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WEST YARNTON

PLANNING SUBMISSION (ARBORICULTURE)

TREE AND HEDGEROW IMPACT ANALYSIS

VETERAN TREE ASSESSMENT

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TREE SURVEY TO BS5837:2012

TREE RETENTION AND REMOVAL PLAN

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TREE AND HEDGEROW IMPACT ANALYSIS

Trees and hedgerows in the design process

1. Trees have been highly influential in the design process with this scheme. Trees were surveyed at the start of the process, and constraints that they pose have been a driving factor in designing the scheme's layout, which includes associated drainage and earthworks.
2. The site comprises arable farmland, with hedgerows defining field boundaries. Trees are almost exclusively located within the hedgerows and comprise predominantly broadleaved native species including pedunculate oak, ash, crack willow, and field maple.
3. The hedgerows and trees growing within them are a defining feature of the site. An objective of the design process has been to retain as much of the existing tree and hedgerow stock as possible with this to be integrated into the layout.
4. The loss of very few trees is required to facilitate the scheme, and the majority of the existing hedgerows shall be retained. The scheme has been designed with wide, linear belts of green infrastructure based around the existing trees and hedgerows providing green connectivity through the site.
5. The layout has been designed to maintain adequate distance from the trees such that they will not be harmed by the proposals (subject to tree protection measures being installed prior to the commencement of work). The development areas and roads have been positioned beyond the root protection areas (RPAs) of trees for retention, and layout has been designed to provide a good juxtaposition between trees and the development.
6. The trees at the site are viewed by the applicant as assets which enhance the quality of the development and living conditions of future occupiers. Designing the scheme to ensure that the principal trees are retained and can be protected has been a strong design principle.

Tree and hedgerow retention / removal statistics

7. The total number of trees surveyed across the site is 620, of which 137 were surveyed as individuals and 483 as components of tree groups.

The tree grade statistics before and after development are shown in the table below

Grade	Trees before	Trees after	Trees lost	Percentage of tree grade lost	Percentage of tree grade retained
U	35	19	16	46	54
A	27	27	0	0	100
B	431	422	9	2	98
C	127	127	0	0	100

To summarise, a total of nine trees are to be removed, none of which are the highest quality (Category A). In addition there are sixteen Category U trees shown for removal for general management purposes not related to the development proposals. Category U trees not shown for removal include remote trees and trees located off site. Refer to the Tree Survey Data table and Tree Retention / Removal Plan for details.

8. The hedgerow statistics are as follows:

Total length of hedgerow on site (m)	Retained hedgerow length (m)	Retained hedgerow %	Removed hedgerow length (m)	Removed hedgerow %
6656	6310	94.8	346	5.2

To summarise, close to 95% of the existing hedgerow shall be retained. Where hedgerow removal is required this is typically to create gaps for access connections. Refer to the Tree Survey Data table and Tree Retention / Removal Plan for details.

VETERAN TREE ASSESSMENT

1. Ancient trees and veteran trees are present across the site which impose significant planning restrictions. Section 175 c) of the National Planning Policy Framework (February 2019) states as follows:

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 reasons⁵⁸ and a suitable compensation strategy exists; and

(Footnote 58 states that wholly exceptional reasons would include, for example, nationally significant infrastructure projects where public benefit would clearly outweigh loss).

2. The NPPF defines ancient and veteran trees as follows:

Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

3. FLAC has an in-house, inquiry-tested methodology for assessing ancient and veteran trees based on the NPPF definition called Recognition of Ancient, Veteran & Notable Trees (RAVEN). Using RAVEN we have identified sixteen veteran trees at the site, of which one is also ancient with a calculated age exceeding 650 years. Our RAVEN assessment is included in this document.
4. Veteran trees have been clearly marked on the Tree Retention and Removal Plan, and in line with Forestry Commission and Natural England standing advice <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences> each veteran tree has been provided a veteran tree buffer (VTB) based on a radial distance of 15x stem diameter with no upper cap - this in addition to an RPA also shown with a radial distance based on 12x stem diameter capped at 15 metres.
5. All roads, drainage features and development areas have been designed to avoid the VTB constraints across the site. In a few locations cycle paths cross the VTB of veteran trees; however where they do so the existing land use is arable fields which are cultivated on a regular basis for crops. The cultivation depth is likely to be significantly greater than the construction depth required for the cycle paths and consequently there is no foreseeable risk that these would cause harm to the trees.

6. The veteran trees, and indeed all trees, have been designed within wide inter-connecting open spaces. By changing the land use from agricultural to residential, cultivation of the soil in close proximity to the trees will cease, as will the application of potentially harmful farm chemicals. This will facilitate tree root development in upper soil horizons and as a consequence it is anticipated that the health and longevity of the trees will be enhanced by the proposed development.



Recognition of Ancient, Veteran & Notable Trees –

R A V E N

Step One—Size Assessment

Tree has very large girth for species

Note—pollarding & senescence reduce stem increment: girth may be deceptive – assess stem girth relationship with life-stage accordingly

Refer to *Ancient and other veteran trees: further guidance on management* (Lonsdale, ATF 2013) at Fig. 1.3: *Chart of girth in relation to age and developmental classification of trees*

IF GIRTH NOT VERY LARGE FOR SPECIES, STOP HERE!

Step Two—Additional Primary Features

At least one of the following should be present, or refer to Step Three

- Extensive decay, especially brown rot or exposed stem heartwood in relevant species
- Extensive hollowing
- Crown senescence
- Retrenchment

Step Three—Secondary Features

If no additional Primary Feature is present, tree should have at least four Secondary Features

- Large quantity of dead wood in crown, especially where large-sized
- Major storm damage/ breakout wounds
- Habitat spaces: decay holes and/ or crevices/ branch splits sheltered from direct rainfall
- Aerial rooting
- Sap run/ slime flux
- Water pool
- Bark loss inc. due to lightning strike
- Fungi
- Other epiphytic plants, including significant presence of lichens

Step Four – Identification Guide

- ANCIENT**
Veteran tree with extremely large girth: age likely > 50% of estimated species maximum
E.g. pedunculate oak, 2m stem dia, average site: ca. 460 years old, ca. 50% of species max
- VETERAN**
Very large girth for species and qualifies under either Step Two or Step Three
- NOTABLE**
Very large girth for species but does not qualify under either Step Two or Step Three

IF A TARGET IS PRESENT, ASSESS RISK USING *THREATS*



WEST YARNTON - RAVEN ASSESSMENT

Guide to column headings

Tree No. Refer to accompanying plan
Species Listed by common name
Form Key factors that influence significance of stem size and age estimation
Pollard Whether the tree bears a pollard form, even if now long grown out
Relic Tree assessed as bearing <75% of former maximum crown volume

Required primary feature Tree must be large relative to others of its kind to qualify for assessment (or evidence retarded increment); refer to Lonsdale 2013
Additional primary features Features of principal importance for identifying A/V trees. In each case, feature should be present significantly
Secondary features Less important though still valuable features that aid identification, especially where present in numbers
Extensive decay Exposed decay areas should exceed 400cm²
Exposed HW HW refers to heartwood; applicable to relevant species only

DW>150mm dia Dead wood present in the crown with diameter over 150mm
Maj. Storm damage Breakout wounds or broken spars exceeding 30cm dia
Dry habitat space Potential for faunal use where not subject to rain entry
Water pool Offers niche habitat for specialist invertebrates, even where transient
Signif. Bark loss/ LS Bark loss exceeding 400cm². LS refers to lightning strike
Notable fungi Refers to species with known associations to old-growth trees
Other epiphytic plants Should be either rare or present in significant quantity

Age estimate Computed using FC White Method, form & senescence weighting added
Ancient Trees beyond 50% of species' maximum life expectancy
Veteran Trees with Required/ Primary or Secondary features as listed
Notable Trees that are large and/ or old for species, but which lack qualifying features
Non-special All other trees

Note: This assessment reports findings on identified candidate A-V-N trees within Sylvan's study area: refer to accompanying indicative plan of tree locations

Tree no.	Species	Form		REQUIRED PRIMARY FEATURE	Either: ADDITIONAL PRIMARY FEATURES - at least one of						Or: SECONDARY FEATURES - at least four of										AGE ESTIMATE		RAVEN ASSESSMENT				NOTES		
		Pollard	Relic	Large stem dia. (mm)	Extensive decay			Hollowing	Senescence	Retrenchment	DW>150mm dia	Maj. Storm Damage	Dry habitat space	Aerial roots	Sap run/ slime flux	Water pool	Signif. bark loss/ LS	Fungi		Other epiphytic plants			Years	Origin	Ancient	Veteran		Notable	Non-special
					Brown rot	Exposed HW	Other											Notable	Other	Lichens	Ferns	Other							
7006	Ash	X		940			X					X										174	1846		X			Age adjusted to allow for reduced increment due to pollarding	
7009	Pedunculate oak	X		2200	X	X		X		X	X	X						X				666	1354	X				Age adjusted to allow for reduced increment due to pollarding. Notable fungi recorded due to brown rot	
7010	Ash			1250			X				X	X							X			210	1810		X			Confirmed presence of <i>Inonotus hispidus</i>	
7021	Crack willow	X		1300																		n/a	n/a		X			Grown-out pollard at risk of severe collapse: urgent repollarding recommended	
7028	Pedunculate oak			1420			X					X										257	1763		X			Low number of veteran features#. Historic loss of co-dominant leader from stem noted	
7032	Ash	X		860			X					X										178	1842		X			Undersized however age adjustment allowance made for loss of increment due to pollarding	
7043	Ash			MS			X					X						X				n/a	n/a		X			Grown-out coppice. Confirmed presence of <i>Ganoderma lipsiense</i> and <i>Ceriporus squamosus</i>	
7047	Pedunculate oak			1160					X	X		X										248	1772		X			Bacterial stem exudate noted consistent with systemic oak decline. Age adjusted to allow for impaired condition	
7048	Pedunculate oak			1370								X										242	1778			X		Lacks veteran features; notable tree due to size	
7050	Crack willow	X		1450			X															n/a	n/a		X			Grown-out pollard at risk of severe collapse: urgent repollarding recommended	
7051	Crack willow	X		1300			X															n/a	n/a		X			Grown-out pollard at risk of severe collapse: urgent repollarding recommended	
7059	Pedunculate oak			1330						X												231	1789			X		Lacks veteran features other than major dead wood; notable tree due to size	
7066	Ash			1100			X					X										171	1849		X			Early signs of ash dieback	
7075	Pedunculate oak			1050	X	X				X	X							X				203	1817		X			Confirmed presence of <i>Fistulina hepatica</i> and <i>Laetiporus sulphureus</i> . Age adjusted to reflect reduced crown size	
7078	Pedunculate oak			1680	X					X	X											339	1681		X			Habitat features present from significant storm damage and decay	
7083	Pedunculate oak			1630					X	X	X							X				362	1758		X			Confirmed presence of <i>Laetiporus sulphureus</i>	
7085	Pedunculate oak	X		1460	X		X											X				308	1712		X			Age adjusted to allow for reduced increment due to pollarding. Notable fungi recorded due to brown rot	
7106	Pedunculate oak			1260	X				X	X												213	1807		X			Brown rot decay fungi and crown retrenchment	

ARBORICULTURAL METHOD STATEMENT - HEADS OF TERMS

1. The planning application is outline in nature, and specific details of tree protection measures cannot be provided at this stage. The Framework Plan, Parameter Plans and engineering plans have been worked-up taking account of the trees and space exists to install robust physical tree protection measures to protect the trees during the work.
2. Details setting out how retained trees shall be protected can be provided with the detailed Reserved Matters planning application and / or via suitably worded planning conditions.
3. The Arboricultural Method Statement and Tree Protection Plan shall be governed by the following heads of terms:
 - Work is to be supervised by an appointed project arboriculturist to ensure compliance with the specified details, including the removal of vegetation as approved.
 - Root protection areas (RPAs), and veteran tree buffers (VTBs) shall be protected by scaffold-braced tree protection fencing (TPF) constructed in accordance with BS5837:2012 Figure 2. In the event that access is required over the RPA of retained trees, robust proprietary ground protection shall be installed.
 - The TPF and ground protection shall form a construction exclusion zone (CEZ) in which (unless otherwise specified and agreed) there shall be no: excavation, level changes, service installation, access unless over appropriate ground protection, material storage, temporary soil storage, or chemical handling.
 - Cut and fill earthworks operations which are required at the site shall not extend into the RPA or VTB of retained trees. Ground levels in these areas are to remain unchanged. At this stage a high level earthworks plan has been provided which demonstrates feasibility; however detailed plans are required prior to the commencement of work.
 - Where the construction of cycle paths is required across VTBs in existing arable fields these shall be designed to ensure that construction depth is significantly shallower than former cultivation depth. Path construction in these areas shall be phased to ensure that access is gained for the duration of path construction only, and that the surrounding ground is adequately protected during the works.
 - Physical tree protection measures shall be retained in situ from prior to site occupation until the commencement of landscaping work if access into CEZs is required at that stage. During landscaping, work within the former CEZ shall be undertaken with care: machinery shall pass over ground protection; excavation (if required) shall be undertaken by hand avoiding roots; there shall be no changes in levels. Commencement of landscaping work shall be supervised by the project arboriculturist.

WEST YARNTON: KEY TO TREE SURVEY DATA SCHEDULE

Note

This survey has been undertaken in compliance with BS5837:2012; it is not intended to be a tree safety survey. Any notes offered on structural integrity of trees are incidental, though where trees are considered to be in immediately hazardous condition (identified by red font in the *Structural condition & Notes* column, see below), our recommendations given for immediate intervention should be put in hand by the owner / site manager as soon as can be arranged.

Trees are dynamic living organisms capable of achieving considerable size and structural complexity. They are exposed to and can become damaged by the elements and by human activity, and have co-evolved with decay-causing organisms that can degrade and sometimes destroy their structural integrity. Due to genetic characteristics and local microenvironmental factors this integrity can be innately uncertain. The laws and forces of nature dictate a natural failure rate even among trees that are healthy and structurally sound. By their very nature, therefore, trees cannot be considered entirely hazard-free.

Tree surveys and / or tree inspections are, inherently, only a snapshot in time of the physiological and structural condition of the trees concerned.

Unless otherwise stated in our reporting material, all such surveys and inspections are undertaken from ground level and no internal inspections or tests have been undertaken. Any structural defects present might not be visible, for example being masked by vegetation, whether the tree's foliage, plants growing round the base of the tree, or climbing plants growing on the stem and into the crown.

Unless otherwise stated, the survey data should be considered time-limited **for planning purposes** to a maximum of three years (absent revisions of BS5837, which render pre-existing data obsolete).

FLAC Ref. No.

Tree numbers per relevant FLAC dwg

In line with the advice of BS5837:2012, where trees occur as a cohesive group feature (prefixed TG for tree group or WG for woodland group), they are assessed as such

Size data for TG or WG are given as mean figures for trees at roughly the 80 percentile of the population concerned. Trees in the 90-100 percentile range for the group are identified on the TSP

Trees within TG / WG boundaries that have more than one stem and which are sub-dominant within the TG / WG (i.e. <80 percentile) are subsumed within the TG / WG data; dominant multi-stemmed trees (i.e. >80 percentile) within TG / WG boundaries are listed as individual trees

TG / WG outlines follow the mapping base (typically either topographical survey or geo-rectified aerial imagery)

Hedges (domestic) are recorded prefixed H and are always excluded from the provisions of the Hedgerows Regulations 1997

Hedgerows (rural) are recorded prefixed HR and possibly fall within the provisions of the Hedgerows Regulations 1997

All numbering starts from x001 **for each type of vegetation**, where x identifies the surveyor (9000 series = JFL). Thus:

9000	Individual tree
TG9000	Tree group
WG9000	Woodland group
H9000	Domestic hedge
HR9000	Rural hedgerow

The addition of the FLAC instruction ref. ahead of the tree number provides a unique, non-repeated reference number for the particular tree in question

Any trees omitted from the topo survey are listed on the referenced plan, though their positions are only shown indicatively. Off-site trees are included where deemed relevant, though their positions are also shown indicatively if omitted from the topo base

TPO Ref.

Statutory protection listing for individual trees, TG and WG

ATTENTION: SEE NOTE IMMEDIATELY BELOW

Note

This column is only completed in cases where FLAC has been instructed to undertake a TPO search and correlation to FLAC reference numbers. The absence of data in this column **must not** be taken to indicate that the trees concerned are not under TPO protection. Statutory protection may also arise from the trees' location within a Conservation Area. Further statutory control over tree removal may be conferred by the Forestry Act 1967

Species

Tree species as listed in the schedule by common name. Species present are:

<i>Common name</i>	<i>Botanical name</i>	<i>Provenance</i>	<i>Notes</i>
Alder	<i>Alnus glutinosa</i>	Native	
Apple	<i>Malus domestica</i>	Native	
Ash	<i>Fraxinus excelsior</i>	Native	
Aspen	<i>Populus tremula</i>	Exotic	
Beech	<i>Fagus sylvatica</i>	Native	
Black Italian poplar	<i>Populus x canadensis 'Serotina'</i>	Exotic	
Blackthorn	<i>Prunus spinosa</i>	Native	
Common lime	<i>Tilia x europaea</i>	Native	
Copper beech	<i>Fagus sylvatica 'Purpurea'</i>	Native (cultivar)	
Crab apple	<i>Malus sp.</i>	Exotic	
Crack willow	<i>Salix fragilis</i>	Native	
Damson	<i>Prunus domestica subsp. insititia</i>	Native	
Elder	<i>Sambucus nigra</i>	Native	
Elm	<i>Ulmus procera</i>	Native	
False acacia	<i>Robinia pseudoacacia</i>	Exotic	
Field maple	<i>Acer campestre</i>	Native	
Gean	<i>Prunus avium</i>	Native	
Goat willow	<i>Salix caprea</i>	Native	
Grey alder	<i>Alnus incana</i>	Native	
Hawthorn	<i>Crataegus monogyna</i>	Native	
Hazel	<i>Corylus avellana</i>	Native	
Holly	<i>Ilex aquifolium</i>	Native	
Hornbeam	<i>Carpinus betulus</i>	Native	
Horse chestnut	<i>Aesculus hippocastanum</i>	Naturalised	
Leyland cypress	<i>x Cupressocyparis leylandii</i>	Exotic	
Lodgepole pine	<i>Pinus contorta ssp. Latifolia</i>	Exotic	
Monterey cypress	<i>Cupressus macrocarpa</i>	Exotic	
Norway maple	<i>Acer platanoides</i>	Exotic	
Pear	<i>Pyrus communis</i>	Native	
Pedunculate oak	<i>Quercus robur</i>	Native	
Silver birch	<i>Betula pendula</i>	Native	
Sycamore	<i>Acer pseudoplatanus</i>	Naturalised	

White willow	Salix alba	Native
Yew	Taxus baccata	Native

Tree Count

For trees assessed as groups (ident. prefix TG), number of trees present, according to:

2-10 trees	Accurate count
11-50 trees	Close estimate
51-100 trees	Estimate

Area m²

For trees assessed as woodland (ident. prefix WG), existing area in square metres within survey envelope, derived from CAD interrogation of the completed tree survey plan

Ht. (m)

Tree height in metres

Either:

Crown Spread

For individual trees, measured radial crown spread in metres, listed for each of the four cardinal points

Or:

MRCS

For trees assessed as groups or woodland, an estimated mean radial crown spread in metres for trees at the 80 percentile size

Note

For trees assessed as woodland, sample measurements for canopy overhang beyond woodland boundary (i.e. hedgerow, fence, ditch etc.) are given on the tree survey plan

Or:

Mean Width

Mean width in metres of hedge or hedgerow

Length

Approximate length in metres of hedge or hedgerow

Ht. 1st Br.

For individual trees and trees assessed as groups or woodland, height in metres above ground of attachment point of first significant branch (cardinal point may be given indicating growing direction)

Ht. Can.

For individual trees and trees assessed as groups or woodland, mean height in metres of lower extent of tree canopy above ground

Stem Count

For individual trees, number of stems present below 1.5m AGL. Stem count affects diameter entry as follows:

Where the stem count is 1 the diameter should be entered into the 1 column under Stem Dia.

Where the stem count is up to 5 each stem dia. should be listed

Where the stem count exceeds 5, the mean stem diameter should be entered in the 1 column

Either:

Stem Dia. (mm)

Stem diameter(s) at 1.5m above ground level (see measurement system in BS5837:2012 Annex C), given in millimetres

Where entered 1:

Single measured stem diameter

Where entered 2-5:

Multiple measured stem diameters, listed per stem

Where entered >5:

For trees with more than five stems, diameter is listed as an estimated mean

Where the diameter entry for trees with 1 or 2-5 stems appears in italics, this indicates that it was estimated by the surveyor (for example, due to the presence of ivy on the stem)

It is our practice to round up when estimating stem diameters

Or:

Specimen Stem Dia.

For trees assessed as groups or woodland, stem diameter in millimetres at 1.5m above ground level for 80 percentile member of TG or WG. Trees with larger diameters are identified on the TSP

Or:

Mean Stem Dia.

Mean stem diameter in millimetres above the basal flare of hedge or hedgerow component plants

Either:

RPA Rad.

Radius in metres of the notionally circular Root Protection Area, based on 12x stem diameter (example for single stemmed trees), capped to 15m radial to stem centre

Note

Where trees are identified as being *notable* (i.e. very large trees that have yet to attain veteran status), FLAC removes the cap such that the RPA is simply 12x stem diameter

Or:

Specimen RPA Rad.

For trees assessed as groups or woodland, radius in metres of the notionally circular Root Protection Area based on specimen diameter for TG or WG 80 percentile tree

Either:

RPA Area

Conversion of RPA radius to an area, given in m², capped to a maximum of 707m² (in line with BS5837:2012), except for *notable* trees

Or:

Specimen RPA Area

For trees assessed as groups or woodland, conversion of specimen RPA radius to an area, given in m², capped to a maximum of 707m²

Note

RPA for hedges or hedgerows is to be taken as 3m from the centreline, half the height or 2m beyond existing width, whichever is the greater

Life Stage

Life stage assessment according into:

Y	Young
SM	Semi-mature
EM	Early mature
M	Mature
OM	Over-mature

Phys. Condition

An assessment of the **physiological** condition (i.e. health/vitality) status of the tree summarised according to:

GOOD	Generally in healthy condition
FAIR	Condition satisfactory though below mean species performance
POOR	Tree in decline/retrenching
DEAD	Self explanatory

Structural condition & Notes

Notes on the apparent structural integrity of the tree based on visual tree assessment, including notes on form, taper, forking habit, storm damage, decay fungi, pests, etc. plus other pertinent observations

Management recommendations

Preliminary recommendations for intervention (e.g. tree surgery, felling, etc) in relation to existing context

Trees assessed as being in apparently immediately hazardous condition will be notified to the client separately as soon as practical. Where the recommendation is for further investigation, including removal of ivy and reinspection, the given retention span and quality/value grade (see below) should be treated as provisional

Notes

This is **not** intended to comprise a specification for tree work: further advice should be sought prior to implementation

Change in land use (target value) requires further assessment

Ret. Span

Estimated remaining retention span based on species, condition & context divided into the following bands (relates to quality and value grade achievable as stated):

Years Best QV grade

<10	U
10+	C
20+	B
>40	A

QV Grade

Quality & Value grade classification according to BS5837:2012 (see attached extract from BS5837:2012 'Table 1 - Cascade Chart for Tree Quality Assessment') –

<i>Grade</i>	<i>Summary meaning</i>	<i>Ident. colour spot on TSP</i>
U	Trees that are unretainable in viable condition	Dark red
A	High quality & value and consequent high retention priority	Light green
B	Moderate quality and value (moderate priority for retention)	Mid-blue
C	Low quality and value (generally considered to be sacrificial)	Grey

Note

Trees present which we consider to be **exceptional** specimens are identified by the suffix * after the A grade, e.g. A1*

Proposal

This column identifies:

1. Pre-planning (Arboricultural Stages 1, Tree Survey, & 2, Design):
Our initial view of a defensible tree retention / removal balance
2. Planning submission (Arboricultural Stage 3):
The actual tree retention / removal balance as proposed

The following codes are used:

RET	1. Trees preferably retained 2. Trees that would be retained
PRET	<i>For tree groups (TG), woodlands (WG) & hedgerows (HR)</i> – signifies partial retention (see below)
REM	1. Trees defensibly removed to facilitate development 2. Trees that would be removed
U	Trees identified to be unsuitable for retention

No. of trees retained

For tree groups only

Number of trees retained out of the total recorded for the group. Outcomes are as follows:

Survey grade U	Number of trees for retention defaults to 0 (can be amended by manual override)
Proposal code RET	Number of trees for retention defaults to total from <i>Tree Count</i> data field
Proposal code PRET	No. of trees for retention requires manual input following interrogation of relevant plans
Proposal code REM	Number of trees for retention defaults to 0

Trees retained %

For tree groups only

Percentage of pre-existing TG tree count that would be retained, based on an auto-sum derived from inputs into the preceding column

Area retained m²

For woodlands only

Area, in square metres, of woodland (WG) proposed for retention. Outcomes are as follows:

Survey grade U	Area for retention defaults to 0 (can be amended by manual override)
Proposal code RET	Area for retention defaults to existing area
Proposal code PRET	Area for retention requires manual input following interrogation of relevant plans
Proposal code REM	Area for retention defaults to 0

Area retained %

For woodlands only

Percentage of pre-existing WG area that would be retained, based on an auto-sum derived from inputs into the preceding column

Length retained m

For hedgerows only

Length, in metres, of hedgerow (HR) proposed for retention. Outcomes are as follows:

Survey grade U	Length for retention defaults to 0 (can be amended by manual override)
Proposal code RET	Length for retention defaults to existing length
Proposal code PRET	Length for retention requires manual input following interrogation of relevant plans
Proposal code REM	Length for retention defaults to 0

Length retained %

For hedgerows only

Percentage of pre-existing HR length that would be retained, based on an auto-sum derived from inputs into the preceding column

BS5837:2012 Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline 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 <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] 4.5.7.</i></p>			
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	
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 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	

FLAC Note

The original contents of the column *Identification on plan* have been replaced by FLAC in the version above; spot colours to RGB codes given in BS5837:2012 Table 2

WEST YARNTON: TREE SURVEY DATA TABLE

Data for individual trees

FLAC Ref. No.	TPO Ref	Species	Ht. (m)	Crown Spread (m)				Ht. 1 st Br. (m)	Ht. Can. (m)	Stem Count	Stem Dia. (mm)					RPA Rad. (m)	RPA Area (m ²)	Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C	Proposal
				N	S	W	E				1 / mean	2	3	4	5									
3001		Ash	13	4	4	4	4	1 W	3	1	400	300				6.00	113	M	F	Omitted from topo excessively ivy clad impedes inspection and diameter measurements. Principal structure almost entirely obscured.	Sever all ivy stems close to ground level.	20+	B1	RET
3002		Norway maple	8	2	4	3	4	1 E	1	1	300					3.60	41	EM	F	Omitted from topo. On north face of ditch. Poor quality misshapen tree after pruning below overhead cables. Splayed form, limited potential. Low arboricultural merit.	No action required at time of survey	20+	C1	RET
3003		Ash	8	3	1	1	4	3 N	2.5	1	145					1.74	10	SM	F	Slender, suppressed and asymmetrical crown form. Low arboricultural merit.	No action required at time of survey	20+	C1	RET
3004		Norway maple	8	5	4	1	5	2 E	2	2	160	150				2.64	22	EM	F	Omitted from topo. Stem on south face of ditch. Stem swept to north acutely from ground level, then turns to east before two scaffold members sweep back to upright, poor overall form . Low arboricultural merit.	No action required at time of survey	20+	C1	RET
3005		Ash	15	4	5	5	5	4 W	5	2	380	350				6.20	121	M	F	Omitted from topo. On south edge of ditch. Bark-included basal union between twin stems. Excessively ivy clad, impeding inspection of structure. Crown very close to elevation of dwelling to south and overhanging roof. Questionable location for tree of large growth potential.	Sever all ivy stems close to ground level.	20+	C1	RET
3006		Common lime	13	5	5	5	5	2 S	1	1	380					4.56	65	M	G	Upright stem on top of north edge of ditch. Typical form and structure for the species. Crown hangs low over school site to north. Satisfactory overall condition.	No action required at time of survey	40+	B1	RET
3007		Norway maple	11	6	5	6	5	2 N	1	1	440					5.28	88	M	G	Upright stem on top of north edge of ditch. Typical form and structure for the species. Crown hangs low over school site to north. Satisfactory overall condition.	No action required at time of survey	40+	B1	RET
3008		Walnut	5	0.5	0.5	0.5	0.5	0	0	1	330					3.96	49	M	D	Omitted from topo. Very heavily ivy clad dead stem. Threat to garden to south.	FELL	<10	U	RET
3009		Hawthorn	6.5	3	3	3	3	1.5 W	1.5	2	150	90				2.10	14	SM	F	Omitted from topo. South edge of ditch. Scrubby specimen but in satisfactory condition.	No action required at time of survey	40+	C1	RET
3010		Rowan	7	3	3	3	3	1.8 SE	1	1	200					2.40	18	Y	F	Upright stem. Typical form and structure for the species. Satisfactory overall condition. Crown overhangs school site.	No action required at time of survey	40+	B1	RET
3011		Common lime	14	6	5	5	5	3 W	2	1	370					4.44	62	M	G	Upright stem on top of north edge of ditch. Bird box 2 metres west. Typical form and structure for the species. Crown hangs low over school site to north. Satisfactory overall condition.	No action required at time of survey	40+	B1	RET
3012		Norway maple	5	0	3	3	2	1 W	1	4	90	80	40	40		1.60	8	Y	F	Scrubby multi-stemmed specimen, suppressed form. Low arboricultural merit.	No action required at time of survey	20+	C1	RET
3013		Hawthorn	4	0.5	1.5	1.5	1.5	2 S	2	1	200					2.40	18	EM	F	Omitted from topo. Excessively ivy clad. Topped stem with small regrowth. Low arboricultural merit.	No action required at time of survey	20+	C1	RET
3014		Norway maple	14	6	6	6	6	2 W	4	1	600					7.20	163	M	G	Upright stem. Typical form and structure for the species. Satisfactory overall condition. Crown overhangs school site.	No action required at time of survey	40+	B1	RET
3015		Hawthorn	3	1.5	1.5	1.5	1.5	2 S	2	3	100	100	80			1.95	12	EM	F	Omitted from topo. Excessively ivy clad. Topped stem with small regrowth. Low arboricultural merit.	No action required at time of survey	20+	C1	RET

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				N	S	W	E				1 / mean	2	3	4	5									
3016		False acacia	8	4	3	3	3	1.7 N	2	1	200					2.40	18	SM	F	Stem close to school fence, poor future relationship in this context, retention reflects this. Tree of relatively low significance.	No action required at time of survey	10+	C1	RET
3017		Crack willow	10	2	3	1	2.2 N	4	1	760					9.12	261	OM	D	Standing dead adjacent school boundary. Advancing decay of stem and principal scaffold structure, collapse of scaffold at north-west over school fence. Topped but condition indicates further partial or whole collapse likely, potential to affect school or gardens.	FELL	<10	U	RET	
3018		False acacia	8	4	2	3	2.1 N	1.5	1	130					1.56	8	SM	F	Slender, asymmetrical crown form. Low arboricultural merit.	No action required at time of survey	40+	C1	RET	
3019		False acacia	15	6	5	6	6.3 N	5	1	490					5.88	109	M	G	Upright stem with good taper. Principal branch structure and unions in satisfactory condition. Satisfactory overall condition.	No action required at time of survey	40+	B1	RET	
3020		False acacia	15	6	5	6	6.3 N	5	1	480					5.76	104	M	G	Off site tree in school grounds. No access. Remote inspection only. No apparent significant defects observed.	No action required at time of survey	40+	B1	RET	
3021		False acacia	15	6	5	6	6.3 N	5	1	480					5.76	104	M	G	Off site tree in school grounds. No access. Remote inspection only. No apparent significant defects observed.	No action required at time of survey	40+	B1	RET	
3022		Black Italian poplar	6	0.5	0.5	0.5	0.5	0	0	1	460				5.52	96	M	D	Topped stem to 4 metres, becoming decayed. Densely ivy clad.	FELL	<10	U	RET	
3023		Ash	13	6	4	6	5.1 N	2	5	280	270	230	220	140	6.27	123	M	F	Omitted from topo. South edge of ditch. Multi-stemmed from ground level with bark-included unions. Moderate ivy present in crown. Scattered dead wood, not hazardous. Low arboricultural merit.	No action required at time of survey	20+	C1	RET	
3024		Elm	10	3	3	3	3.2 N	2	2	180	100				2.48	19	SM	P	Omitted from topo. Twin-stemmed growing adjacent larger ash. South stem dead, threat to garden to south.	FELL	<10	U	RET	
3025		Beech	13	5	5	5	5.2 S	1	1	370					4.44	62	SM	F	Off site. No access. Remote inspection only. No apparent significant defects observed.	No action required at time of survey	40+	B1	RET	
7001		Pedunculate oak	16.4	7	9.6	5	10	2.1 - E	2.6	1	980				11.76	434	M	F	Significant burr growth on lowest 2m of trunk. Very small pocket of decay at base to S. Major deadwood in central crown. Several large tear wounds in central crown. No sign of retrenchment or fungal fruiting bodies. Potential to become a veteran in the future	Stabilise dead wood according to occupancy levels beneath the crown	>40	B3	RET	
7002		Pedunculate oak	16.8	9.8	9.2	8	9	2.1 - E	1.8	1	760				9.12	261	M	G	Small amount of moderate-sized deadwood in central crown. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	>40	A1	RET	
7003		Pedunculate oak	15	8.4	7.5	8	7	2 - S	1.7	1	990				11.88	443	M	F	Significant dieback/retrenchment through upper crown. Major deadwood present throughout. No sign of basal or stem decay. Potential to become a veteran in the future	Stabilise dead wood according to occupancy levels beneath the crown	20+	B3	RET	
7004		Pedunculate oak	9.2	5.2	4	6.3	5.3	2 - S	1.7	1	780				9.36	275	M	F	Significant dieback and historic limb failures in upper crown have left a compact, but healthy tree. No sign of basal decay	No action required at time of survey	20+	B3	RET	
7005		Ash	9.8	5	5.2	6.4	4	2.2 - N	2.4	1	740				8.88	248	M	P	Cannot fully assess base of tree as tree is in centre of dense hedgerow. Open cavity at base to SE. Dieback in upper crown. Evidence of historic pollarding or major stem failure at about 2.5m.	No action required at time of survey	10+	C3	RET	
7006		Ash	10.7	5.6	7.2	8	7.2	1.5 - S	1.9	1	940				11.28	400	M	F	Veteran tree - Lapsed pollard with major decay at pollarding point. Innonotus hispidus fungal fruiting bodies on two leaders. Foliage appears healthy throughout	Undertake programme of phased repollard management	>40	A3	RET	
7007		Pedunculate oak	15.2	10.2	8.4	9.8	9	2.1 - W	2.4	1	880				10.56	350	M	F	Cannot fully assess base of tree as tree is in centre of dense hedgerow. Major deadwood in central crown. Several major limb failures in central crown evident. No observed dieback or disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	>40	A1	RET	
7008		Field maple	10.5	4.2	6.4	5.5	3.8	1.8 - S	2.1	4	370	290	220	200	6.68	140	M	P	Advanced dieback throughout crown	FELL	<10	U	U	

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				N	S	W	E				1 / mean	2	3	4	5									
				7009		Pedunculate oak	13				5.4	7.8	5.8	6.2	2.4 - W									
7010		Ash	14.8	10.2	6.4	9.4	11.8	1.1 - W	1.3	4	1250	230	200	150	15.00	707	M	F	Veteran tree - Large open cavity at base to SE with extensive internal decay. Major past limb failures evident in central crown. Innonotus hispidus fungal fruiting bodies on major limbs/leader in upper S crown. Several basal shoots have grown into significant stems. Ivy covers stem and crown	No action required at time of survey	>40	A3	RET	
7011		Pedunculate oak	15.4	6.2	7.6	7.4	6	2.4 - W	2.3	1	970				11.64	425	M	P	Major dieback through upper half of crown with large deadwood present throughout. No sign of stem decay.	Stabilise dead wood according to occupancy levels beneath the crown	20+	B3	RET	
7012		Ash	16	7	7.5	6.5	6.5	2.8 - S	2	1	520				6.24	122	M	F	No apparent significant defect	No action required at time of survey	20+	B1	RET	
7013		Holly	9.4	3.5	3.5	3.5	3.5	1.8 - E	2	1	370				4.44	62	M	F	Cannot fully assess base of tree as tree is on 3rd party land. No apparent significant defect	No action required at time of survey	20+	B1	RET	
7014		Norway maple cv	6.2	4.2	4	4.5	4.4	1.7 - S	1.7	1	220				2.64	22	SM	G	Cannot fully assess base of tree as tree is on 3rd party land. No apparent significant defect	No action required at time of survey	20+	B1	RET	
7015		Pedunculate oak	17	12	12	10.5	13	2 - E	1.5	1	1280				15.00	707	M	G	Cannot fully assess base of tree as tree is on 3rd party land. Major deadwood in central crown. Hanging broken branch in lower crown. Open cavity at base to N, but no sign of fungal fruiting bodies. Potential future veteran and currently 'notable' tree	Stabilise dead wood according to occupancy levels beneath the crown	>40	A1	RET	
7016		Ash	16.5	8.5	8	8.5	9	2.5 - N	1.6	6	420				12.35	479	M	F	Cannot fully assess base of tree as tree is on 3rd party land. Multiple stems from ground level with tight forks where stems meet. Innonotus hispidus on two E most stems within 4m of ground level. Major deadwood in central crown. Small amount of dieback evident	Stabilise dead wood according to occupancy levels beneath the crown	20+	B1	RET	
7017		Field maple	12	7.5	6.5	7	8	2.3 - S	1.9	1	600				7.20	163	M	G	Cannot fully assess base of tree as tree is on 3rd party land. No apparent significant defect	No action required at time of survey	>40	A1	RET	
7018		Pedunculate oak	18	12	10	11	12	2.9 - S	1.9	1	1100				13.20	547	M	G	Cannot fully assess base of tree as tree is on 3rd party land. Evidence of historic pollarding with several tight forks at 2.9-3.4m Major deadwood in central crown. No observed disease and no sign of obvious decay. Potential future veteran and currently notable tree	Stabilise dead wood according to occupancy levels beneath the crown	>40	A1	RET	
7019		Pedunculate oak	17.2	6.5	8.5	10	13	3 - E	1.8	1	640				7.68	185	M	G	Cannot fully assess base of tree as tree is on 3rd party land. Skewed crown due to adjacent trees. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	>40	A1	RET	
7020		Pedunculate oak	17.1	14	13	15	11	2.8 - S	2	1	940				11.28	400	M	G	Cannot fully assess base of tree as tree is on 3rd party land. Major deadwood in central crown. No observed dieback or disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	>40	A1	RET	
7021		Crack willow	15	10	8.5	9	10	1.7 - S	0.8	1	1300				15.00	707	M	F	Veteran tree - Cannot fully assess base of tree as tree is on 3rd party land. Very large lower stem with major open decaying cavity from 0-2m on S/SE face of trunk. Evidence of historic pollarding with prolific regrowth from c.2m. Ivy cover central leaders. Several leaders are subsiding with three having failed To SW. Foliage appears healthy throughout	Pollard to prevent further crown break-up	>40	A3	RET	
7022		Field maple	5	3.4	3.8	4	3.5	1.2 - S	1	6	180				5.30	88	M	F	Cannot fully assess base of tree as tree is within thick hedgerow. Multiple stems from ground level with tight forks where stems meet. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	REM	
7023		Ash	9.4	3.6	3	6.5	3.9	2.4 - S	2.2	1	850				10.20	327	OM	P	Advanced dieback throughout crown. Major deadwood throughout. Significant basal decay to S	FELL	<10	U	U	
7024		Pedunculate oak	17.2	9	8.5	7.5	8.5	2.8 - S	2.5	1	570				6.84	147	M	F	Ivy covered lower stem and crown. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	>40	B1	RET	

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				N	S	W	E				1 / mean	2	3	4	5									
				7025		Ash	17.8				8.2	7.8	7	8	1.9 - W									
7026		Ash	11	6.5	6.5	5.5	6	1.5 - S	1.8	4	560	210	190	100		7.63	183	M	P	Multiple stems from ground level with tight forks where stems meet. Largest stem has significant stem decay from 2.5-5m with Innonotus hispidus fungal fruiting bodies evident. Dieback through upper crown	Stabilise dead wood according to occupancy levels beneath the crown	10+	C3	RET
7027		Ash	14.5	7.5	5.5	6	4.5	3 - W	2.4	1	640					7.68	185	M	P	Advanced dieback throughout crown. Innonotus hispidus fungal fruiting bodies on major limb/leader at 9m to s. Major deadwood throughout	Stabilise dead wood according to occupancy levels beneath the crown	10+	C3	RET
7028		Pedunculate oak	19.5	13	14	16	15	2.6 - W	2.2	1	1420					15.00	707	M	G	Veteran tree. Ivy covered lower stem and crown. Major deadwood in central crown. No observed dieback or disease. Basal cavity on north-east side	Sever ivy at base of tree. Stabilise dead wood according to occupancy levels beneath the crown	>40	A1	RET
7029		Ash	13.5	4	4.2	5.4	3.6	5.9 - W	4.7	1	480					5.76	104	M	P	Advanced dieback throughout crown. Major deadwood throughout, but no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	10+	C1	RET
7030		Pedunculate oak	16.5	9	10.5	7	11	2.7 - W	2	1	840					10.08	319	M	F	Dieback in lowest crown and outer S and W crown. Major deadwood present throughout. No sign of basal decay	Stabilise dead wood according to occupancy levels beneath the crown	20+	B3	RET
7031		Pedunculate oak	14.3	8.5	8.5	7	9	2.4 - E	1.8	1	600					7.20	163	M	F	Major deadwood in central crown. Recent loss of major limb on N face of trunk. No observed dieback or disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	>40	B1	RET
7032		Ash	12.5	6	6.5	6.2	7	1.8 - N	2.2	1	860					10.32	334	M	F	Veteran tree - Evidence of pollarding with extensive regrowth from 2-2.5m. Decay and cavities evident at old pollarding site. No observed dieback or disease	No action required at time of survey	>40	A3	RET
7033		Pedunculate oak	15.2	8.5	8	6.5	9.5	2.1 - N	2.3	1	830					9.96	311	M	F	Start of retrenchment evident in upper crown. Major deadwood present. Potential future veteran.	Stabilise dead wood according to occupancy levels beneath the crown	>40	B3	RET
7034		Crack willow	12.8	6.5	7	5	7	1.6 - E	0.2	1	910					10.92	374	M	P	Historically pollarded at 1.8-2m with prolific regrowth from this point. Stems/leaders have started to collapse and fail. Stem decay evident at pollarding point	Repollard at historic pruning point	20+	B3	RET
7035		Crack willow	13	8.2	7.3	5.6	7	1.6 - N	0.7	2	820	170				10.05	317	M	F	Strip of decay in lower stem from 0-2m with significant internal decay. Subsiding/partially failed leaders/limbs evident in N and S crown. No observed dieback or disease	Pollard at 2m	20+	B3	RET
7036		Damson	8.5	2.9	3	2.6	2.2	1.8 - S	1.6	1	220					2.64	22	M	F	No apparent significant defect	No action required at time of survey	20+	B1	RET
7037		Goat willow	8.2	4.5	5.6	6	6	1.6 - W	1.6	11	160					6.37	127	EM	F	Multiple stems from ground level with included unions where stems meet. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
7038		Pedunculate oak	14.2	8.5	9	9.5	10	1.6 - S	1.9	3	720	510	270			11.08	385	M	F	Multiple stems with tight forks where stems meet. Moderate deadwood in central crown. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	>40	B1	RET
7039		Field maple	6.1	3	3.2	3.4	3.6	1.7 - E	2.2	2	250	220				4.00	50	M	F	Twin stems from ground level with included unions where stems meet. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
7040		Crack willow	10.2	5.1	6.4	3.9	5	1.8 - W	1.7	6	200					5.88	109	EM	F	Multiple stems from ground level with included unions where stems meet. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
7041		Field maple	8	4.5	5.2	6.4	6	1.8 - W	2	3	250	230	200			4.74	71	M	F	Multiple stems from ground level with included unions where stems meet. Ivy covered lower stem and crown. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
7042		Field maple	8.4	4	4.5	4.2	4.5	1.6 - E	2.2	1	280					3.36	35	M	F	Ivy covered lower stem and crown. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET

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				N	S	W	E				1 / mean	2	3	4	5									
7043		Ash	17.5	7	10	10	9	1.8 - E	1.4	3	670	530	200			10.53	348	M	F	Veteran tree. Multiple stems from ground level. Largest stem has column of decay from 0.6-1.2m. Ganoderma australe fruiting body in basal cavity on east side, Polyporus squamosus FB at 2m on north. Major deadwood in central crown	Stabilise dead wood according to occupancy levels beneath the crown	20+	B3	RET
7044		Pedunculate oak	15.5	5.5	7.5	7	8.5	2.4 - W	1.7	1	790					9.48	282	M	F	Inonotus dryadeus fungal fruiting bodies at base to E, associated decay appears minimal at present. Apical dieback evident in outer crown. Major deadwood in central crown.	Stabilise dead wood according to occupancy levels beneath the crown	20+	B3	RET
7045		Ash	7.4	4.2	4.8	3.9	4.6	0.5 - W	1.6	6	140					4.12	53	EM	F	Regrown coppice stool in centre of hedge. Ivy covered lower stem and crown. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
7046		Pedunculate oak	5.2	6.3	5.8	5	4.5	0.8 - E	1.5	4	180	160	140	130		3.69	43	EM	F	Regrown coppice stool in centre of hedge. Ivy covered lower stem and crown. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
7047		Pedunculate oak	19	10	11	10.5	12	2 - S	1.8	1	1160					13.92	608	M	F	Veteran tree. Retrenchment evident through upper third of crown, with major deadwood evident. Good vitality in lower crown. No significant basal decay evident. Small amount of staining on lower 2m of trunk, possibly from bacterial infection, but no active or recent evidence of this.	Stabilise dead wood according to occupancy levels beneath the crown	>40	A3	RET
7048		Pedunculate oak	23	9.5	11	13	16	2.6 - E	1.8	1	1370					15.00	707	M	G	Upright stem with full healthy crown. Major deadwood in central crown. No observed dieback or disease and no sign of obvious decay. Likely future veteran and currently notable tree	Stabilise dead wood according to occupancy levels beneath the crown	>40	A3	RET
7049		Pedunculate oak	16	7.2	9.5	8.5	9.5	2.4 - E	2.1	1	630					7.56	179	M	G	Cannot fully assess base of tree as tree is in centre of thick hedge. No apparent significant defect	No action required at time of survey	>40	A1	RET
7050		Crack willow	14.5	10	10	9.5	8	1.8 - W	1.9	1	1450					15.00	707	M	F	Veteran tree - Historically pollarded at 2-2.5m. Advanced stem decay in large lower stem. Majority of regrowth from pollard point is healthy, with exception of two small central leaders which have died off. Evidence of subsiding leaders and partial stem failures at pollarding point	Repollard at historic pruning point	>40	A3	RET
7051		Crack willow	14	8	9	13	11	1.8 - N	0	1	1300					15.00	707	M	F	Veteran tree - Historically pollarded at 2-2.5m. Advanced stem decay in large lower stem with multiple stem failures in regrowth from pollarding point. Decay is extensive and making the whole structure of tree unstable. Foliage appears healthy throughout	Repollard at historic pruning point	>40	A3	RET
7052		Crack willow	16.1	7	9.5	6	8	1.6 - N	1.6	5	420	320	300	280	260	8.61	233	M	P	Regrown stump with significant decay and partial/full failure of several stems evident. Foliage appear healthy	FELL	<10	U	U
7053		Ash	18.3	6.5	7.5	8	6.5	1.8 - S	2.1	1	480					5.76	104	M	F	Ivy covered lower stem. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
7054		Crack willow	16.4	6	8	6.5	5	2.1 - S	1.8	1	1050					12.60	499	M	F	Major collapse following pollard cycle neglect, now a relic though with apparently vigorous regrowth	Repollard at historic pruning point	20+	B2	RET
7055		Crack willow	18.5	12.5	13	11	8	1.7 - E	1.4	1	730					8.76	241	M	F	Historically pollarding at 2m with significant and healthy regrowth from this point. One large leader has failed to NE, and other leaders show signs of subsiding	Repollard at historic pruning point	20+	B2	RET
7056		Ash	18.5	6.5	9.3	6.5	6	3.2 - S	1.8	3	450	440	140			7.74	188	M	F	Multiple stems regrown from coppice stool. moderate deadwood in central crown No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
7057		Ash	14.3	8	8.2	6.1	6.8	1.6 - N	1.9	3	580	180	150			7.51	177	M	F	Multiple stems regrown from coppice stool. Ivy covered lower stem and crown. moderate deadwood in central crown No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
7058		Crack willow	17.5	9	12	8.5	11	1.7 - N	0	1	950					11.40	408	M	F	Multiple leaders growing from historic pollard. Recent major stem failure at 1.6m to NE with several other leaders showing subsiding nature. Ivy covered lower stem and crown. Column of inactive decay evident in lower 1.5m of trunk to N	Repollard at historic pruning point	20+	B1	RET

FLAC Ref. No.	TPO Ref	Species	Ht. (m)	Crown Spread (m)				Ht. 1 st Br. (m)	Ht. Can. (m)	Stem Count	Stem Dia. (mm)					RPA Rad. (m)	RPA Area (m2)	Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C	Proposal
				N	S	W	E				1 / mean	2	3	4	5									
7059		Pedunculate oak	19.8	10	13	14.5	14	1.9 - W	1.6	1	1330					15.96	800	M	G	Upright stem with full healthy crown. Major deadwood in central crown. No observed dieback or disease and no sign of obvious decay. Currently notable tree and potential future veteran	Stabilise dead wood according to occupancy levels beneath the crown	>40	A1	RET
7060		Ash	9.2	6	6.5	5.4	6.8	1.2 - E	1.9	1	520					6.24	122	M	F	Upright stem with full healthy crown. No apparent significant defect	No action required at time of survey	20+	B1	RET
7061		Goat willow	4.2	4.8	4.6	6.2	6	0.6 - S	1.4	8	170					5.77	105	EM	F	Multiple stems from ground level with included unions where stems meet. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	C1	RET
7062		Field maple	8.6	6.2	5.6	2.9	5.1	1.8 - E	2.1	1	320					3.84	46	M	P	Significant dieback throughout crown	FELL	<10	U	U
7063		Pedunculate oak	13.6	7	8.4	5.3	7	2.3 - N	1.7	1	480					5.76	104	M	F	Small deadwood in central crown. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	>40	B1	RET
7064		Crack willow	14.2	8	9	7.5	6	1.8 - E	1.4	9	230					8.28	215	M	P	Regrown stems from high stump. Advanced decay and partial failure of primary stem. Evidence of subsiding stems	Fell to low stump height	10+	C2	RET
7065		Field maple	5.8	3.8	4	4.4	4.5	1.7 - N	2.4	1	260					3.12	31	M	F	Minor dieback in lower crown	No action required at time of survey	10+	C1	RET
7066		Ash	12.1	6.8	8	6.7	10.4	2.1 - S	2.5	1	1100					13.20	547	M	F	Veteran tree - Very large lower stem with large open cavity in N face from 0.8-1.8m. Twin main leaders from 2m with tight forks where stems meet. Small amount of dieback evident in outer crown. No sign of fungal fruiting bodies. Major deadwood	Stabilise dead wood according to occupancy levels beneath the crown	>40	A3	RET
7067		Field maple	5	3.2	3.5	3.5	2.1	1.7 - S	1.1	1	190					2.28	16	EM	F	Overgrown hedgerow tree. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
7068		Crack willow	10.6	8	8.4	10	7.8	1.6 - E	2	6	300					8.82	244	M	F	Multiple stems from near ground level, possibly growing from old coppice stool. moderate deadwood in lower N crown. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
7069		Pedunculate oak	12.2	9	7.8	7.4	7.1	1.3 - S	1.4	1	640					7.68	185	M	F	Low spreading crown. No apparent significant defect	No action required at time of survey	>40	B1	RET
7070		Field maple	4.2	4.1	3.6	2.8	6.2	0.5 - W	0	1	300					3.60	41	M	P	Tree has partially failed at base towards NE	FELL	<10	U	U
7071		Crack willow	4	10.5	4.5	5	11	1.2 - E	0	2	320	300				5.27	87	M	P	Tree has failed at base to N and E with stems lying on floor	FELL	<10	U	U
7072		Pedunculate oak	16.7	8.2	8.5	8.6	9.2	2.4 - W	1.6	1	870					10.44	342	M	F	Upright stem with full healthy crown. Fistulina hepatica fungal fruiting bodies at base to N, associated decay appears minimal. Major deadwood in central crown. No observed dieback or disease	Reinspect every 2 years to determine if decay is spreading significantly. Stabilise dead wood according to occupancy levels beneath the crown	>40	B1	RET
7073		Pedunculate oak	18.2	8	7.6	7	9	2.8 - W	1.6	1	940					11.28	400	M	G	Upright stem with full healthy crown. Major deadwood in central crown. Barbed wire fence imbedded in lower trunk. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	>40	A1	RET
7074		Pedunculate oak	13	9	12	13.5	11.5	2.2 - W	1.6	1	680					8.16	209	M	F	Cannot fully assess base of tree as tree is on 3rd party land. Major recent leader/limb failure in NE crown has left hanging broken branches and jagged tear wounds. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	>40	B1	RET
7075		Pedunculate oak	17.5	11	10.5	14	9.5	3 - S	1.9	1	1050					12.60	499	M	F	Veteran tree - Very large tear wound from 0-3m where major limb has historically failed. Decay is beginning to set in to wound area. Fistulina hepatica fungal fruiting bodies on W of trunk near to ground level. Several other limb failures in lower crown have left decaying stubs and tear wounds, Laetiporus sulphureus fungal fruiting bodies on top of large tear wound at 3m to E. Major deadwood in central crown. Ivy covered lower stem and crown	Reinspect every 2 years to determine if decay is spreading significantly. Stabilise dead wood according to occupancy levels beneath the crown	>40	A3	RET

FLAC Ref. No.	TPO Ref	Species	Ht. (m)	Crown Spread (m)				Ht. 1 st Br. (m)	Ht. Can. (m)	Stem Count	Stem Dia. (mm)					RPA Rad. (m)	RPA Area (m ²)	Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C	Proposal
				N	S	W	E				1 / mean	2	3	4	5									
				7076		Field maple	11				6.2	6	7.5	6.4	1.6 - W									
7077		Field maple	5.2	3.8	3.5	4	3.8	1.6 - E	1.8	1	340					4.08	52	M	F	Upright stem with full healthy crown. No apparent significant defect	No action required at time of survey	20+	B1	RET
7078		Pedunculate oak	22	17	13	14	14	2.4 - S	1.7	1	1680					15.00	707	M	G	Veteran tree - Upright stem with full healthy crown. Major deadwood in central crown. Several historic tear wounds in central crown with decaying stubs/tear wounds evident. Large open wound on inside of first major branching point at 2.5-3m to E, significant decay evident, but due to location it is not possible to determine its extent.	No action required at time of survey	>40	A1	RET
7079		Field maple	9.4	5.2	4.7	2.9	4.8	1.6 - N	2.1	1	470					5.64	100	M	F	Somewhat suppressed crown due to adjacent larger tree. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
7080		Ash	8.7	4.2	5	6.2	5.3	2.4 - N	1.3	2	360	340				5.95	111	M	F	Twin stems from ground level with included unions where stems meet. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
7081		Pedunculate oak	13.2	7.2	7	7.8	7.4	1.8 - W	1.6	2	560	550				9.42	279	M	F	Twin stems from ground level with tight forks where stems meet. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	>40	B1	RET
7082		Crack willow	15	8.5	7	11	14	1.8 - S	1.5	9	250					9.00	254	M	F	Regrown coppice stool with multiple stems and included unions. Evidence of subsiding stems throughout tree. No observed dieback or disease	Fell to low stump height	10+	C1	RET
7083		Pedunculate oak	17.2	12	11	14	10	2 - S	1.1	1	1630					15.00	707	M	G	Veteran tree - Laetiporus sulphureus fungal fruiting bodies on stub at 2.5m to S. Major deadwood in central crown. Several tear wounds in upper crown from historic storm damage. No significant basal decay evident.	Stabilise dead wood according to occupancy levels beneath the crown	>40	A3	RET
7084		Ash	6.8	4.1	3.9	4.2	4	1.9 - E	1.8	2	270	120				3.55	40	EM	F	Twin stems from ground level with tight forks where stems meet. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
7085		Pedunculate oak	15.7	12	11	10	12	1.6 - N	2.1	1	1460					15.00	707	M	G	Veteran tree. Very large stem quickly becomes twin leaders. Open cavity with significant basal decay to W, but no sign of fungal fruiting bodies and T/R ratio still good. Major deadwood in central crown. No observed dieback or disease.	Stabilise dead wood according to occupancy levels beneath the crown	>40	A3	RET
7086		Ash	11.2	6.5	6.7	7.1	6.6	2.1 - N	1.5	2	380	360				6.29	124	EM	F	Twin stems from ground level with included unions where stems meet. Ivy covered lower stem and crown. Central leader has died back and has left decaying stub. Small amount of minor dieback in outer crown	Stabilise dead wood according to occupancy levels beneath the crown	10+	C1	RET
7087		Ash	14	7	6.3	5.1	7.8	1.4 - E	1.3	3	520	300	180			7.53	178	M	F	Multiple stems from ground level with included unions where stems meet. Ivy covered lower stem. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	REM
7088		Silver birch	13.5	5.5	5.5	6	6	2.1 - S	1.7	2	280	280				4.76	71	M	F	Cannot fully assess base of tree as tree is on 3rd party land behind fence. Twin stems from ground level with tight forks where stems meet. No observed dieback or disease	No action required at time of survey	20+	B1	RET
7089		Cappadocian maple	12.5	6.5	6.5	6.5	6.5	1.5 - E	1.2	4	310	280	260	240		6.57	136	M	F	Cannot fully assess base of tree as dense climbing plants obscure lower 3m of stems. No observed dieback or disease and no sign of obvious decay	Remove climbing plants and reinspect	20+	B1	RET
7090		Ash	15.2	7	8.6	8.5	6.5	2.5 - W	1.5	1	720					8.64	234	M	F	Major deadwood in central crown. Small amount of dieback in lower crown evident	Stabilise dead wood according to occupancy levels beneath the crown	20+	B1	RET
7091		Field maple	7	3.8	4.2	4.5	4.5	1.1 - W	1	7	150					4.77	71	M	F	Overgrown hedgerow tree. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
7092		Sycamore	11.1	5.1	5.6	5.5	6	2.2 - W	1.5	2	320	320				5.44	93	M	F	Twin stems from 1.5m with included unions where stems meet. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
7093		False acacia	14.5	7.2	7.6	7	5.6	1.8 - W	1.4	1	550					6.60	137	M	P	Significant dieback throughout crown. Short likely retention span	FELL	<10	U	U
7094		Apple	6.7	5.2	3.6	4.4	3.8	1.5 - S	0.8	2	280	270				4.67	68	M	F	Twin stems from 0.8m with tight forks where stems meet. Ivy covered lower stem and crown. No observed dieback or disease and no sign of obvious decay	Sever ivy at base of tree	20+	B1	RET
7095		Hornbeam	12.3	6	6.5	6.4	6.7	1.5 - E	1	1	580					6.96	152	M	G	Upright stem with full healthy crown. No apparent significant defect	No action required at time of survey	>40	A1	RET

FLAC Ref. No.	TPO Ref	Species	Ht. (m)	Crown Spread (m)				Ht. 1 st Br. (m)	Ht. Can. (m)	Stem Count	Stem Dia. (mm)					RPA Rad. (m)	RPA Area (m ²)	Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C	Proposal
				N	S	W	E				1 / mean	2	3	4	5									
7096		Sycamore	18	8.5	9	9.5	9	3.4 - S	3	1	700					8.40	222	M	F	Cannot fully assess base of tree as tree is on 3rd party land. Ivy covered lower stem and crown inhibits full inspection. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
7097		Silver birch	9.2	3.2	3	3	3	1.4 - S	1.2	1	150					1.80	10	SM	F	No apparent significant defect	No action required at time of survey	20+	B1	RET
7098		Monterey cypress	13	3.5	3.5	3.5	3.5	6.2 - S	5	1	450					5.40	92	M	F	Cannot fully assess base of tree as tree is on 3rd party land. All branches below 6m have been removed inexpertly leaving large wounds and stubs. No observed dieback or disease	No action required at time of survey	10+	C1	RET
7099		Lodgepole pine	7	5	5	5	5	2.6 - E	2.2	2	320	300				5.27	87	M	F	Cannot fully assess base of tree as tree is on 3rd party land. Twin stems from ground level. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B1	RET
7100		Apple	5.2	4	3.5	4	4	1.4 - N	1.2	1	260					3.12	31	M	F	Cannot fully assess base of tree as tree is on 3rd party land. No apparent significant defect	No action required at time of survey	20+	B1	RET
7101		Holly	3.4	2	2	2	2	1.8 - E	1.6	1	110					1.32	5	EM	F	No apparent significant defect	No action required at time of survey	10+	C1	RET
7102		Grey alder	8.2	3.5	3.5	3.2	3.4	1.8 - N	1.7	1	200					2.40	18	EM	F	Cannot fully assess base of tree as tree is on 3rd party land. No apparent significant defect	No action required at time of survey	20+	B1	RET
7103		Grey alder	8.5	3.8	3.5	3.4	3.5	1.6 - W	1.7	1	250					3.00	28	EM	F	Cannot fully assess base of tree as tree is on 3rd party land. No apparent significant defect	No action required at time of survey	20+	B1	RET
7104		White willow	22	14	14	14	14	2.2 - N	1.9	1	1000					12.00	452	M	F	Cannot access or see base of tree due to being on 3rd party land and being obscured by adjacent hedge.. Trunk size assessment made from observation of lower crown and associated stem. No observed dieback or disease and no sign of obvious decay	Reinspect from 3rd party land to assess full dimensions and condition	20+	B1	RET
7105		White willow	23	14	14	14	14	2.5 - S	2	1	1000					12.00	452	M	F	Cannot access or see base of tree due to being on 3rd party land and being obscured by adjacent hedge.. Trunk size assessment made from observation of lower crown and associated stem. No observed dieback or disease and no sign of obvious decay	Reinspect from 3rd party land to assess full dimensions and condition	20+	B1	RET
7106		Pedunculate oak	22	11	10	12	10	1.9 - N	1	1	1260					15.0	707	M	G	Veteran tree - Evidence of historic partial root plate failure that has left exposed roots to NW, but no recent movement evident. Decaying fungal fruiting bodies at base to S, possibly <i>Fistulina hepatica</i> , another small fungal fruiting bodies on branch stub at 4m to W, possibly <i>Laetiporus sulphureus</i> . Retrenchment evident with secondary crown forming approximately 2/3rds way up crown. Major deadwood through upper crown. No significant basal decay evident	Stabilise dead wood according to occupancy levels beneath the crown	>40	A3	RET
7107		Horse chestnut	7.3	4.2	5.3	4	3.8	1.9 - W	0.6	1	180					2.2	15	SM	F	Significant damage to foliage from leaf miner moth. Included union at first major branching point	No action required at time of survey	10+	C1	RET
7108		Silver birch	18.6	5.5	5.5	5.5	5.5	3.4 - W	3	1	400					4.8	72	M	F	Cannot fully assess base of tree as tree is on 3rd party land. No apparent significant defect	No action required at time of survey	20+	B1	RET
7109		Silver birch	19.8	7	7	7	7	2.8 - E	2.5	1	500					6.0	113	M	F	Cannot fully assess base of tree as tree is on 3rd party land. No apparent significant defect	No action required at time of survey	20+	B1	RET
7110		Sycamore	12.2	4.6	4.8	5	5.5	1.7 - E	2.2	1	260					3.1	31	EM	F	Ivy covered lower stem. Several lower branches have been broken/removed inexpertly. No observed dieback or disease	No action required at time of survey	10+	C1	RET
7111		Sycamore	11	4.8	3.6	5.1	5.3	1.6 - E	2	1	200					2.4	18	EM	F	Ivy covered lower stem. Several lower branches have been broken/removed inexpertly. No observed dieback or disease	No action required at time of survey	10+	C1	RET
7112		Silver birch	18.5	7	7	8	8	2.4 - W	1.9	1	500					6.0	113	M	F	Cannot fully assess base of tree as tree is on 3rd party land. No apparent significant defect	No action required at time of survey	20+	B1	RET

Data for trees assessed as groups (TG)

FLAC Ref. No.	TPO Ref	Species	Tree Count	Ht. (m)	MRCs (m)	Ht. 1 st Br. (m)	Ht. Can. (m)	Specimen Stem Dia. (mm)	Specimen RPA Rad. (m)	Specimen RPA Area (m ²)	Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C	Proposal	No. of trees retained	Trees retained %
TG3001		Elm	4	6	3	1 E	2	150	1.80	10	SM	D	Standing dead.	FELL	<10	U	RET	4	100.0
TG3002		Norway maple x10, hawthorn x1	11	4	1.5	1 N	1	50	0.60	1	Y	F	Lozenge shaped tree group comprising cluster of mostly Norway maple, apparently self-sown, located within bottom of ditch towards south face. Low arboricultural merit.	No action required at time of survey	20+	C2	RET	11	100.0
TG3003		Blackthorn x2, gean x1	3	4	1	1 N	1	100	1.20	5	SM	D	Omitted from topo. Ivy clad cluster of dead stems. Not hazardous.	FELL	<10	U	RET	3	100.0
TG3004		Elder x1, ash x2, hawthorn x12, hornbeam x2, crack willow x1	18	8	3	1 N	1	230	2.76	24	SM	F	Omitted from topo. Linear tree group of generally scrubby specimens but in satisfactory condition. Frequent ivy. Unremarkable trees but providing some screen function.	No action required at time of survey	40+	C2	RET	18	100.0
TG3005		Elm	4	9	3	2 S	2	160	1.92	12	SM	D	Standing dead on south side of ditch becoming fragile and a threat to gardens to south.	FELL	<10	U	RET	4	100.0
TG3006		Elm	4	9	3	2 S	2	160	1.92	12	SM	D	Standing dead on south side of ditch becoming fragile and a threat to gardens to south.	FELL	<10	U	RET	4	100.0
TG3007		Italian alder	3	14	4	2 S	2	440	5.28	88	M	G	Topo only provides partial info, stem at south-east omitted. Off site. Remote inspection only. Upright stems. Typical form and structure for the species. No apparent significant defects observed.	No action required at time of survey	40+	B2	RET	3	100.0
TG3008		Hawthorn	12	6	3	1.5 N	1.5	260	3.12	31	M	F	Close-set linear tree group with compact hawthorns on south side of ditch. South crowns pruned back to garden boundaries, north crowns left unmanaged overhang adjacent site. Densely ivy clad. No apparent significant defects. Satisfactory overall condition. Confers some screen function. Tree group of relatively low significance. A former tree at east end has died and collapsed.	No action required at time of survey	40+	B2	RET	12	100.0
TG3009		Blackthorn	4	6	3	1 E	1	260	3.12	31	M	F	Cluster of scrubby and unremarkable individuals. Low arboricultural merit.	No action required at time of survey	20+	C2	RET	4	100.0
TG3010		Apple	3	4	2	1.5 S	1.5	130	1.56	8	SM	G	Off site trees. No access. Remote inspection only. Formal plantings on stakes. No apparent significant defects observed.	No action required at time of survey	40+	C2	RET	3	100.0
TG3011		Italian alder	4	14	4	2 S	2	440	5.28	88	M	G	Beyond topo. Straddling both school and site to its west. Restricted visibility. Off site. Remote inspection only. Upright stems. Typical form and structure for the species. No apparent significant defects observed.	No action required at time of survey	40+	B2	RET	4	100.0
TG7001		Crack willow, ash, pedunculate oak, field maple	25	16	6.5	1.6 - S	1.7	450	5.40	92	M	F	Row of mature trees along side of path. Willows are generally showing signs of subsiding limbs and lower stem decay. Oaks, ash and field maple are healthy with little in the way of defects	No action required at time of survey	20+	B2	RET	25	100.0
TG7002		Pedunculate oak, ash	12	14.5	7	1 - S	1.5	500	6.00	113	M	F	Row of mature trees along side of path. Several appear to be overgrown historic hedgerow trees.	No action required at time of survey	20+	B2	RET	12	100.0
TG7003		Monterey cypress	6	13	5	0.4 - S	1	320	3.84	46	EM	F	Edge of group of trees on 3rd party land beside path. No apparent significant defect	No action required at time of survey	20+	B2	RET	6	100.0

FLAC Ref. No.	TPO Ref	Species	Tree Count	Ht. (m)	MRCs (m)	Ht. 1 st Br. (m)	Ht. Can. (m)	Specimen Stem Dia. (mm)	Specimen RPA Rad. (m)	Specimen RPA Area (m2)	Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C	Proposal	No. of trees retained	Trees retained %
TG7004		Ash	2	11	5	1.6 - N	1.5	300	3.60	41	EM	F	Pair of overgrown hedgerow trees. No apparent significant defect	No action required at time of survey	20+	B2	RET	2	100.0
TG7005		Field maple	6	15	6	0.5 - E	1.2	260	3.12	31	M	F	Cannot fully assess base of trees as trees are on 3rd party land. Row of coppice stools that form line of old hedge. Multiple stems from lower level with included unions where stems meet. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B2	RET	6	100.0
TG7006		Ash, hawthorn, fieldmaple	12	8.5	6	1.2 - E	1	240	2.88	26	M	F	Row of overgrown hedgerow trees, majority have ivy covered lower stems. Hawthorns show small amount of dieback.	No action required at time of survey	20+	B2	RET	12	100.0
TG7007		Crack willow, field maple	15	15	6.5	1.2 - N	1	500	6.00	113	M	F	Cluster of tree around what appears to be a dried up pond. Several partial stem failures evident, especially amongst multiple stem willows. No observed dieback or disease	No action required at time of survey	20+	B2	RET	15	100.0
TG7008		Field maple, pedunculate oak, ash	15	14.5	6.5	1.6 - E	1.9	420	5.04	80	M	F	Row of trees growing from hedgerow feature. Several have multiple stems from ground level. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B2	RET	15	100.0
TG7009		Field maple, pedunculate oak, ash	25	12	6	1.5 - S	1.2	280	3.36	35	M	F	Row of trees growing from hedgerow feature. Several have multiple stems from ground level. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B2	PRET	23	92.0
TG7010		Goat willow, field maple	12	9	7	0.5 - E	1	250	3.00	28	M	F	Cluster of scrubby trees beside path. Most have multiple stems from low level with twisted and acutely angled stems. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B2	PRET	9	75.0
TG7011		Field maple, ash	8	7	4	0.5 - N	0.5	160	1.92	12	EM	F	Dense cluster of trees. No apparent significant defect	No action required at time of survey	20+	B2	RET	8	100.0
TG7012		Ash	2	8	4	2 - N	1.5	400	4.80	72	M	P	Pair of trees with extensive dieback throughout crown and stem decay evident.	FELL	<10	U	U	0	0.0
TG7013		Ash	2	9.5	5	1.7 - S	2	520	6.24	122	M	P	Pair of trees with extensive dieback throughout crown and stem decay evident.	FELL	<10	U	U	0	0.0
TG7014		Ash	2	16	7.5	2.6 - S	2.2	560	6.72	142	M	F	Pair of trees growing from hedgerow. Major deadwood in lower crowns. Large basal shoot of W most tree is growing at acute angle to S. No observed dieback or disease and no sign of obvious decay	Stabilise dead wood according to occupancy levels beneath the crown	20+	B2	PRET	1	50.0
TG7015		Ash	3	14	7	1.8 - S	1.2	500	6.00	113	M	F	Row of trees growing from hedgerow feature. All have twin stems with leans towards S. Evidence of historic pruning to maintain clearance from adjacent overhead power lines. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B2	RET	3	100.0
TG7016		Crack willow	2	13	7	0.6 - S	1.8	520	6.24	122	M	F	Multiple stems from ground level. with tight forks where stems meet. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B2	RET	2	100.0
TG7017		Crack willow, ash	12	13	6.5	0.6 - S	1.2	360	4.32	59	M	F	Cluster of trees in slight depression at corner of woodland group. Several trees show signs of subsiding limbs/stems with partial failures occurring. Evidence of historic pruning around overhead power lines that pass through group, although currently cutting work is required to maintain safety clearance. No observed dieback or disease	No action required at time of survey	20+	B3	RET	12	100.0
TG7018		Field maple	2	5	3.5	0.6 - S	1.1	140	1.68	9	M	F	Pair of overgrown coppice/laid trees within hedgerow. Multiple stems from ground level with included unions where stems meet. No observed dieback or disease	No action required at time of survey	20+	B3	RET	2	100.0
TG7019		Crack willow	4	12	4	0.5 - E	1.8	220	2.64	22	EM	F	Row of trees in hedgerow. No apparent significant defect	No action required at time of survey	20+	B2	RET	4	100.0

FLAC Ref. No.	TPO Ref	Species	Tree Count	Ht. (m)	MRCs (m)	Ht. 1 st Br. (m)	Ht. Can. (m)	Specimen Stem Dia. (mm)	Specimen RPA Rad. (m)	Specimen RPA Area (m2)	Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C	Proposal	No. of trees retained	Trees retained %
TG7020		Ash, crack willow, field maple	13	10	5	1.5 - N	1.7	350	4.20	55	M	F	Row of trees growing from centre of hedge all of similar age/size/maturity. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B2	PRET	12	92.3
TG7021		Goat willow	3	8	5.5	1 - E	0.6	220	2.64	22	EM	F	Cluster of scrubby trees within hedgerows. Multiple stems from ground level with tight forks where stems meet. No observed dieback or disease	No action required at time of survey	20+	B2	RET	3	100.0
TG7022		Ash	4	8	4.5	1.2 - N	1.5	170	2.04	13	EM	F	Cluster of trees at junction of hedgerows. No apparent significant defect	No action required at time of survey	20+	C2	RET	4	100.0
TG7023		Ash	6	8.5	4.5	1.5 - E	1.5	160	1.92	12	EM	F	Row of trees growing from centre of hedge. Most have multiple stems from near ground level	No action required at time of survey	20+	B2	RET	6	100.0
TG7024		Ash	2	15	7.5	1.7 - W	1.7	450	5.40	92	M	F	Pair of twin stem trees growing from hedgerow. Ivy covered lower stems. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B2	RET	2	100.0
TG7025		Field maple	6	7	5	0.9 - E	1.2	230	2.76	24	M	F	Row of overgrown hedgerow trees growing from centre of hedge. Most have multiple stems from ground level with tight forks where stems meet. No observed dieback or disease	No action required at time of survey	20+	B2	RET	6	100.0
TG7026		Black Italian poplar	30	19	4.5	2.2 - E	1.9	320	3.84	46	M	F	Row of boundary/barrier trees. No systemic issues observed	No action required at time of survey	20+	B2	RET	30	100.0
TG7027		Ash, field maple	12	10	5	1.5 - N	1.5	240	2.88	26	EM	F	Row of overgrown hedgerow trees. Majority have twin or multiple stems from near ground level. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	B2	RET	12	100.0
TG7028		Crack willow	3	13	7	1.8 - N	1.7	350	4.20	55	M	F	Short row of trees growing from beside hedge. All have at least twin stems with tight forks where stems meet. No observed dieback or disease	No action required at time of survey	20+	B2	RET	3	100.0
TG7029		Ash, field maple	50	16	6.5	1.5 - E	1.5	500	6.00	113	M	F	Strip of trees beside track/path. Majority of trees appear to have regrown from coppice stools or from natural regeneration of field margin trees. Many multiple stem trees with tight forks where stems meet. No systemic issues observed	No action required at time of survey	20+	B3	RET	50	100.0
TG7030		Blackthorn	5	8.5	4.5	0.5 - S	0.2	200	2.40	18	M	F	Cluster of overgrown hedgerow tree. No observed dieback or disease and no sign of obvious decay	No action required at time of survey	20+	C2	RET	5	100.0
TG7031		Ash	2	8	6	1.2 - S	1.2	420	5.04	80	M	P	Pair of trees growing from hedgerow. Both are regrown coppice stools. Significant dieback through upper crowns with major deadwood present.	Stabilise dead wood according to occupancy levels beneath the crown	10+	C2	RET	2	100.0
TG7032		Elm, field maple, crab apple	5	7	3.5	1.2 - W	1.6	200	2.40	18	M	P	Significant dieback in crowns of all trees.	FELL	<10	U	U	0	0.0
TG7033		Pear	5	11	5.5	1.6 - S	1.5	300	3.60	41	M	F	All trees have multiple stems from low level. Small amount of apical dieback in NE most tree.	No action required at time of survey	20+	B2	RET	5	100.0

Data for hedgerows (HR)

FLAC Ref. No.	Species	Ht. (m)	Mean Width (m)	Length (m)	Mean Stem Dia. (mm)	Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span	QV Grade	Proposal	Length retained (m)	Percentage retained %
										<10, 10+ 20+, >40	U-A-B-C			
HR7001	Hawthorn, blackthorn,	2.5	3	180	65	M	F	Well managed/maintained feature with only 1 small gap. No observed dieback or disease	No action required at time of survey	20+	B2	RET	180	100.0
HR7002	Hawthorn, blackthorn, elder, elm, pedunculate oak, ash, field maple	3.5	3.5	410	75	M	F	Well managed/maintained feature. No observed dieback or disease	No action required at time of survey	20+	B2	RET	410	100.0
HR7003	Hawthorn, blackthorn, elder, elm, pedunculate oak, ash, field maple	3.5	3.5	400	75	M	F	Well managed/maintained feature. No observed dieback or disease	No action required at time of survey	20+	B2	RET	400	100.0
HR7004	Blackthorn, elder, hawthorn, field maple	4	4	70	90	M	F	Short remnant of longer hedge. No observed dieback or disease	No action required at time of survey	20+	B2	RET	70	100.0
HR7005	Field maple, ash, blackthorn, apple, hawthorn,	3.8	4	40	90	M	F	Short remnant of longer hedge. No observed dieback or disease	No action required at time of survey	20+	B2	RET	40	100.0
HR7006	Hawthorn, elder, blackthorn	5.5	4	160	130	M	F	Unmanaged and somewhat scrappy looking hedge. Several sparse areas, especially towards W end. No observed dieback or disease	No action required at time of survey	20+	C2	RET	160	100.0
HR7007	Elm, elder, hawthorn, ash, blackthorn	3.2	3	480	75	M	F	well maintained, thick and healthy feature with no gaps apart from gateways. No observed dieback or disease	No action required at time of survey	20+	B2	PRET	441	91.9
HR7008	Elm, blackthorn, hawthorn, elder	3.5	3.5	295	75	M	F	Thick and healthy hedge with one small gap along length. No observed dieback or disease	No action required at time of survey	20+	B2	PRET	271	91.9
HR7009	Blackthorn, hawthorn, field maple, ash, elm	5.5	5	311	170	M	F	Overgrown and undermanaged hedge beside path. No significant gaps along length. No observed dieback or disease	No action required at time of survey	20+	B3	PRET	295	94.9
HR7010	Blackthorn, hawthorn, field maple, ash, elm	6	5	305	150	M	F	Overgrown and undermanaged hedge beside path. No significant gaps along length. Small amount of dead/dying elm in clusters along length	Fell dead/dying elm and Replant gaps with suitable native broadleaf species	20+	B3	PRET	292	95.7
HR7011	Blackthorn, field maple, hawthorn	3.2	3	105	65	M	F	well maintained, thick and healthy feature with no gaps apart from gateways. No observed dieback or disease	No action required at time of survey	20+	B2	PRET	92	87.6
HR7012	blackthorn, hawthorn, field maple, elder, ash	5	5	195	120	M	F	Somewhat overgrown feature with thick healthy foliage, but varying height along length	No action required at time of survey	20+	B2	PRET	167	85.6

FLAC Ref. No.	Species	Ht. (m)	Mean Width (m)	Length (m)	Mean Stem Dia. (mm)	Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C	Proposal	Length retained (m)	Percentage retained %
HR7013	Blackthorn, hawthorn, elder, ash, elm	3	3.5	355	90	M	F	well maintained, thick and healthy feature with no gaps. Some of the elm shows signs of decline and dieback	Fell dead/dying elm and Replant gaps with suitable native broadleaf species	20+	B2	PRET	331	93.2
HR7014	Blackthorn, hawthorn, elder, ash	2.6	2.5	415	65	M	F	well maintained, thick and healthy feature with no gaps. No observed dieback or disease	No action required at time of survey	20+	B2	PRET	388	93.5
HR7015	Blackthorn, crack willow, ash, elder, hawthorn	2.5	2.5	255	65	M	F	well maintained, thick and healthy feature with no gaps. No observed dieback or disease	No action required at time of survey	20+	B2	PRET	249	97.6
HR7016	Field maple, hawthorn, blackthorn, crack willow, elder	3	3.5	345	70	M	F	A few sparse areas along length, but generally in fair health with no dieback evident	Replant gaps with suitable native broadleaf species	20+	B2	PRET	324	93.9
HR7017	Field maple, crack willow, hawthorn, blackthorn, ash	5	5.5	275	140	M	F	Somewhat overgrown feature, but thick healthy foliage throughout. No observed dieback or disease	No action required at time of survey	20+	B3	RET	275	100.0
HR7018	Hawthorn, blackthorn, elder	2.8	2.8	170	70	M	F	well maintained, thick and healthy feature with no gaps. No observed dieback or disease	No action required at time of survey	20+	B2	RET	170	100.0
HR7019	Blackthorn, hawthorn, field ,aple, elder	4.5	4.5	270	120	M	F	Somewhat overgrown hedgerow. All foliage appears healthy and no significant gaps along length	No action required at time of survey	20+	B3	RET	270	100.0
HR7020	Blackthorn, hawthorn, hazel, elder, ash, field maple	3.2	4	315	90	M	F	Varying thickness and height along length with a few trees starting to become overgrown. No significant gaps and no observed dieback or disease	No action required at time of survey	20+	B2	RET	315	100.0
HR7021	Blackthorn, hawthorn, elm, elder	3.5	3	270	75	M	F	Thick and healthy hedge with no significant gaps along length. No observed dieback or disease	No action required at time of survey	20+	B2	PRET	251	93.0
HR7022	Field maple, blackthorn, hawthorn	4	4.5	105	90	M	F	Somewhat overgrown feature. Small gap evident approximately half way along. No observed dieback or disease	Replant gaps with suitable native broadleaf species	20+	B2	PRET	96	91.4
HR7023	Ash, field maple, hawthorn, blackthorn, elder, elm	4.5	6	199	180	M	F	Overgrown feature with variation in height along length. Several trees in feature have small amount of dieback evident in crowns, and a few elms are standing dead trees. Lower foliage is thick and healthy throughout though	Remove dead/dying trees and bring back feature into routine management	20+	B3	PRET	146	73.4
HR7024	Hawthorn, blackthorn, ash, elder, elm	2.5	2.5	171	70	M	F	Well maintained, thick and healthy hedgerow. No observed dieback or disease	No action required at time of survey	20+	B2	PRET	162	94.7
HR7025	Hawthorn, blackthorn, elder	2	3	90	55	EM	F	Relatively low hedge with dense healthy foliage throughout. No observed dieback or disease. (Included in HR dataset in error: should be H-prefix)	No action required at time of survey	20+	B2	PRET	45	50.0

FLAC Ref. No.	Species	Ht. (m)	Mean Width (m)	Length (m)	Mean Stem Dia. (mm)	Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C	Proposal	Length retained (m)	Percentage retained %
HR7026	Elm, blackthorn, black Italian poplar	3.2	3	125	80	EM	P	Somewhat scrappy feature with multiple dead/dying elms and sparse areas. Poplars are taller than rest of feature but of similar condition	Fell dead/dying elm and Replant gaps with suitable native broadleaf species	20+	C2	RET	125	100.0
HR7027	Hawthorn, blackthorn	1.6	1.5	145	40	EM	P	Scrappy and sparse feature with large portions being composed mainly of brambles	No action required at time of survey	<10	U	RET	145	100.0
HR7028	Elm, blackthorn	5.4	4	55	110	EM	P	Significant dieback and decline evident among elm which is main constituent of feature. Hedge is generally overgrown with little in the way of recent management evident.	Fell dead/dying elm and Replant gaps with suitable native broadleaf species	10+	C2	RET	55	100.0
HR7029	Elm, blackthorn, hazel	2.8	2.5	45	65	EM	P	Dutch elm disease has caused widespread dieback/decline of elm in feature.	Fell to as low as reasonably practicable	<10	U	RET	45	100.0
HR7030	Blackthorn, hawthorn, aspen	2.5	2.5	100	70	EM	F	Relatively well maintained feature with no significant gaps along length, but dominated by brambles in a few locations. A scattering of taller, but immature aspens along length	No action required at time of survey	20+	C2	RET	100	100.0

Data for trees assessed as woodland (WG)

FLAC Ref. No.	TPO Ref	Species	Area (m ²)	Ht. (m)	MRC5 (m)	Ht. 1 st Br. (m)	Ht. Can. (m)	Specimen Stem Dia. (mm)	Specimen RPA Rad. (m)	Specimen RPA Area (m ²)	Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C	Proposal
WG7001		Pedunculate oak, ash, blackthorn, hawthorn, crack willow		17	6.5	1.8 - E	2	420	5.04	80	M	G	Off-site woodland group. Lack of dense understorey with evidence of animal browsing keeping natural regeneration occurring. Trees generally appear in good condition with no systemic issues observed	No action required at time of survey	>40	A3	RET
WG7002		Ash, crack willow, sycamore, field maple, pedunculate oak, elm, blackthorn,	20611	15	6.5	1.2 - S	1.8	350	4.20	55	M	F	Dense strip of woodland with dense understorey of, field maple, blackthorn, hawthorn and ruderals, especially in N half of group. Several willows show partial stem or major limb failures. No systemic issues observed	No action required at time of survey	>40	B3	RET



Client
Merton College Oxford

Instruction
West Yarnton

Instruction ref.
CC38-1037

Dwg title
Tree Retention and Removal Plan

Dwg no.
38-1037.02-D

Rev D date
28.10.20

Scale
Overview 1:2500 @ A1
Plot sheets 1:500 @ A0

Quality & value grades:

Category A High

Category B Moderate

Category C Low

Category U Unretainable

Veteran tree (all retained)

Crown outline for retained tree / hedge

Crown outline for tree, tree group or hedge section for removal to facilitate development

Crown outline for tree, tree group or hedge section for removal to facilitate drainage

Trees for removal for arboricultural reasons

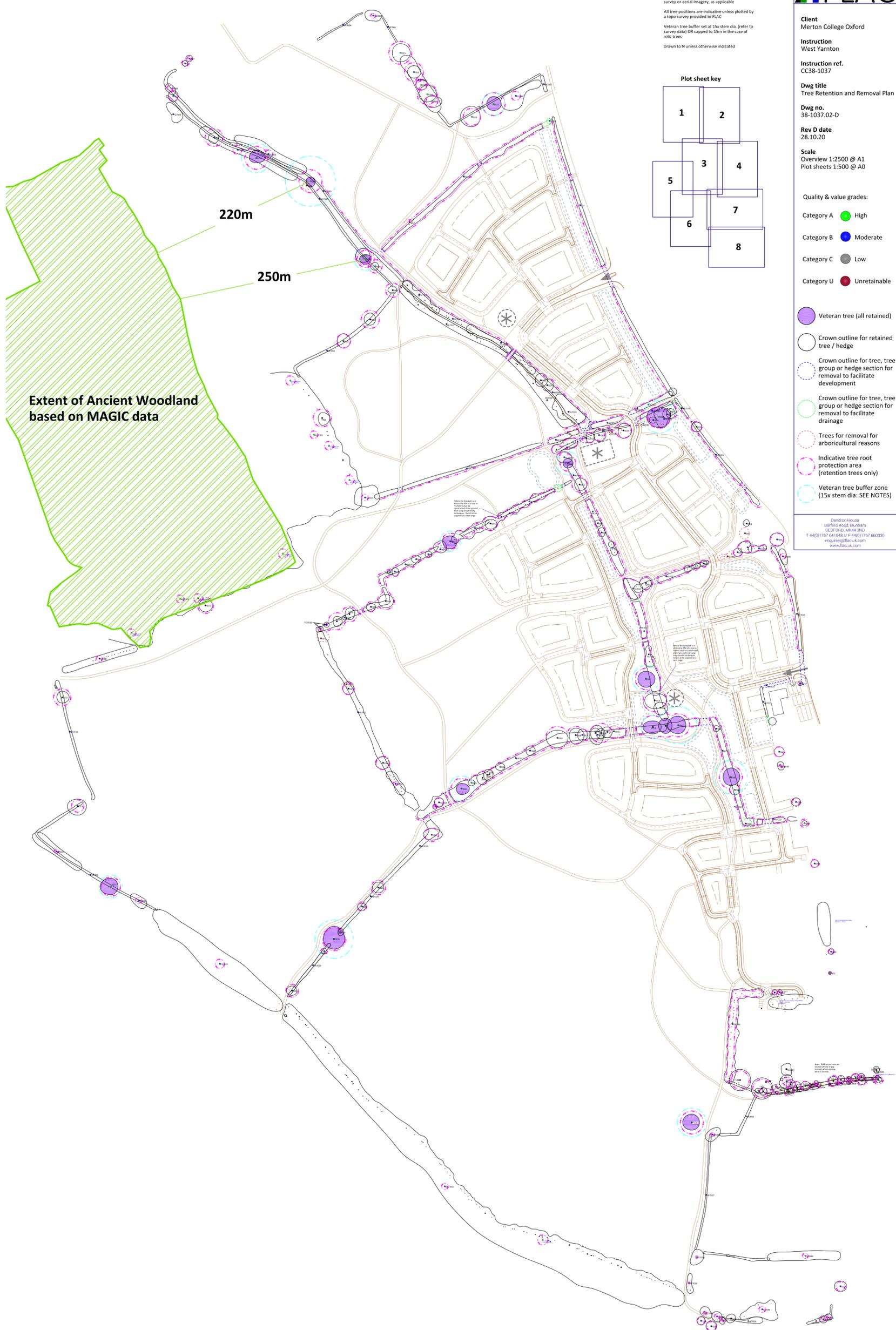
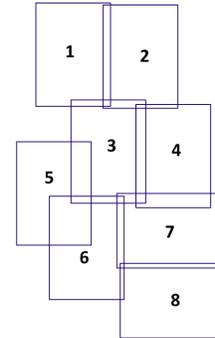
Indicative tree root protection area (retention trees only)

Veteran tree buffer zone (15x stem dia: SEE NOTES)

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Notes
Do not scale off dwg - refer to tree survey data schedule for crown spreads etc.
Tree/ woodland group outlines follow the topo survey or aerial imagery, as applicable.
All tree positions are indicative unless plotted by a topo survey provided to FLAC.
Veteran tree buffer set at 15x stem dia. (refer to survey data) OR capped to 15m in the case of relic trees.
Drawn to N unless otherwise indicated

Plot sheet key

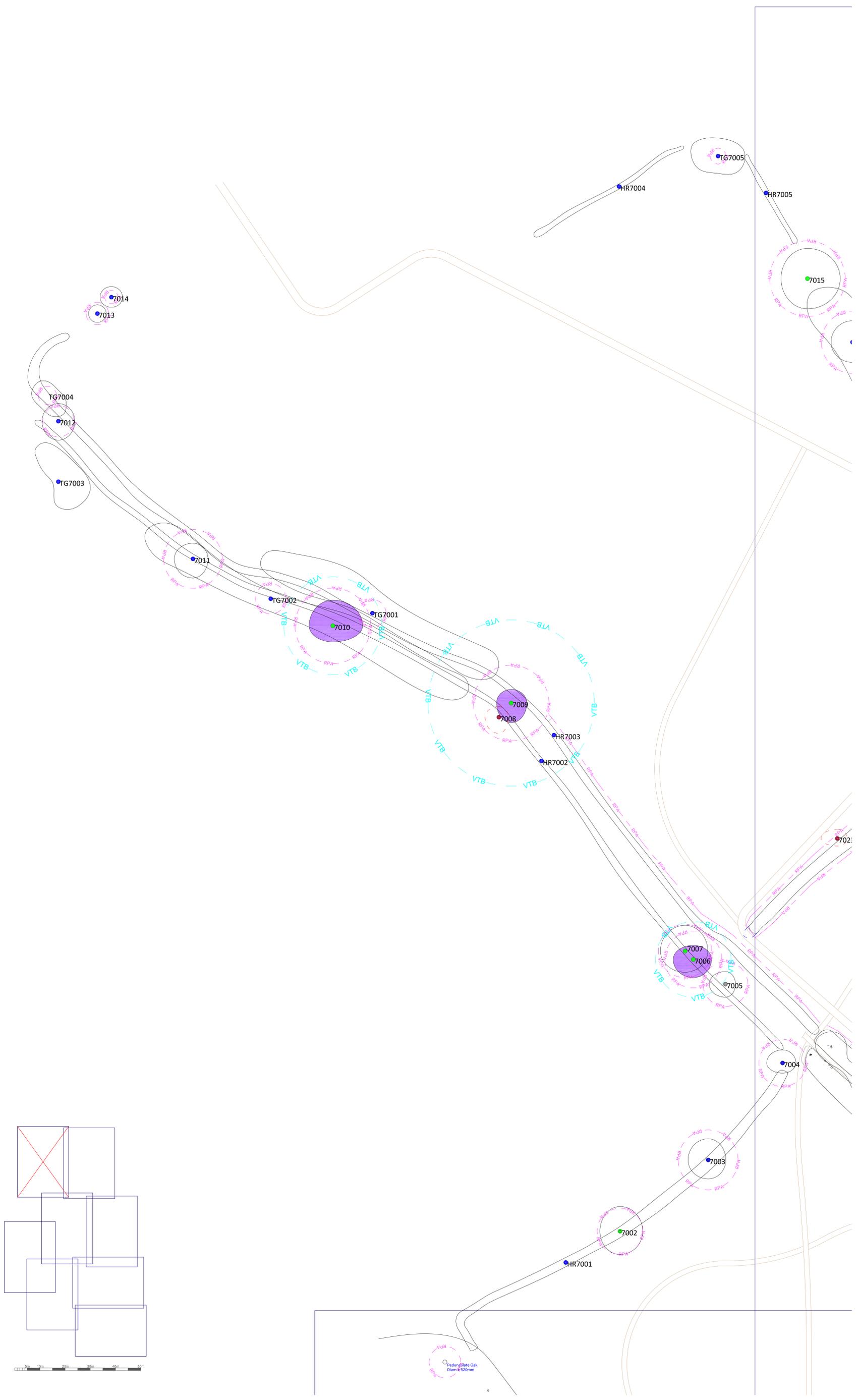


220m

250m

Extent of Ancient Woodland
based on MAGIC data

CAUTION: THIS DRAWING IS INTENDED TO BE READ IN COLOUR



FLAC

Client
Merton College Oxford

Instruction
West Mansion

Instruction ref.
CC38-1037

Dwg title
Tree Retention and Removal Plan

Plot sheet
1

Dwg no.
38-1037.02-D

Rev D date
28.10.20

Scale
1:500 @ A0

Quality & value grades:

Category A ● High

Category B ● Moderate

Category C ● Low

Category U ● Unretainable

● Veteran tree (all retained)

○ Crown outline for retained tree / hedge

○ Crown outline for tree, tree group or hedge section for removal to facilitate development

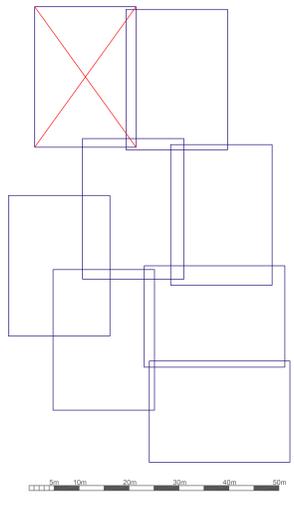
○ Crown outline for tree, tree group or hedge section for removal to facilitate drainage

○ Trees for removal for arboricultural reasons

○ Indicative tree root protection area (retention trees only)

○ Veteran tree buffer zone (15x stem dia; SEE NOTES)

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Notes

Do not scale off dwg - refer to tree survey data schedule for crown spreads etc

Tree/ woodland group outlines follow the topo survey or aerial imagery, as applicable

All tree positions are indicative unless plotted by a topo survey provided to FLAC

Veteran tree buffer set at 15x stem dia. (refer to survey data) OR capped to 15m in the case of relic trees

Drawn to N unless otherwise indicated



Client
Merton College Oxford

Instruction
West Yarnton

Instruction ref.
CC38-1037

Dwg title
Tree Retention and Removal Plan

Plot sheet
2

Dwg no.
38-1037-02-D

Rev D date
28.10.20

Scale
1:500 @ A0

Quality & value grades:

Category A ● High

Category B ● Moderate

Category C ● Low

Category U ● Unretainable

● Veteran tree (all retained)

○ Crown outline for retained tree / hedge

○ Crown outline for tree, tree group or hedge section for removal to facilitate development

○ Crown outline for tree, tree group or hedge section for removal to facilitate drainage

○ Trees for removal for arboricultural reasons

○ Indicative tree root protection area (retention trees only)

○ Veteran tree buffer zone (15x stem dia; SEE NOTES)

Decision House
Barford Road, Banbury
OX15 3JG, UK
T 44(0)1295 445581 F 44(0)1295 445522
www.flac.co.uk

Notes

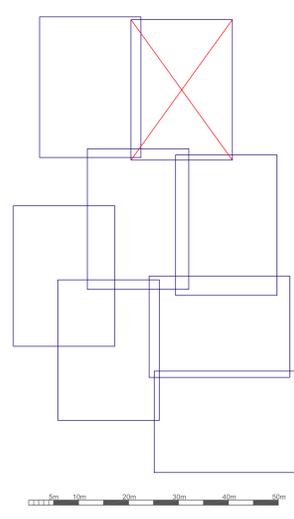
Do not scale off dwg - refer to tree survey data schedule for crown spreads etc

Trees/ woodland group outlines follow the topo survey or aerial imagery, as applicable

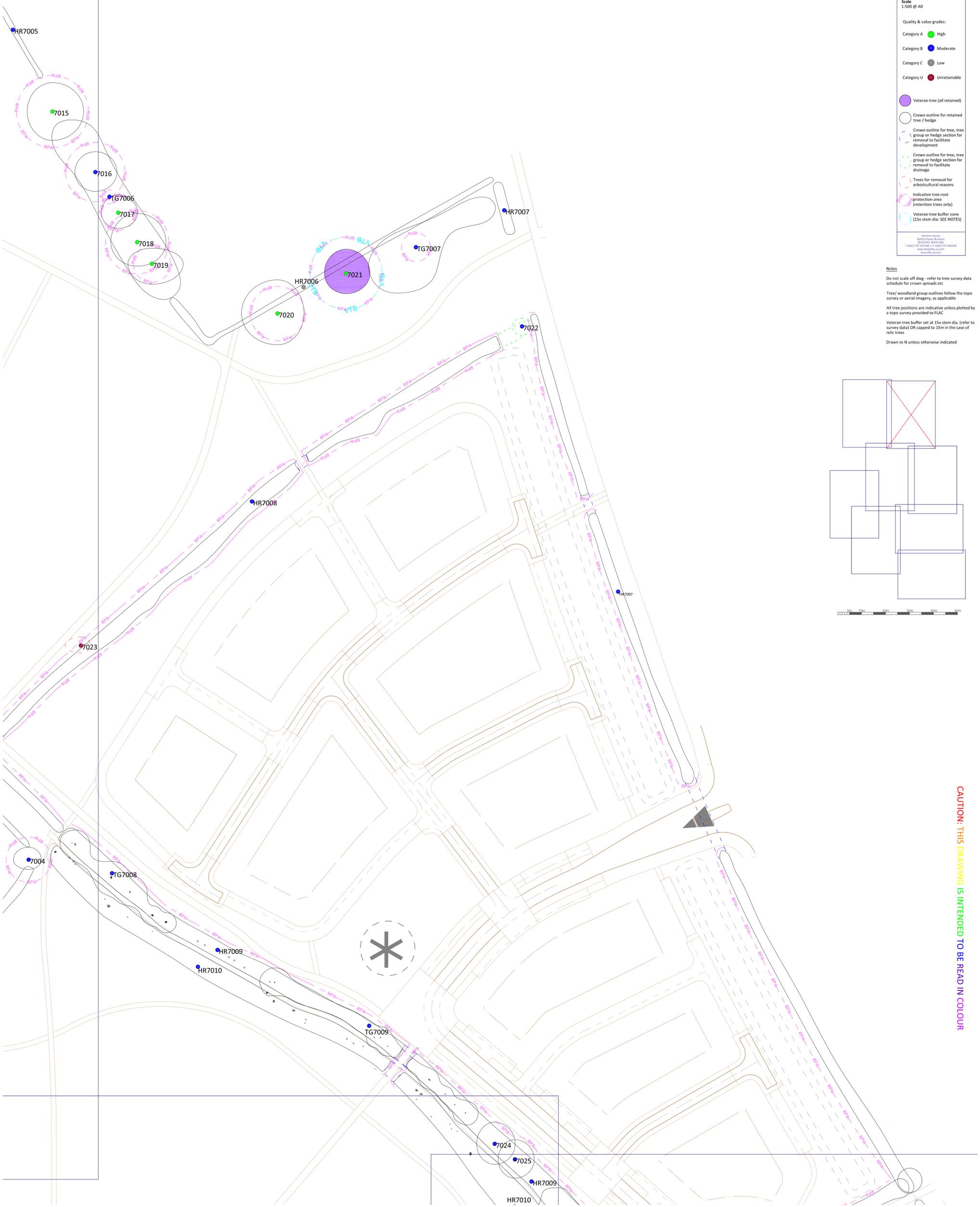
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CAUTION: THIS DRAWING IS INTENDED TO BE READ IN COLOUR





Client
Merton College Oxford

Instruction
West Yarrton

Instruction ref.
CC38-1037

Dwg title
Tree Retention and Removal Plan

Plot sheet
3

Dwg no.
38-1037-02-D

Rev D date
28.10.20

Scale
1:500 @ A0

Quality & value grades:

Category A ● High

Category B ● Moderate

Category C ● Low

Category U ● Unretainable

● Veteran tree (all retained)

 Crown outline for retained tree / hedge

 Crown outline for tree, tree group or hedge section for removal to facilitate development

 Crown outline for tree, tree group or hedge section for removal to facilitate drainage

 Trees for removal for arboricultural reasons

 Indicative tree root protection area (retention trees only)

 Veteran tree buffer zone (15x stem dia: SEE NOTES)

 Crown outline for retained tree / hedge

 Crown outline for tree, tree group or hedge section for removal to facilitate development

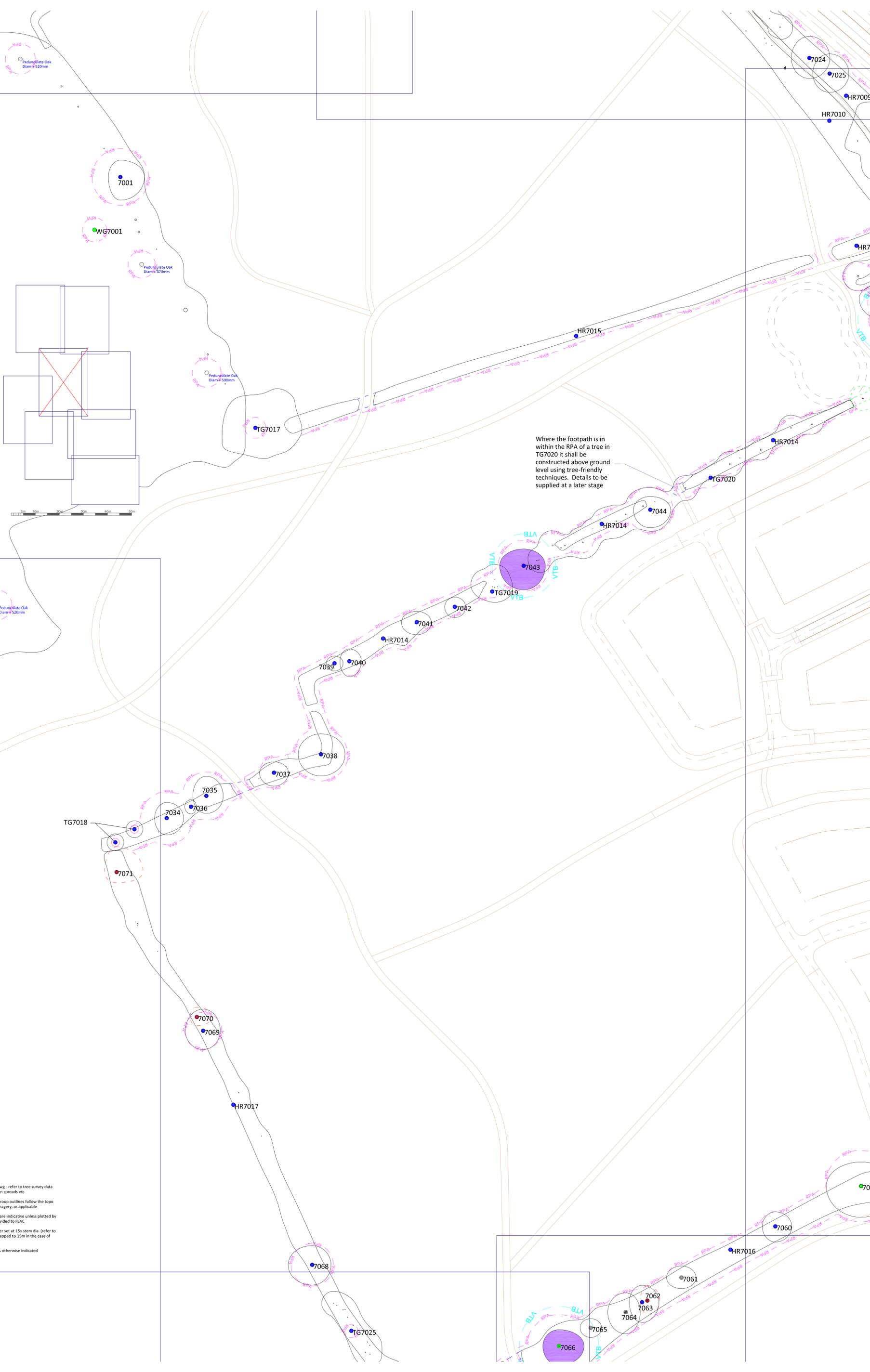
 Crown outline for tree, tree group or hedge section for removal to facilitate drainage

 Trees for removal for arboricultural reasons

 Indicative tree root protection area (retention trees only)

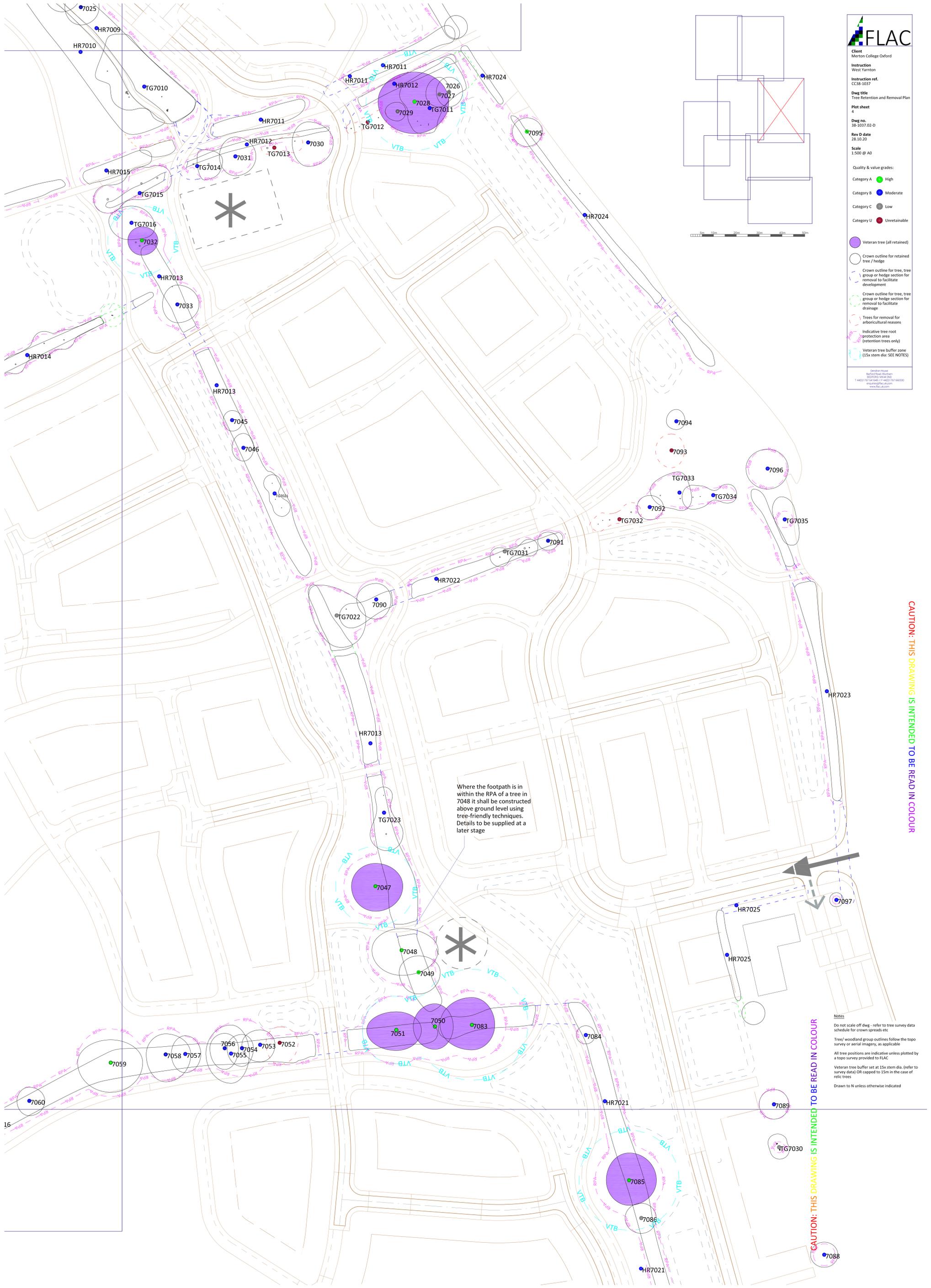
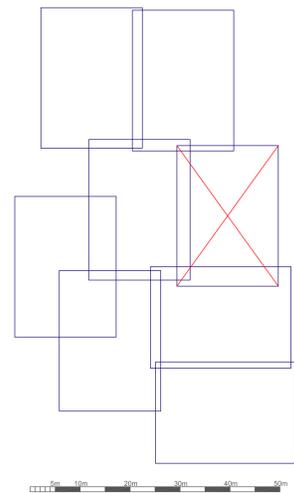
 Veteran tree buffer zone (15x stem dia: SEE NOTES)

Overton House
Burdock Road, Oxford
OX4 1JF, UK
Tel: 01865 200000
www.flac.co.uk



Where the footpath is within the RPA of a tree in TG7020 it shall be constructed above ground level using tree-friendly techniques. Details to be supplied at a later stage

Notes
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Client
Merton College Oxford

Instruction
West Yarnon

Instruction ref.
CC36-1037

Dwg title
Tree Retention and Removal Plan

Plot sheet
5

Dwg no.
38-1037-02-D

Rev D date
28.10.20

Scale
1:500 @ A0

Quality & value grades:

Category A ● High

Category B ● Moderate

Category C ● Low

Category U ● Unretainable

● Veteran tree (all retained)

○ Crown outline for retained tree / hedge

○ Crown outline for tree, tree group or hedge section for removal to facilitate development

○ Crown outline for tree, tree group or hedge section for removal to facilitate drainage

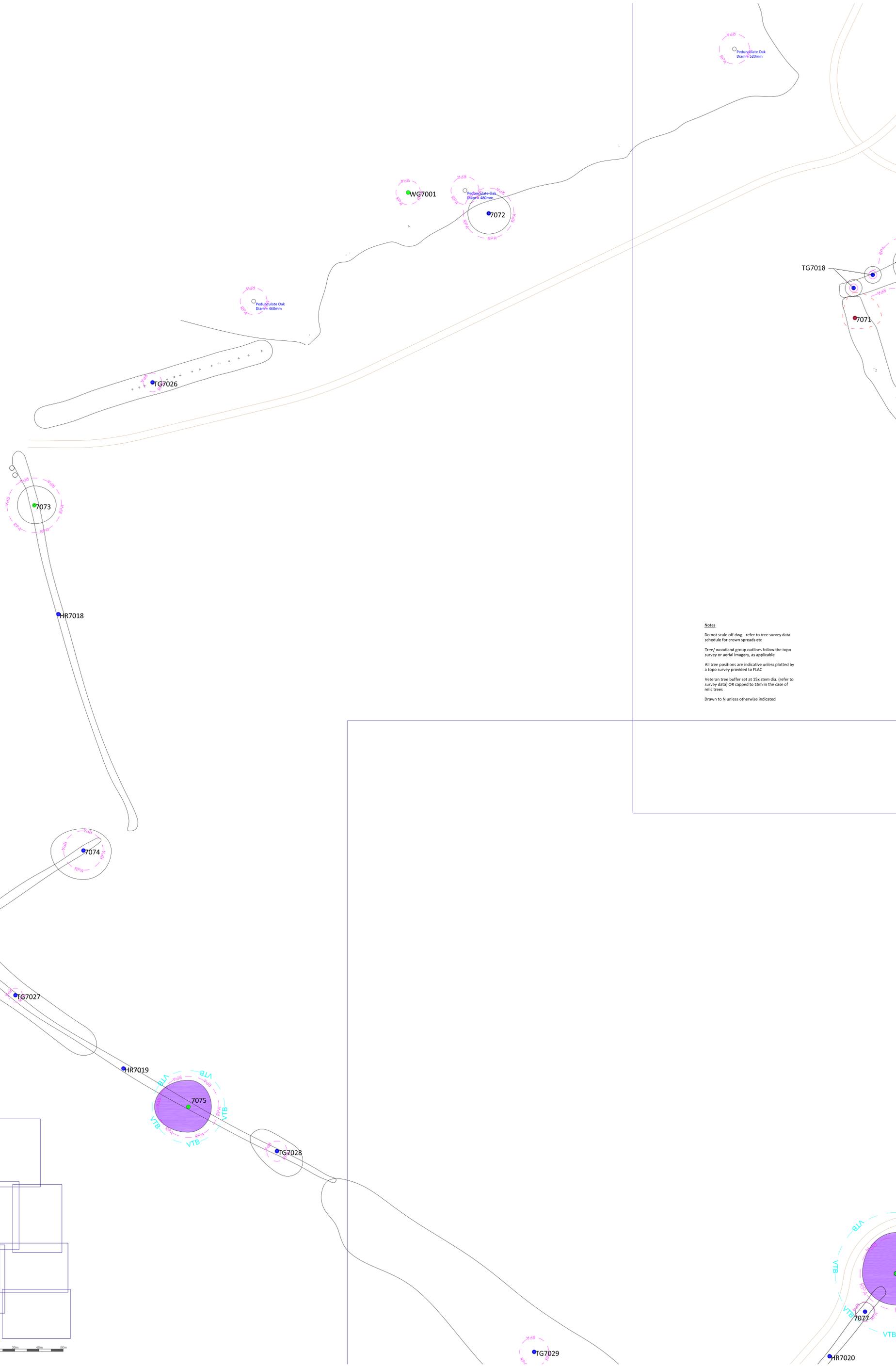
○ Trees for removal for arboricultural reasons

○ Indicative tree root protection area (retention trees only)

○ Veteran tree buffer zone (15x stem dia. SEE NOTES)

Dorothy Huxley
Bachelior Street, Banbury
OX15 4JG, Oxfordshire, UK
T 44(0)1753 641548 / F 44(0)1753 600000
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Notes

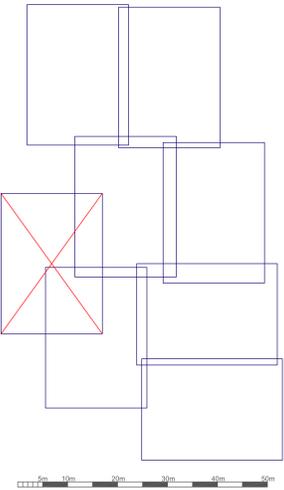
Do not scale off dwg - refer to tree survey data schedule for crown spreads etc

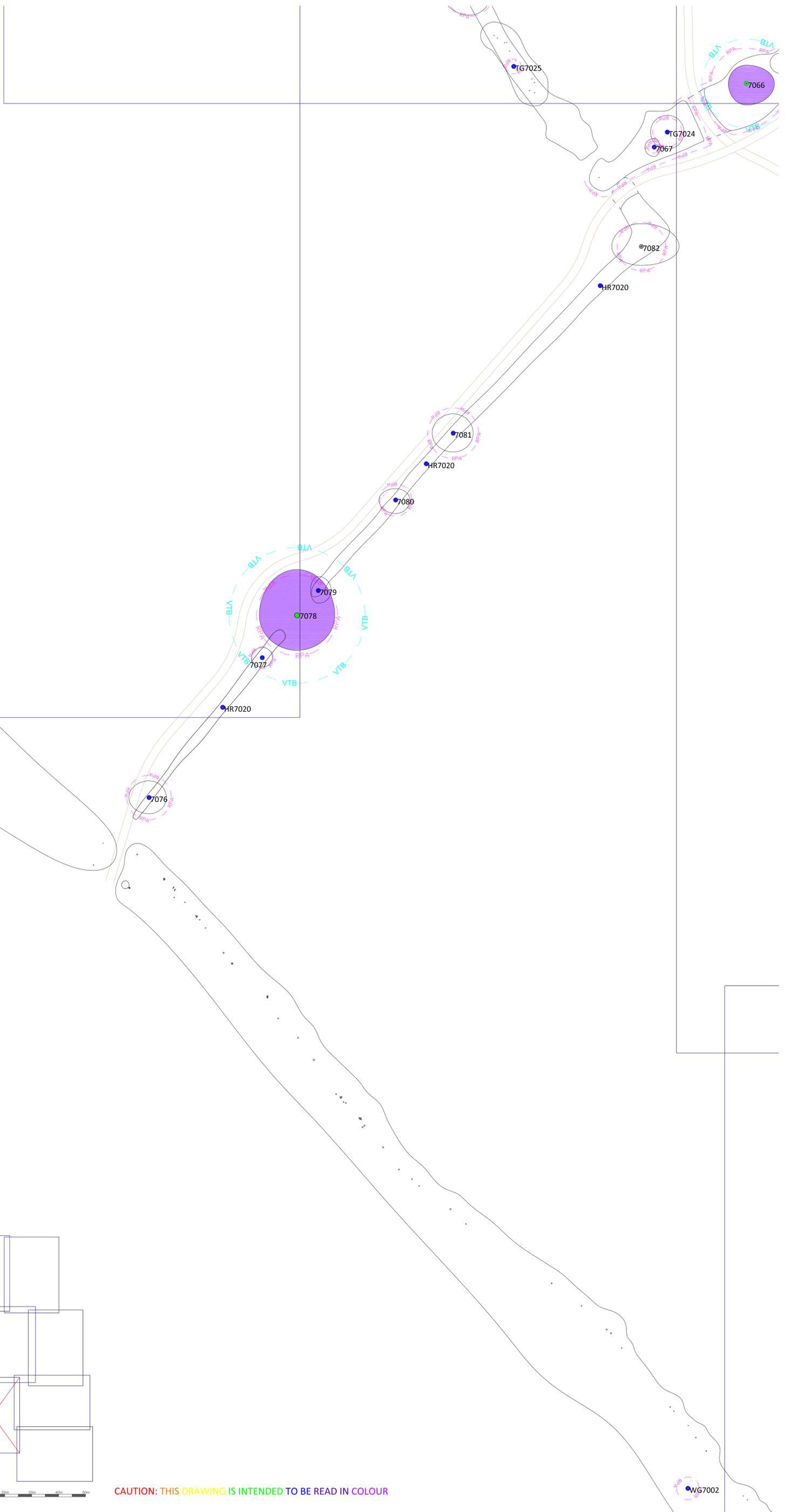
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Drawn to N unless otherwise indicated





FLAC

Client
Merton College Oxford

Instruction
West Yarnton

Instruction ref.
CC38-1037

Dwg title
Tree Retention and Removal Plan

Plot sheet
6

Dwg no.
38-1037.02-D

Rev D date
28.10.20

Scale
1:500 @ A0

Quality & value grades:

Category A ● High

Category B ● Moderate

Category C ● Low

Category U ● Unretainable

● Veteran tree (all retained)

 Crown outline for retained tree / hedge

 Crown outline for tree, tree group or hedge section for removal to facilitate development

 Crown outline for tree, tree group or hedge section for removal to facilitate drainage

 Trees for removal for arboricultural reasons

 Indicative tree root protection area (retention trees only)

 Veteran tree buffer zone (15x stem dia: SEE NOTES)

Drawn to N unless otherwise indicated

Drawn to N unless otherwise indicated

Notes

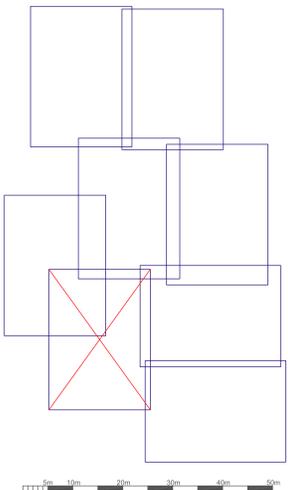
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WG7002

