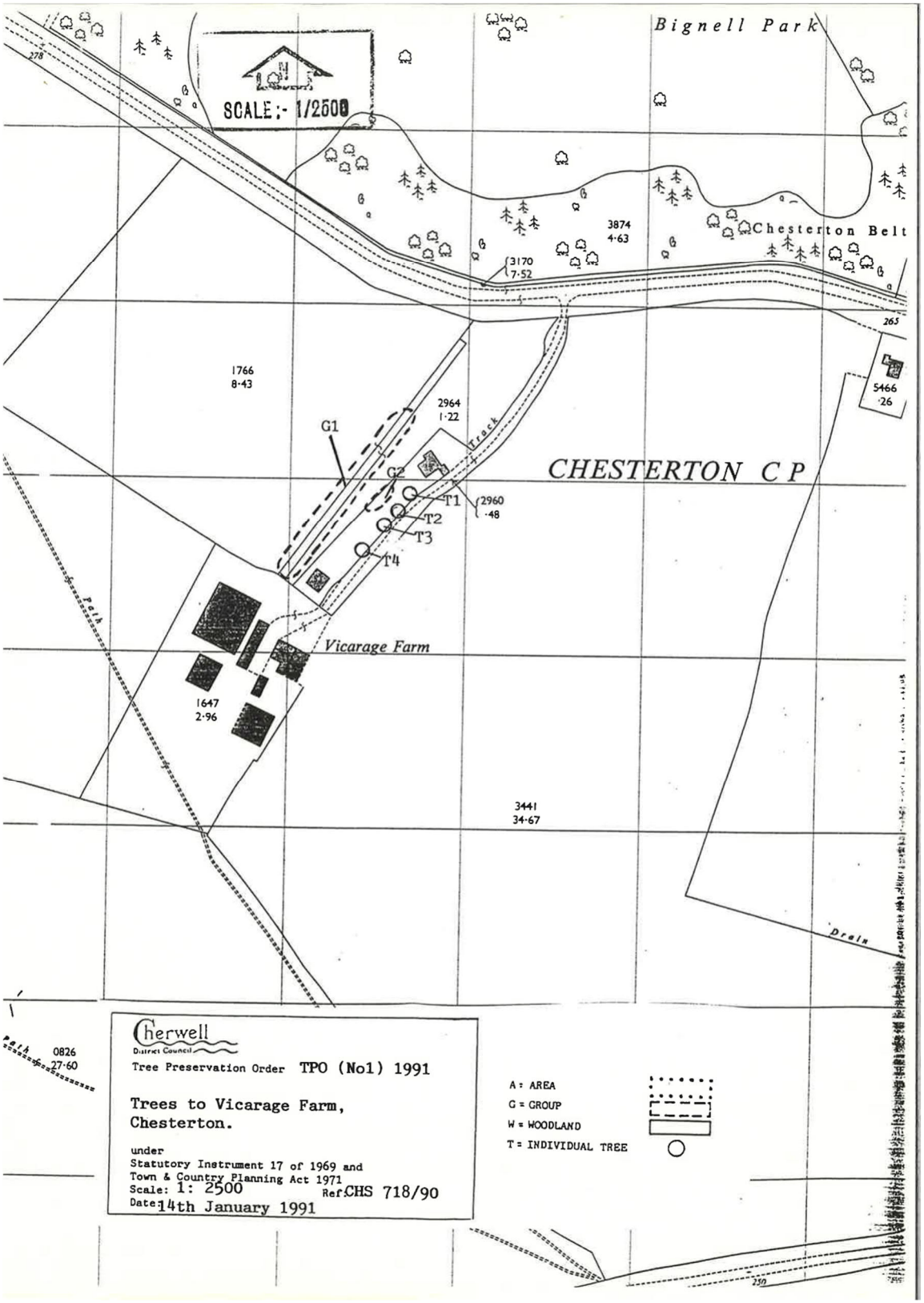
TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
117	T	Lombardy Poplar	19	450	-	-	2.0	3.0	4.0	Mature	Fair	Fair	10+	C	2	-	5.4	TPO (No.1) 1991
118	T	Ash	14	250	-	-	4.0	3.0	3.0	Mature	Fair	Fair	20+	C	1	Dense ivy to stem; No safe access; All data estimated	3.0	-
119	T	Willow	7	125	-	-	3.0	1.0	2.0	Semi-Mature	Poor	Poor	<10	C	1	Major stem wounds	1.5	-
120	T	Cherry	5	250	-	-	3.0	2.0	0.5	Semi-Mature	Fair	Fair	20+	C	2	-	3.0	-
121	T	Elm	7	160	-	-	2.0	0.0	0.5	Young	Fair	Fair	10+	C	2	-	1.9	-
188	W	Field Maple; Corsican Pine	12	-	150	350	5.0	1.0	2.0	Semi Mature	Good	Good	20+	B	2	-	4.2	-

TREE NO	TYPE	SPECIES	HEIGHT (m)	STEM DIAMETER (mm)	MINIMUM DIAMETER (mm)	MAXIMUM DIAMETER (mm)	MAXIMUM CROWN SPREAD (m)	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	SUB-CATEGORY	NOTES AND PRELIMINARY MANAGEMENT RECOMMENDATIONS	RPA RADIUS (m)	STATUTORY STATUS
189	W	Sycamore; Hawthorn; Ash; Alder; Blackthorn; Birch	6	-	75	100	1.5	1.0	0.0	Young	Good	Fair	10+	C	2	Recently planted	1.2	-

Appendix E

SUPPORTING DOCUMENTATION

Figure E-1 - TPO No.1, 1991 - Copy of map showing location of protected trees and tree groups



Appendix F

TREE PROTECTION PLANS

DO NOT SCALE

T	TREE
G	TREE GROUP
W	WOODED AREA
H	HEDGE

BS 5837 CATEGORY GRADING / QUALITY

- B CATEGORY / MODERATE
- C CATEGORY / LOW
- U CATEGORY / VERY LOW

- ROOT PROTECTION AREA
- TREE CANOPY
- ARBORICULTURAL FEATURE TO BE REMOVED
- NO DIG HARD SURFACING
- ARBORICULTURAL STUDY AREA

REV	DATE	BY	DESCRIPTION	CHK	APP
P02	07/11/219	JM	ISSUED	ND	ND
P01	10/10/2019	JM	FIRST ISSUE	ND	ND

DRAWING STATUS:

FOR ISSUE

wsp

1 Capital Quarter, Tyndall St, Cardiff, CF10 4BZ, UK
T+ 44 (0) 292 076 9200
wsp.com

CLIENT:

GREAT LAKES UK LIMITED

ARCHITECT:

NOT APPLICABLE

PROJECT:

PROPOSED GREAT WOLF LODGE - LAND TO THE EAST OF M40 AND SOUTH OF A4095, CHESTERTON, BICESTER

TITLE:

TREE PROTECTION PLAN
(OVERVIEW)

SCALE @ A3:	CHECKED:		APPROVED:
1:1250	ND		ND
PROJECT No:	DESIGNED:	DRAWN:	DATE:
70058541	JM	JM	10/10/2019

DRAWING No:	REV:
70058541-TPP-EV-02	P02

DO NOT SCALE

T TREE
G TREE GROUP
W WOODED AREA
H HEDGE

BS 5837 CATEGORY GRADING / QUALITY

B CATEGORY / MODERATE
C CATEGORY / LOW
U CATEGORY / VERY LOW

ROOT PROTECTION AREA

TREE CANOPY

ARBORICULTURAL FEATURE TO BE REMOVED

NO DIG HARD SURFACING

ARBORICULTURAL STUDY AREA

REV	DATE	BY	DESCRIPTION	CHK	APP
P02	07/11/219	JM	ISSUED	ND	ND
P01	10/10/2019	JM	FIRST ISSUE	ND	ND

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TITLE:
TREE PROTECTION PLAN

SCALE @ A3:	CHECKED:	APPROVED:
1:1250	ND	ND

PROJECT No:	DESIGNED:	DRAWN:	DATE:
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DRAWING No:	REV:
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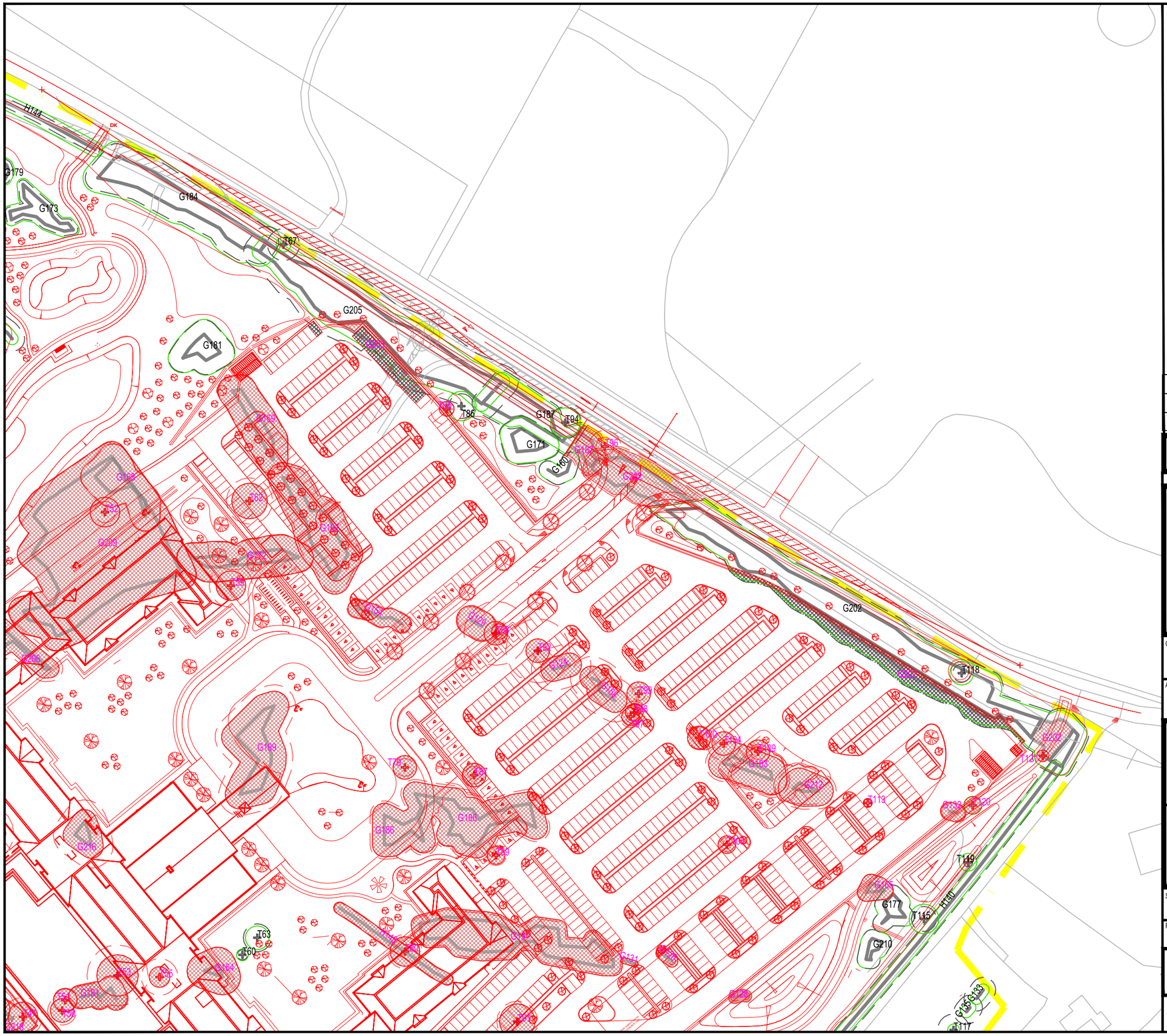

DO NOT SCALE

T TREE
G TREE GROUP
W WOODED AREA
H HEDGE

BS 5837 CATEGORY GRADING / QUALITY

B CATEGORY / MODERATE
C CATEGORY / LOW
U CATEGORY / VERY LOW

ROOT PROTECTION AREA

TREE CANOPY

ARBORICULTURAL FEATURE TO BE REMOVED

NO DIG HARD SURFACING

ARBORICULTURAL STUDY AREA

REV	DATE	BY	DESCRIPTION	CHK	APP
P02	07/11/219	JM	ISSUED	ND	ND
P01	10/10/2019	JM	FIRST ISSUE	ND	ND

DRAWING STATUS:
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TITLE:
TREE PROTECTION PLAN

SCALE @ A3:	CHECKED:		APPROVED:
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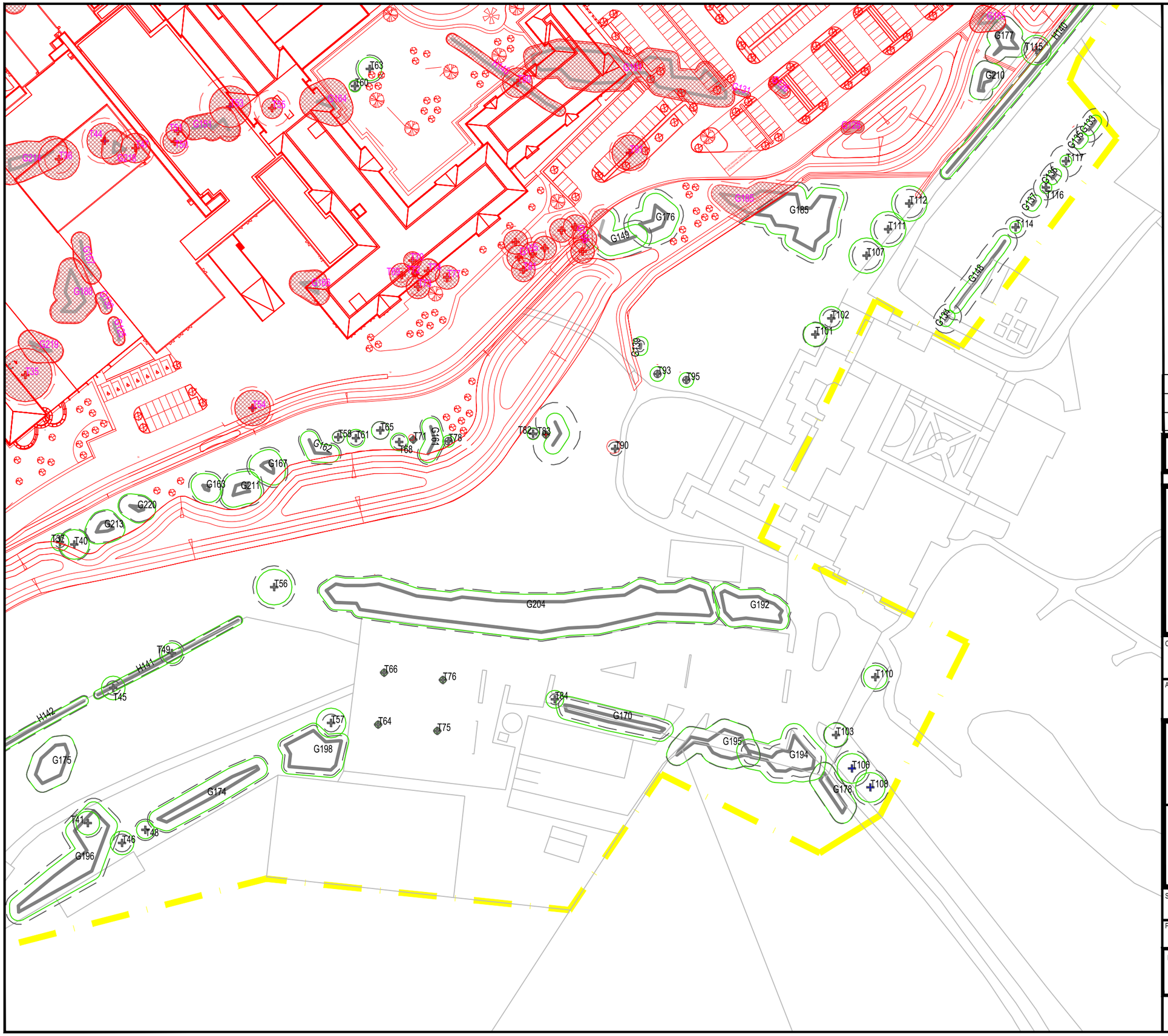

DO NOT SCALE

T TREE
G TREE GROUP
W WOODED AREA
H HEDGE

BS 5837 CATEGORY GRADING / QUALITY

B CATEGORY / MODERATE
C CATEGORY / LOW
U CATEGORY / VERY LOW

ROOT PROTECTION AREA

TREE CANOPY

ARBORICULTURAL FEATURE TO BE REMOVED

NO DIG HARD SURFACING

ARBORICULTURAL STUDY AREA

REV	DATE	BY	DESCRIPTION	CHK	APP
P02	07/11/219	JM	ISSUED	ND	ND
P01	10/10/2019	JM	FIRST ISSUE	ND	ND

DRAWING STATUS:
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PROJECT:
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TITLE:
TREE PROTECTION PLAN

SCALE @ A3:	CHECKED:		APPROVED:
1:1250	ND		ND
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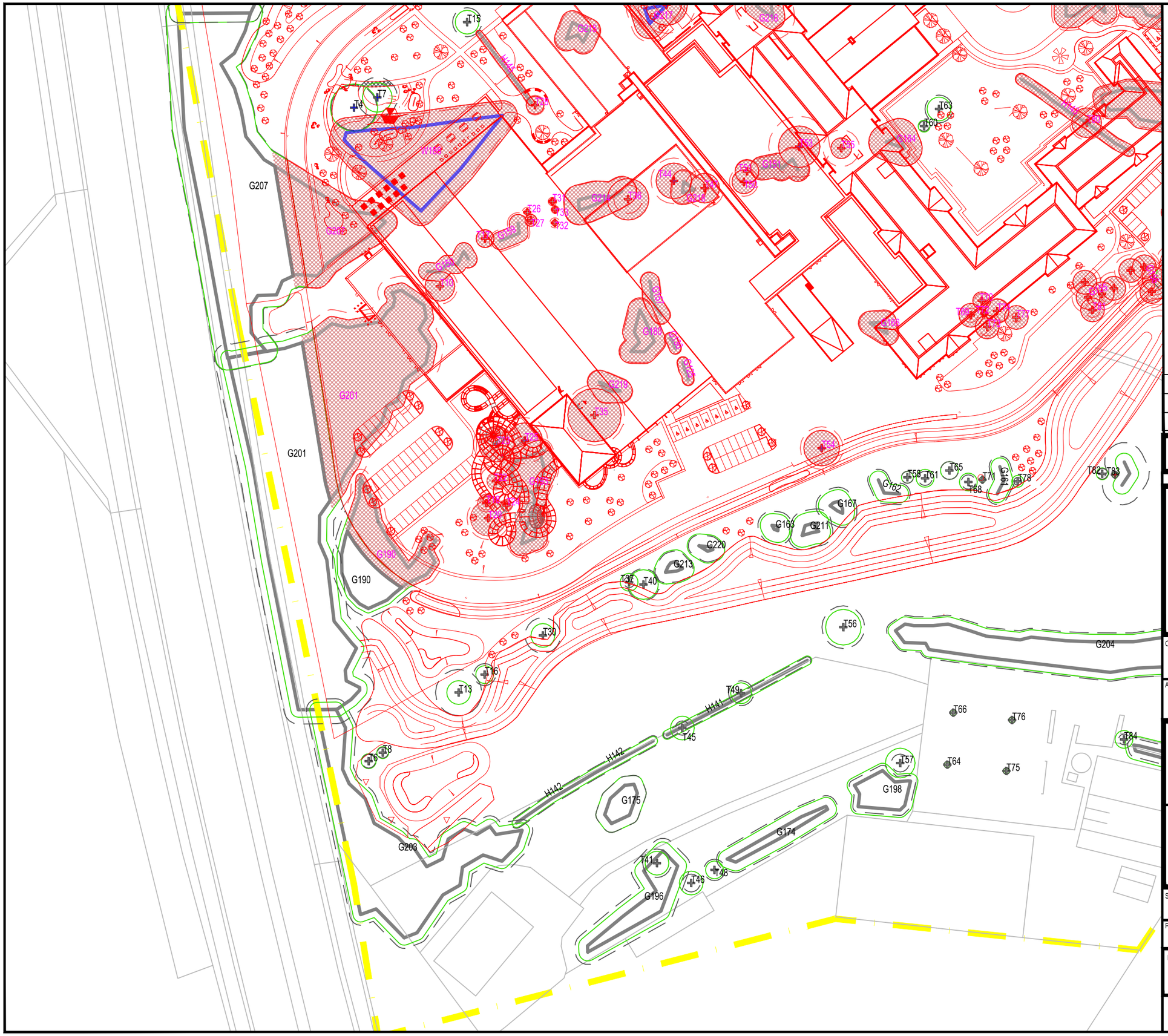

DO NOT SCALE

T TREE
G TREE GROUP
W WOODED AREA
H HEDGE

BS 5837 CATEGORY GRADING / QUALITY

B CATEGORY / MODERATE
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ROOT PROTECTION AREA

TREE CANOPY

ARBORICULTURAL FEATURE TO BE REMOVED

NO DIG HARD SURFACING

ARBORICULTURAL STUDY AREA

REV	DATE	BY	DESCRIPTION	CHK	APP
P02	07/11/219	JM	ISSUED	ND	ND
P01	10/10/2019	JM	FIRST ISSUE	ND	ND

DRAWING STATUS:

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NOT APPLICABLE

PROJECT:

PROPOSED GREAT WOLF LODGE - LAND TO THE EAST OF M40 AND SOUTH OF A4095, CHESTERTON, BICESTER

TITLE:

TREE PROTECTION PLAN

SCALE @ A3:	CHECKED:	APPROVED:
1:1250	ND	ND

PROJECT No:	DESIGNED:	DRAWN:	DATE:
70058541	JM	JM	10/10/2019

DRAWING No:	REV:
70058541-TPP-EV-006	P02

1 Capital Quarter
Tyndall Street
Cardiff
CF10 4BZ

wsp.com