

Arboricultural Impact Assessment Report

Assessment of trees in relation to development for
planning purposes

Former Powergen Site
Bulls Bridge Road
Southall
Greater London
UB2 5LU

July 2012

211205-PD-11A

TIM M●YA ASSOCIATES



Project	Proposed Aggregate Recycling Plant, Asphalt Storage and Production plant, and Wet Waste Plant, Bulls Bridge, Hayes
Report Type	Arboricultural Impact Assessment Report
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1 SUMMARY REPORT

- 1.1 This arboricultural impact assessment report has been commissioned by F M Conway Ltd to provide information to assist all parties involved in the planning process to make balanced judgements with regard to arboricultural features in relation to the development proposals for a site at Bulls Bridge, Hayes, London Borough of Hillingdon.
- 1.2 The development proposals are for an aggregate recycling facility, asphalt storage and production plant; and wet waste plant; together with associated ancillary structures and facilities, car and lorry parking, and landscaping ('Proposed Development'). This report contains an assessment of trees that may be affected by the Proposed Development, following best practice, assessing their quality and value and the constraints to development posed by these.
- 1.3 More specifically, it provides;
- a description of the Site context;
 - observations on existing trees on the Site and in the immediate surroundings;
 - planning policies relevant to the consideration of the trees on the Site;
 - an assessment of the impact of the Proposed Development upon the tree population in and around the Site;
 - methods of reducing impacts on trees; and
 - measures to be taken to protect trees during the proposed works.
- 1.4 The conclusions are that the Proposed Development in respect of trees is acceptable. Whilst the trees on the eastern boundary of the site are not individually of high quality the applicant recognises their collective value and merits as a site feature and developed the scheme cognisant of the constraints they pose to development. Through on-going discussions with the design team a proposal was developed that would not have any detrimental effects upon trees to be retained.
- 1.5 A tree protection plan has been produced as part of this report and is included at Appendix A. This plan illustrates the position and specification of fencing to be used. A conditioned method statement and site supervision where appropriate will be produced to ensure all retained trees are protected in accordance with current best practice.

2 INTRODUCTION

Instructions

- 2.1 This assessment and report have been prepared by Kevin Slezacek, a qualified arboricultural consultant and Professional Member of the Arboricultural Association with a Royal Forestry Society Professional Diploma in Arboriculture and the Arboricultural Association Technicians Certificate.
- 2.2 This report has been commissioned by ENVRION UK Ltd. on behalf of F M Conway Ltd. to support their Detailed Planning Application for an aggregate recycling facility, asphalt storage and production plant; and wet waste plant; together with associated ancillary structures and facilities, car and lorry parking, and landscaping ('Proposed Development'). The location of the Site for the Proposed Development is shown in Figure 1.

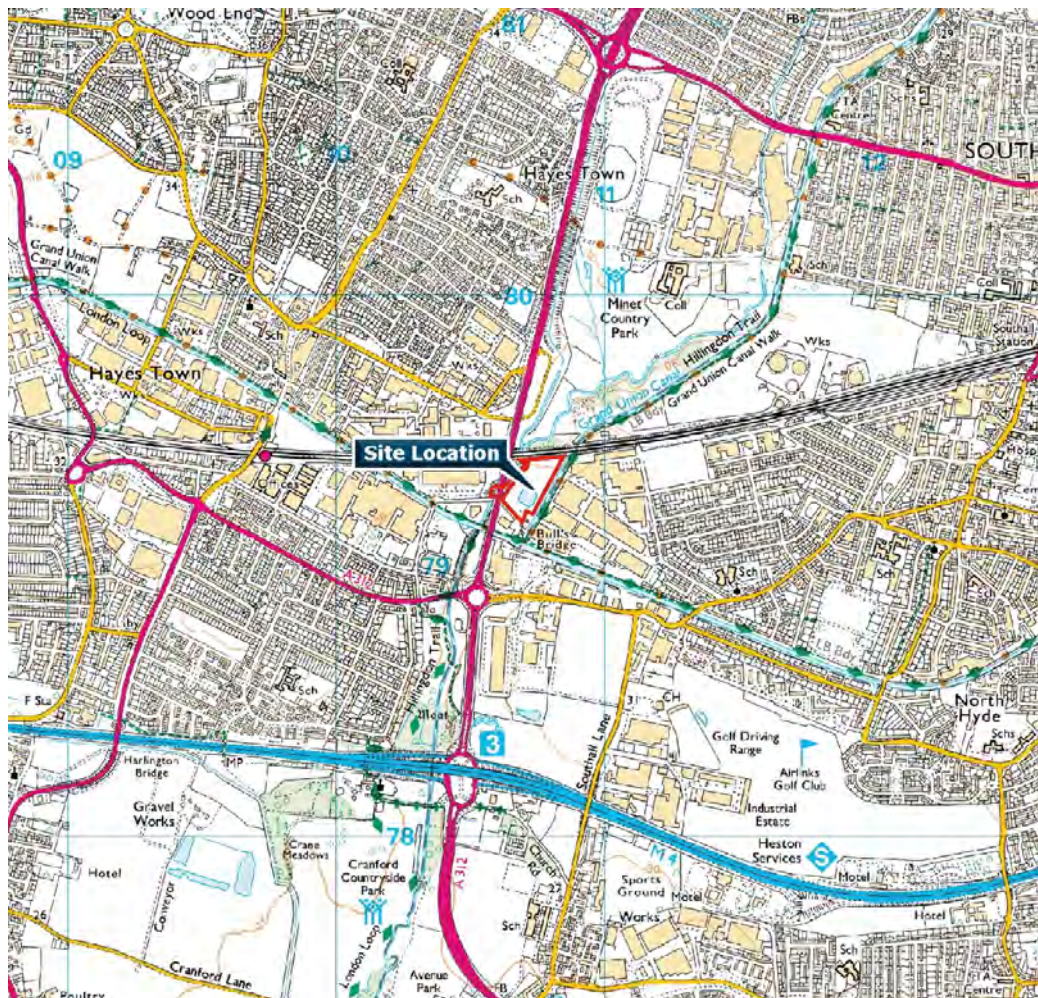


Figure 1: Site Location

Scope and limitations

- 2.3 Tim Moya Associates (TMA) Standard Limitations of Service apply to this report and all associated work relating to the Site.

Background and documents provided

- 2.4 This report has been prepared with reference to the following supplied information:
- ENVIRON UK Ltd (May, 2011) EIA Screening Request;
 - ENVIRON UK Ltd (December, 2011) Ecology Assessment;
 - ENVIRON UK Ltd (January 2102) Land Remediation Strategy;
 - Architects layout, sections and elevations;
 - Structural engineers sections; and
 - Landscape Strategy by David Huskisson Associates reference 662/DHA1 Rev. A

Methodology and guidance

- 2.5 This assessment has been prepared in accordance with British Standard 5837: Trees in relation to design, demolition and construction¹ (2012) which provides a methodology for the assessment of trees and other significant vegetation on development sites.
- 2.6 BS 5837 (2012) is intended to assist decision making with regard to existing and proposed trees and sets out the principles and procedures to be applied to achieve a harmonious relationship between trees and structures that can be sustained for the long term.

Supporting information

- 2.7 All TMA documents relevant to this report are listed at Section 9, and included within the Appendices.

¹ British Standards Institute, 2012. British Standard 5837: Trees in Relation to Design, Demolition and Construction. BSI.

3 OBSERVATIONS AND CONTEXT

Site visits

3.1 Two Site visits were undertaken:

- the first in December 2011, to identify key trees and to inform the client team of the main tree constraints likely on the Site and immediately beyond the Site; and
- the second in April 2012, to discuss the Proposed Development and to review the survey information in line with the revised topographical survey.

Present site use

3.2 The Site is brownfield, having formerly been occupied with a creosote works and fuel tanks associated with the power station located to the west of the Site. All structures have been demolished and the Site is now largely flat save for a 3m high stockpile bund along the Site's entire perimeter. The Site has subsequently become colonised with tall ruderal and ephemeral/short perennial vegetation including some invasive species.

Description of local area

3.3 The Site is bound to the north by the Paddington to Bristol railway line, to the east by the Grand Union Canal (Paddington Branch), to the south by North Hyde Gardens Road and to the west by Yeading Brook.

3.4 The surrounding area is predominantly industrial and commercial in nature with the closest residential properties being some 400 m to the south-west.

3.5 There is currently leisure barges moored on the Grand Union Canal, immediately to the east of the Site.

3.6 To the north of the adjoining railway is Minet Country Park.

Trees in local area

- 3.7 With the exception of Minet Country Park to the north, the area directly west of The Parkway and the area to the east of the Site along the Paddington Branch, the local area is sparsely wooded, with trees sporadically located in amenity space, within commercial properties or naturally regenerating on brownfield sites.
- 3.8 Internally to the Site there are no trees due to previous clearance work although patches of naturally regenerated scrub are sporadically located. All trees surveyed were positioned around the Site boundaries many of which are in third party ownership.
- 3.9 The western boundary of the Site adjoins Yeading Brook where there are groups of willow, sycamore, hawthorn and other scrub species in generally poor condition.
- 3.10 The northern boundary with the railway embankment has some natural regeneration within the Site which consists of willow, ash and hawthorn. On the embankment there is some scrub and a few mature willows and sycamores. However only those that may impact upon the Site were recorded.
- 3.11 Of most importance is the tree belt along the eastern boundary with the Grand Union Canal. This consists predominantly of Norway maple that appears to have been planted as a possible screen for the previous site owners. There are some other tree species amongst the maples; however these are suppressed and generally in poor structural condition. Individually the maples are not large or in good condition, but collectively they create an attractive landscape, visual and structural feature along the western edge of the canal.

Statutory protection

- 3.12 It is understood that there are no Tree Preservation Orders relevant to the Site or adjacent trees.
- 3.13 The Site's eastern perimeter forms the western boundary of the Bulls Bridge Conservation Area. The trees surveyed along this boundary with the Grand Union Canal fall within the Bulls Bridge Conservation Area and are therefore offered a degree of protection from this designation.

Soil conditions

- 3.14 The British Geological Survey identifies the Site as within an area of London Clay, with superficial deposits of sand and gravel.
- 3.15 Detailed soil analysis and reports have been produced by Environ and will be included within the application package.

4 POLICY CONTEXT

National

- 4.1 Planning policy at national level is set out in the government's National Planning Policy Framework (NPPF) which came into immediate effect on 27 March 2012. The NPPF replaces the previous national planning policy documents including Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs). The NPPF is a material consideration in determining planning applications.
- 4.2 The NPPF sets out overarching planning policy and at its core is a presumption in favour of sustainable development. Sustainable development is defined in the NPPF as having economic, social and environmental strands that are interdependent and in these areas planning should meet the needs of the present without compromising the ability of future generations to meet their own needs.
- 4.3 The NPPF states that in relation to climate change adaptation *"care should be taken to ensure that risks can be managed through suitable adaptation measures, including through planning of green infrastructure"*.
- 4.4 The NPPF states that *"planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland. Unless the need for, and benefits of, the development in that location clearly outweigh the loss"*.

Regional

- 4.5 Regional planning policy consists of the London Plan 2011² and associated policy documents including the recently published Climate Change Adaptation Strategy (Managing Risks and Increasing Resilience – October 2011)³.
- 4.6 Policy 7.21 of the London Plan 2011 calls for trees and woodlands to be maintained and enhanced. The policy requires that existing trees should be retained and that any loss as a result of development should be replaced in sustainable locations. The

²Greater London Authority, 2011. The London Plan; Spatial Development Strategy for Greater London.

³ Greater London Authority, 2011. Managing Risks and Increasing Resilience; The Mayors Climate Change Adaptation Strategy.

policy suggests that, where appropriate, large canopied species should be planted (rather than smaller ornamental species).

4.7 The Mayor's climate change adaptation strategy recommends measures to be taken to reduce a building's contribution to the urban heat island effect in London. These include:

- Incorporating green roofs, green walls and climbing plants; and
- Planting and managing deciduous trees to provide dense summer shade.

Local

4.8 The London Borough of Hillingdon's planning policies are set out within the Unitary Development Plan (September 2007) and remain current until superseded by the LDF. Those Policies that relate to trees and landscape saved in 2007 include;

- 'Policy OL26' which states that LBH "...will protect trees and woodlands and encourage the preservation, proper management and in appropriate locations the extension of woodlands." This policy will be retained within the LDF.
- 'Policy BE38' which states that "*Development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. Planning applicants for planning consent will be required to provide an accurate tree survey showing the location, height, spread and species of all trees where their proposals would affect any existing trees.*" This policy will be retained within the LDF.
- 'Policy BE39' which underlines the importance of Tree Preservation Orders in protecting trees and woodland.

5 TECHNICAL INFORMATION

Tree Data

- 5.1 Trees and groups of trees within the Site as recorded during the tree survey are shown on the tree survey drawing 211205-P-10 at Appendix A. The plan illustrates the location of trees and the extent of the spread of their crowns. Dimensions, comments and information for each tree are given in the tree schedule 211205-PD-10 at Appendix B.

Life stage analysis

- 5.2 Of the 93 survey entries 80 are middle aged and the remaining 13 are mature. Unlike age, this description is specifically used to describe the physical form of a tree and varies between species; for example an oak tree may have a young form for 20 years, however a cherry tree will be middle aged after 20 years and will have developed the appearance of a mature tree with a spreading rounded crown whilst the oak remains tall and slender with strong apical dominance.

BS5837 category breakdown

- 5.3 With the exception of two oak trees located outside the Site on the adjacent railway embankment to the north; all trees were assessed as being of low quality and value according to the BS5837 categorisation system (C or U (R) category)'. This assessment is based upon their structural and physiological condition as individual trees and their remaining contribution.
- 5.4 The trees along the eastern boundary were surveyed as individual specimens but collectively form a group which includes some trees within the land immediately to the east of the Site. British Standard 5837: 2012 recognises the collective value of trees as landscape features and classifies them as B2. Despite being unremarkable as individual trees T1 – T73 are therefore regarded as a B2 linear landscape feature.

6 ANALYSIS OF DEVELOPMENT PROPOSAL IN RESPECT OF TREES

Proposed development

- 6.1 The layout for the Proposed Development is shown on plan 211205-P-11 at Appendix A.
- 6.2 The Site area is constrained and the Proposed Development will occupy the entire Site. This will necessitate complete site clearance and removal of the bund. The bund material will be spread across the Site as outlined in the Proposed Development's Land Remediation Strategy.
- 6.3 However, along the eastern boundary of the Site, the boundary wall will be set back to be outside the root protection area of the adjacent tree belt. The tree protection plan at Appendix A provides measurements for the position of the protective fencing position at the edge of the root protection area (RPA) This boundary wall will comprise a 6.2 - 8.2 m acoustically constructed concrete wall.
- 6.4 The development layout will comprise the following:

Northern and North-Eastern Site Area:

- Stockpile areas (of asphalt road planings, road and pavement sub base, paving and concrete) no higher than 6 m.
- Aggregate recycling plant.
- Cement silo and rainwater storage tank.
- Staff welfare facility.

Eastern Site Area:

- Covered aggregate storage bays with dust suppression water spray systems, approximately 3 m high.
- Term Maintenance muck bays where recovered spoil will be temporarily stored.
- Site storage and/or parking (comprising hard standing areas, enclosed as necessary).

Southern Site Area:

- Asphalt plant and storage bins (six).
- Asphalt HGV tracking lanes and parking spaces.
- Site storage.

Western Site Area:

- Landscaped car park with 70 car parking spaces, five cycle and five motorcycle spaces.
- Main entrance point with entry and exit roads, incorporating weighbridges, on either side of the weighbridge office including the plant control room.
- North of the main entrance, the wet waste plant which will comprise a series of collection areas, ramps and filters to recover any hydrocarbons from wastewater and generate clean water for reuse on-site. The latter would involve the washing of cement mixers in a designated impermeable area that would collate any highly alkaline run-off.
- South of the main entrance, the Term Maintenance storage area (enclosed as necessary), as well as office building, visitor car parking spaces (six) and welfare facilities.

Central Site Area:

- Hard standing and circulation routes.
- Drive-through wheel washer.
- Aggregate washing plant.

Landscape Proposals

- 6.5 The landscape proposals for the Proposed Development have been designed by David Huskisson Associates to increase biodiversity and to enhance existing retained trees using a mixture of native shrubs and climbers.
- 6.6 It is proposed to in fill the group of Norway maple along the eastern boundary with semi mature specimens to complete the landscape feature and to under plant with a mixture of native understorey shrubs and ground cover. The intention is to clothe the retaining wall with ivy.

-
- 6.7 The proposal includes native shrub planting along the strip of land between Yeading Brook and the access road into the main site.

7 DISCUSSION

General change

- 7.1 In tree terms, the impact of the Proposed Development will be insignificant removing a total of 18 individual trees and 5 groups of trees, all of which have been surveyed as being in poor condition and of low amenity value.
- 7.2 The main arboricultural feature of the Site is the eastern boundary where it adjoins the Bull's Bridge Conservation Area. Immediately to the east of the Site boundary the existing line of trees forms an important visual amenity and spatial feature between the canal and Site. This row of trees is comprised predominantly of Norway maple although there are occasional ash, willow and hawthorn which are evidently natural regeneration. This feature has been retained and will be enhanced through the selective removal and replacement of structurally poor trees from in-between the maples.
- 7.3 The Proposed Development will set back its eastern boundary wall by five metres to ensure that the root protection areas of these trees are not adversely affected.
- 7.4 Removal of the bund will not be detrimental to the health of the retained on-site trees as it is unlikely that roots will have proliferated in it due to the depth of the bund (approximately 3 m) causing anaerobic conditions and additionally because the trees predate the construction of the bund in 2009⁴ such that the majority of roots will have been buried.
- 7.5 The bund will be removed from inside the Site boundaries through reaching in with a digger bucket and therefore no damage to roots from machinery would occur. Arboricultural supervision can be provided throughout the clearance process and upon completion the protective fencing will be erected as shown on the Tree Protection Plan at Appendix A, preventing any encroachment during the construction process. Discussions with the engineers and design team have allowed for

⁴ Site investigations reports prepared by ENVIRON in 2007 recorded one large stockpile in the north of the Site in 2007. The bund was subsequently moved into its current position as part of a soil testing programme in 2009.

construction methodology and have taken account of working space resulting in all construction being positioned outside of root protection areas.

- 7.6 The foundations and wall will be formed by shuttering off the area and pouring directly. This method of construction will not require any working space within the root protection areas (RPA).
- 7.7 There may be a requirement to carry out minor pruning of the branch extremities to provide clearance for machinery during the wall construction; however this will be restricted to very minor growth and will have no impact upon the visual appearance of the trees or their health. Through formative pruning of minor sub lateral branches tree crowns will develop above the wall and area of works, therefore the need for significant reduction in future avoided with no impacts upon visual amenity.

How do the changes relate to planning policy?

- 7.8 The proposal has been assessed carefully in terms of design, given the visual significance of the trees as a group rather than individuals. Initial advice has enabled the design to be amended to accommodate trees whilst ensuring that the full complement of plant required for the Proposed Development can be fitted within the Site.
- 7.9 The trees can be safely retained subject to adherence of the recommendations given in Section 8 regarding construction methodology and through continual involvement with the design and construction team to ensure these are followed.
- 7.10 The Site is within an industrial and commercial area and the Proposed Development involves the removal of 18 individual trees and 5 groups of low quality trees only. Landscaping proposals accompany the scheme and these are designed to enhance and improve biodiversity and visual amenity through the planting of native shrubs, climbers and ground cover. The prominent eastern tree belt will have gaps planted with semi mature specimens to ensure the continuation of this significant landscape feature whilst under planting of woodland understorey will improve bio-diversity and habitat creation.
- 7.11 With regards to trees, the Proposed Development has followed industry best practice and guidance and is therefore in accordance with current national, regional and local policies. Through the production of detailed tree surveys, constraints plans and continued arboricultural involvement, the Proposed Development has retained all important landscape features and has provided an opportunity to enhance and

increase biodiversity within the Site. Accordingly, it is considered that the Proposed Development is in accordance with saved Policies OL26 and BE38 of London Borough of Hillingdon's UDP.

8 RECOMMENDATIONS

The use of planning conditions to safeguard trees

8.1 Section 197 of the Town and Country Planning Act 1990⁵ places a duty on the Local Planning Authority to ensure that planning permissions are granted making adequate provision for the preservation and planting of trees by the imposition of conditions.

8.2 Planning conditions can include:

- Arboricultural method statement, detailing demolition, site clearance and construction methodology;
- The provision and specification of tree protection to protect all retained trees during development.
- Details of arboricultural supervision and level of on-going involvement; and
- Detailed Landscape Proposals and management strategy.

⁵ Secretary of State, 1990. Town and Country Planning Act. Section 197 Planning permission to include appropriate provision for preservation and planting of trees.

9 CONCLUSIONS

Sustainable development

- 9.1 The Proposed Development's design has considered the potential constraints of trees along the eastern boundary of the Site to ensure that the scheme has as minimal impact as possible.
- 9.2 The construction of the eastern boundary wall is the only area that could have had an impact upon the trees; however through discussions the location of this wall has been amended to be outside the precautionary root protection area. Proposed construction methods have been discussed in this report, however if required, a detailed method statement can be provided in response to planning conditions as recommended in BS 5837:2012.
- 9.3 As there will be no loss of important trees (A or B category) and no significant impacts on the on-site and off-site trees along the eastern Site boundary as a result of the Proposed Development, it is considered that the Proposed Development complies with the requirements of National, regional and local policies and guidance in relation to the trees and their important setting. In this instance the setting refers to the Bulls Bridge Conservation Area; the retention and enhancement of the tree belt along the eastern boundary of the Site maintains this setting and therefore in tree terms all local policy has been adhered to.

10 TMA SUPPORTING INFORMATION

Document	Reference	Revision
Tree Schedule	211205-PD-10	
Tree Survey	211205-P-10	
Proposed layout and tree removals	211205-P-11	
Tree protection plans	211205-P-12	
Tree protection specifications	211205-P-13	

APPENDIX A

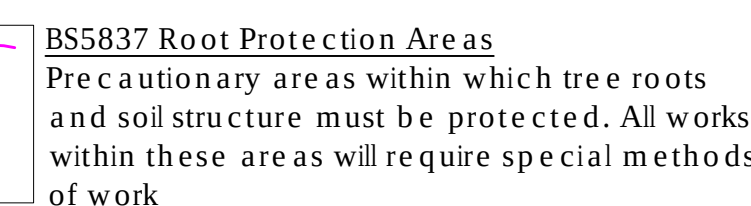
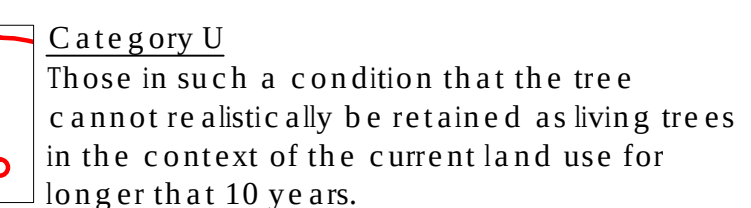
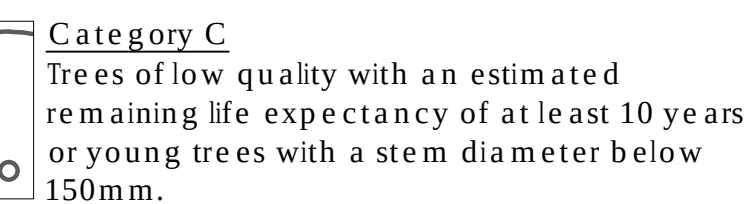
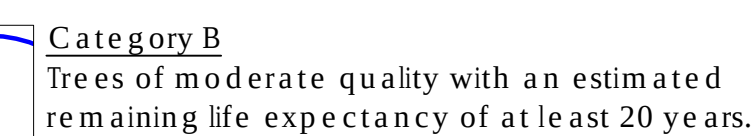
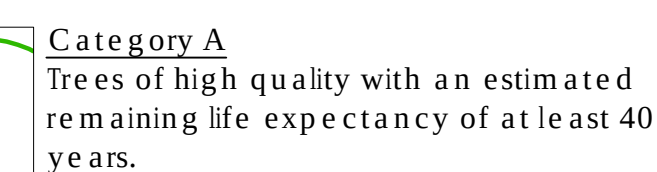
Tree Survey 211205-P-10

Proposed Layout and Tree removal 211205-P-11

Tree protection plan 211205-P-12

Tree protection specifications 211205-P-13

BS 5837:2012 TREE RETENTION CATEGORIES



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 REVISIONS
 Base Drawing
 -- -- 211205-F-01, 02a.dwg
 0 5m 10m 20m 30m 40m 50m

Title	
Tree Survey	
Client	
Environ UK Ltd	
Project	
Bulls Bridge Road, Hayes, Middlesex	

Date June 2012		Drawn by KL
Drawing No 211205-P-10	Rev -	Scale 1:500@A1

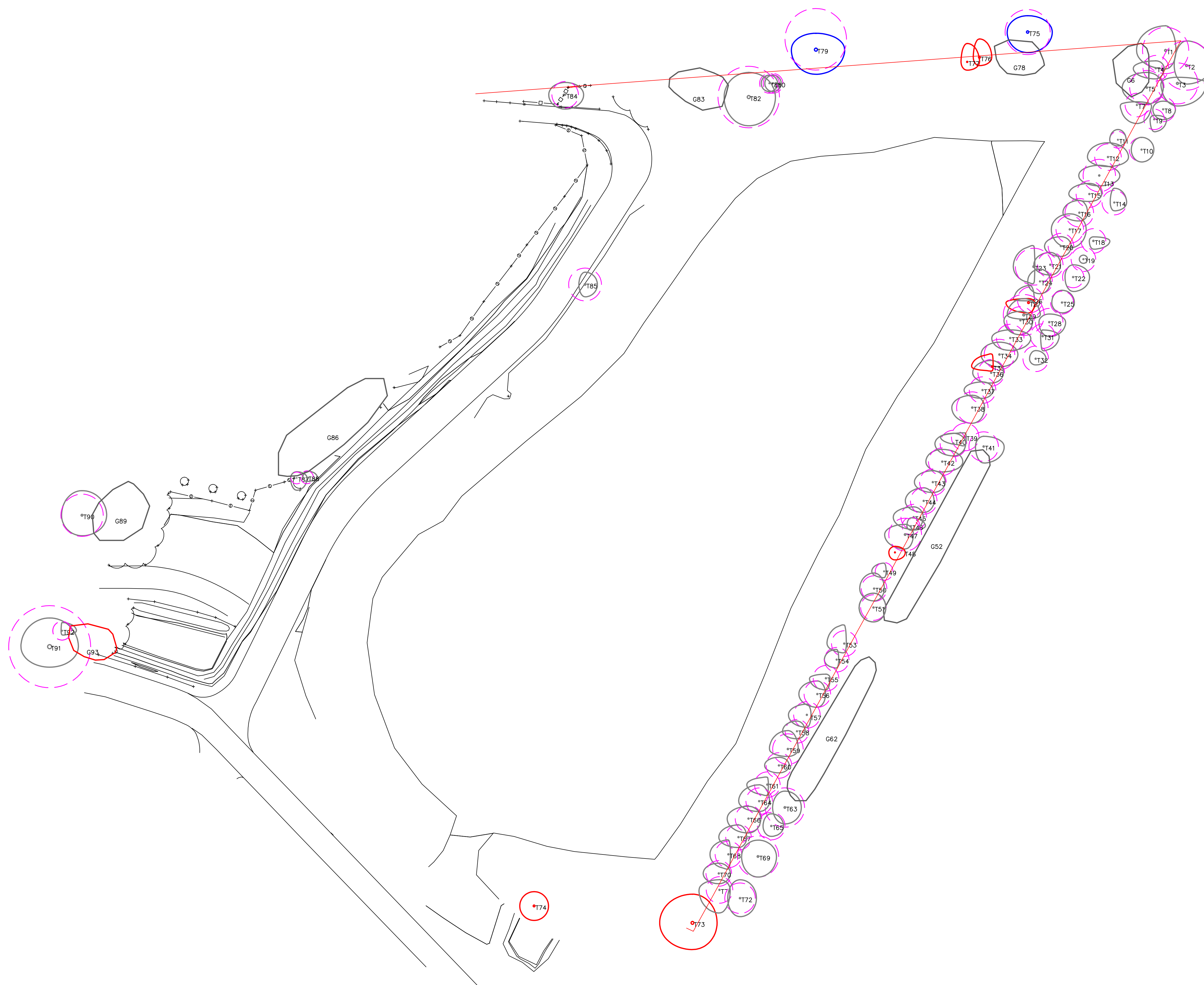
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BS 5837:2012 TREE RETENTION CATEGORIES

- Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U**
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- Trees to be removed shown dashed

REVISIONS	
Base Drawing	
	CWY14-001-P14.dwg

0 5m 10m 20m 30m 40m 50m

Title		N ↑
Proposed Layout & Tree Removals		
Client		
Environ UK Ltd		
Project		
Bulls Bridge Road, Hayes, Middlesex		
Date		Drawn by
June 2012		KL
Drawing No	Rev	Scale
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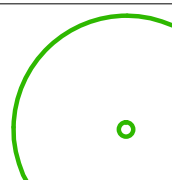
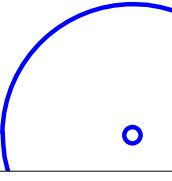
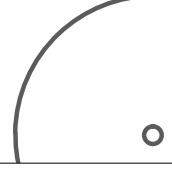
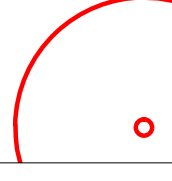
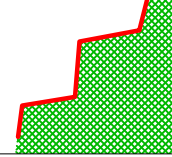
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BS 5837:2012 TREE RETENTION CATEGORIES

-  **Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
-  **Category B**
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
-  **Category C**
Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
-  **Category U**
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
-  Position of protective fencing and tree protection zones.

REVISIONS	
Base Drawing	
0	5m 10m 20m 30m 40m 50m

Title		N ↑
Tree Protection Plan		
Client		
Environ UK Ltd		
Project		
Bulls Bridge Road, Hayes, Middlesex		
Date		Drawn by
June 2012		KL
Drawing No	Rev	Scale
211205-P-12	-	1:500 @A1

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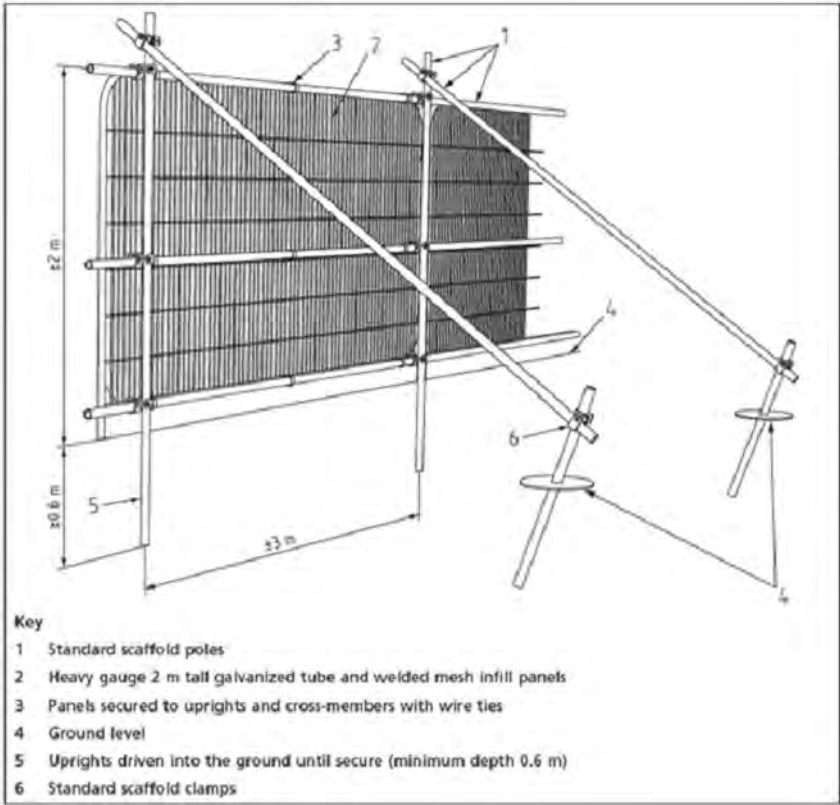
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Protective Fencing Specification



Scaffold within Root Protection Area Specification

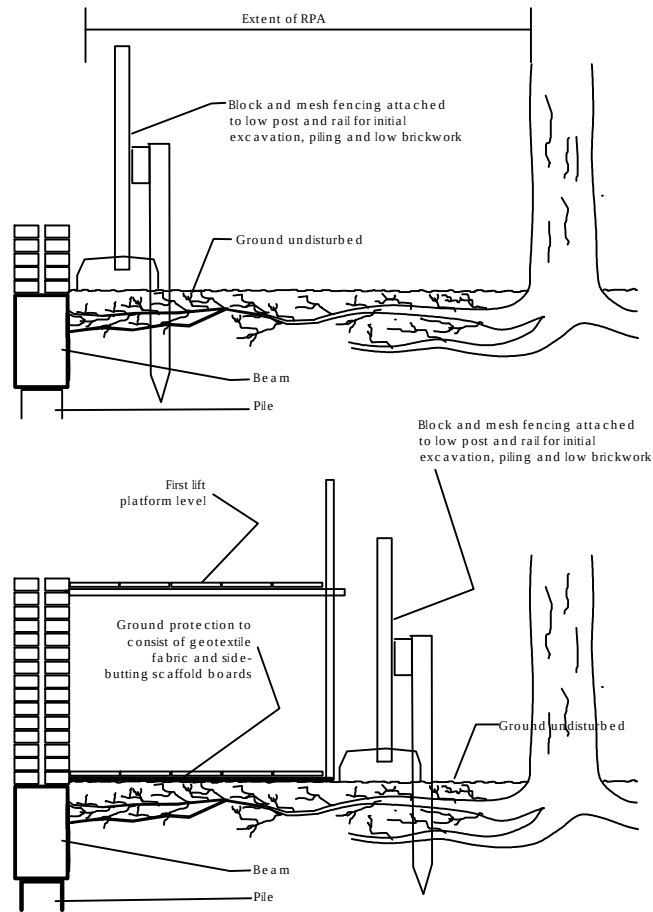
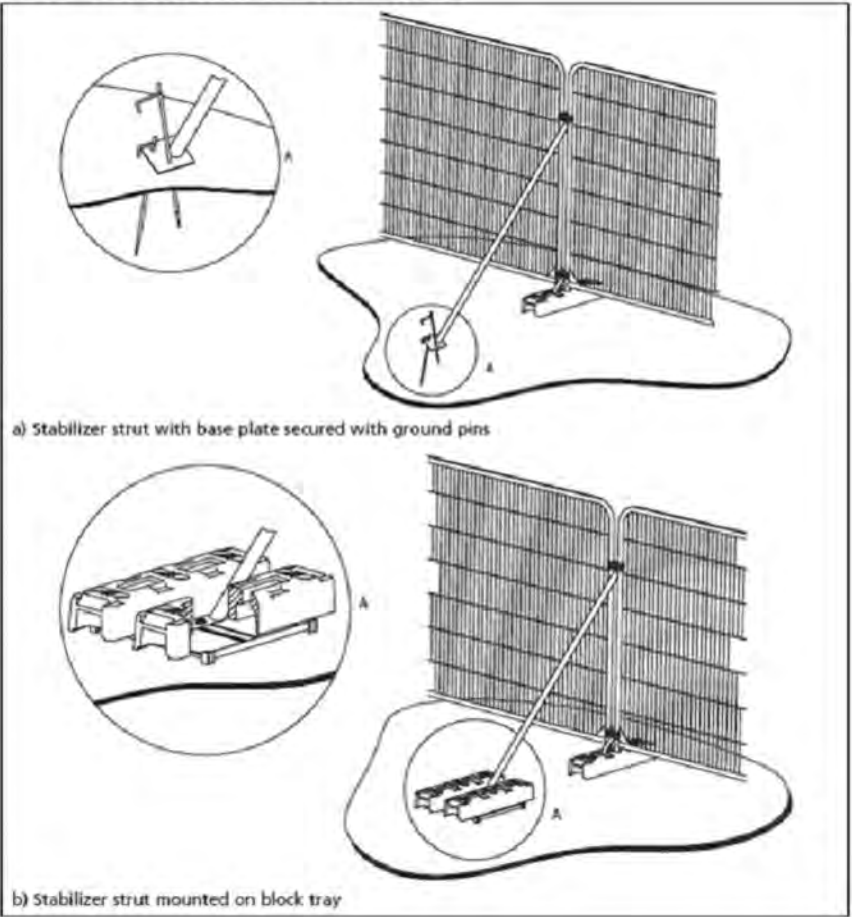


Figure 3 Examples of above-ground stabilizing systems



REVISIONS		
Title		
Tree Protection Specification		
Client		
Environ UK Ltd		
Project		
Bulls Bridge, Hayes, Middlesex		
Date	Drawn by	
June 2012	KL	
Drawing No	Rev	Scale
211205-P-13	-	NTS @A3
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APPENDIX B

Tree Schedule 211205-PD-10

BS5837 Tree Schedule

Balls Bridge, Hayes

Tree/Group Number	No. of Trees	Species	Height (m)	Stem diameter (cm)	No. of Stems	Spread N (m)	Spread E (m)	Spread S (m)	Spread W (m)	Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Condition Notes / Recommendations Priority	RPA (m) ²	RPR (m)	Remaining Contribution (Years)	BS Category
T 1	1	<i>Acer platanoides</i> Norway maple	13.	47		6.0	2.5	4.5	7.1	2.0	Middle aged	Fair	Fair	Deadwood - Minor.	99.93	5.64	20-40	C2
T 2	1	<i>Acer platanoides</i> Norway maple	14.	50		6.0	6.0	4.5	3.0	2.0	Middle aged	Fair	Fair	Ivy or climbing plant. No access. Estimated	113.0	6.0	20-40	C2
T 3	1	<i>Acer platanoides</i> Norway maple	14.	50	3	1.5	7.0	5.5	4.0	2.0	Middle aged	Fair	Fair	Ivy or climbing plant. No access. Estimated	78.53	5.0	20-40	C2
T 4	1	<i>Acer platanoides</i> Norway maple	13.	26		1.8	2.0	2.6	5.5	2.0	Middle aged	Fair	Fair	No significant faults observed.	30.58	3.12	20-40	C2
T 5	1	<i>Acer platanoides</i> Norway maple	13.	35		3.7	4.0	4.0	6.0	2.0	Middle aged	Fair	Fair	No significant faults observed.	55.41	4.2	20-40	C2
G 6	1 6	<i>Alnus glutinosa</i> Common alder <i>Crataegus monogyna</i> Common hawthorn	6.0	18						9.0	Middle aged	Fair	Fair	Alder has poor form	14.65	2.16	10-20	C2
T 7	1	<i>Acer platanoides</i> Norway maple	11.	24		0.8	3.5	4.5	4.0	2.0	Middle aged	Fair	Fair	Ivy or climbing plant.	26.05	2.88	20-40	C2
T 8	1	<i>Tilia sp.</i> Lime sp.	12.	25		2.0	3.0	2.5	2.5	2.5	Middle aged	Fair	Fair	No significant faults observed. No access. Estimated measurements.	28.27	3.0	20-40	C2
T 9	1	<i>Acer campestre</i> Field maple	11.	25	3	1.0	3.0	3.0	1.0	2.0	Middle aged	Fair	Fair	No significant faults observed. No access. Estimated measurements.	19.63	2.5	20-40	C2

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T 10	1	<i>Acer platanoides</i> Norway maple	10.	25		3.0	3.0	3.0	2.5	2.5	Middle aged	Fair	Fair	Ivy or climbing plant. No access. Estimated		28.27	3.0	20-40	C2
T 11	1	<i>Acer platanoides</i> Norway maple	9.0	17		2.5	2.0	1.5	2.0	2.0	Middle aged	Fair	Fair	No significant faults observed.		13.07	2.04	20-40	C2
T 12	1	<i>Acer platanoides</i> Norway maple	11.	27		3.5	5.0	2.3	5.0	2.0	Middle aged	Fair	Fair	No significant faults observed.		32.97	3.24	20-40	C2
T 13	1	<i>Acer platanoides</i> Norway maple	12.	33		2.5	5.0	2.5	5.0	2.0	Middle aged	Fair	Fair	No significant faults observed.		49.26	3.96	20-40	C2
T 14	1	<i>Acer platanoides</i> Norway maple	11.	25		3.5	3.0	2.0	1.0	2.5	Middle aged	Fair	Fair	No significant faults observed. No access. Estimated measurements.		28.27	3.0	20-40	C2
T 15	1	<i>Acer platanoides</i> Norway maple	11.	27		2.6	3.0	1.8	5.0	2.0	Middle aged	Fair	Fair	No significant faults observed.		32.97	3.24	20-40	C2
T 16	1	<i>Acer platanoides</i> Norway maple	12.	29		3.0	2.0	2.0	4.0	2.0	Middle aged	Poor	Fair	Ivy or climbing plant.		38.04	3.48	10-20	C2
T 17	1	<i>Acer platanoides</i> Norway maple	12.	28		3.8	4.0	4.5	4.5	2.0	Middle aged	Fair	Fair	No significant faults observed.		35.46	3.36	20-40	C2
T 18	1	<i>Acer platanoides</i> Norway maple	11.	30	2	1.0	4.0	2.0	1.0	2.5	Middle aged	Fair	Fair	No significant faults observed. No access. Estimated measurements.		28.27	3.0	20-40	C2
T 19	1	<i>Fraxinus excelsior</i> Ash	6.0	25		1.0	1.0	1.0	1.0	4.0	Middle aged	Fair	Fair	No access. Estimated measurements. Recently topped		28.27	3.0	10-20	C2

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T 20		Norway maple	12.	26		2.3	2.5	2.5	4.0	2.0	Middle aged	Fair	Fair	No significant faults observed.		30.58	3.12	20-40	C2
T 21	1	<i>Acer platanoides</i> Norway maple	12.	26		3.0	2.5	2.5	4.0	2.0	Middle aged	Fair	Fair	No significant faults observed.		30.58	3.12	20-40	C2
T 22	1	<i>Acer platanoides</i> Norway maple	11.	26	2	3.0	4.0	3.5	2.0	2.5	Middle aged	Fair	Fair	No significant faults observed. No access. Estimated measurements.		21.23	2.6	20-40	C2
T 23	1	<i>Salix caprea</i> Goat willow	8.0	45	6	5.0	0.0	4.0	5.0	0.0	Middle aged	Fair	Fair	Bark wound - Minor.		63.61	4.5	10-20	C2
T 24	1	<i>Acer platanoides</i> Norway maple	12.	25		3.0	2.5	3.0	3.0	2.0	Middle aged	Fair	Fair	No significant faults observed.		28.27	3.0	20-40	C2
T 25	1	<i>Tilia sp.</i> Lime sp.	12.	28	2	3.0	3.0	2.5	2.5	3.0	Middle aged	Fair	Fair	No significant faults observed. No access. Estimated measurements.		24.63	2.8	20-40	C2
T 26	1	<i>Acer platanoides</i> Norway maple	10.	26		3.5	1.0	0.0	4.0	3.0	Middle aged	Fair	Fair	No significant faults observed.		30.58	3.12	20-40	C2
T 27	1	<i>Salix sp.</i> Willow sp.	9.0	45	2	1.0	1.5	2.5	5.5	0.0	Middle aged	Poor	Fair	Deadwood - Major.		63.61	4.5	10-20	R
T 28	1	<i>Acer platanoides</i> Norway maple	11.	28		2.0	4.0	3.5	2.5	2.5	Middle aged	Fair	Fair	No significant faults observed. No access. Estimated measurements.		35.46	3.36	20-40	C2
T 29	1	<i>Salix sp.</i> Willow sp.	10.	50	4	4.0	4.0	1.0	4.0	0.0	Middle aged	Poor	Fair	Epicormic growth - Bole / principal stems.		78.53	5.0	10-20	C1

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T 30		Norway maple	11.	28		2.2	3.0	3.5	4.0	1.0	Middle aged	Fair	Fair	Ivy or climbing plant.		35.46	3.36	20-40	C2
T 31	1	<i>Acer platanoides</i> Norway maple	10.	30	2	1.5	4.0	3.5	0.5	2.5	Middle aged	Fair	Fair	No significant faults observed. No access. Estimated measurements.		28.27	3.0	20-40	C2
T 32	1	<i>Acer platanoides</i> Norway maple	9.0	26		2.0	2.5	1.5	1.5	2.0	Middle aged	Fair	Fair	No significant faults observed. No access. Estimated measurements.		30.58	3.12	20-40	C2
T 33	1	<i>Acer platanoides</i> Norway maple	11.	28		2.0	5.0	3.0	4.5	2.0	Middle aged	Fair	Fair	Ivy or climbing plant.		35.46	3.36	20-40	C2
T 34	1	<i>Acer platanoides</i> Norway maple	12.	31		3.0	4.5	3.0	4.5	2.0	Middle aged	Fair	Fair	Ivy or climbing plant.		43.47	3.72	20-40	C2
T 35	1	<i>Salix</i> sp. Willow sp.	7.0	30		3.0	0.0	1.0	5.0	0.0	Middle aged	Poor	Fair	Ivy or climbing plant. Stems removed		40.71	3.6	0-10	R
T 36	1	<i>Acer platanoides</i> Norway maple	11.	27		3.0	3.0	2.5	4.5	2.0	Middle aged	Fair	Fair	Ivy or climbing plant.		32.97	3.24	20-40	C2
T 37	1	<i>Acer platanoides</i> Norway maple	11.	27		2.0	2.5	2.0	4.5	2.0	Middle aged	Fair	Fair	Ivy or climbing plant.		32.97	3.24	20-40	C2
T 38	1	<i>Acer platanoides</i> Norway maple	12.	32		3.0	3.0	3.8	5.0	2.0	Middle aged	Fair	Fair	Ivy or climbing plant. Deadwood - Major.		46.32	3.84	20-40	C2
T 39	1	<i>Salix caprea</i> Goat willow	6.0	28		1.0	0.0	2.0	6.0	0.0	Mature	Fair	Fair	Leaning trunk - Major.		35.46	3.36	10-20	C2

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T 40		Norway maple	12.	27		2.5	3.0	3.0	4.5	2.0	Middle aged	Poor	Fair	Ivy or climbing plant.		32.97	3.24	20-40	C2
T 41	1	<i>Acer platanoides</i> Norway maple	12.	30		2.5	5.0	4.0	2.0	2.0	Middle aged	Fair	Fair	No significant faults observed. No access. Estimated measurements.		40.71	3.6	20-40	C2
T 42	1	<i>Acer platanoides</i> Norway maple	12.	28		3.0	5.0	2.5	4.0	2.0	Middle aged	Fair	Fair	Ivy or climbing plant.		35.46	3.36	20-40	C2
T 43	1	<i>Acer platanoides</i> Norway maple	11.	27		2.8	3.0	2.5	4.5	2.5	Middle aged	Fair	Fair	No significant faults observed.		32.97	3.24	20-40	C2
T 44	1	<i>Acer platanoides</i> Norway maple	12.	27		3.2	2.5	2.8	4.5	2.0	Middle aged	Fair	Fair	Ivy or climbing plant.		32.97	3.24	20-40	C2
T 45	1	<i>Acer platanoides</i> Norway maple	12.	26		2.5	2.3	3.0	5.0	2.0	Middle aged	Fair	Fair	Ivy or climbing plant.		30.58	3.12	20-40	C2
T 46	1	<i>Acer platanoides</i> Norway maple	7.0	18		2.0	3.5	1.0	1.0	1.0	Middle aged	Poor	Fair	Ivy or climbing plant.		14.65	2.16	20-40	C2
T 47	1	<i>Salix</i> sp. Willow sp.	9.0	40	3	2.5	2.0	3.5	5.0	0.0	Middle aged	Poor	Fair	Canker		50.26	4.0	10-20	C1
T 48	1	<i>Acer platanoides</i> Norway maple	9.0	24		1.5	2.5	1.8	1.5	2.0	Middle aged	Fair	Fair	Ivy or climbing plant. Decay / structural defect - Major.		26.05	2.88	20-40	R
T 49	1	<i>Acer platanoides</i> Norway maple	7.0	18		2.0	0.5	1.5	3.0	1.0	Middle aged	Fair	Fair	Ivy or climbing plant.		14.65	2.16	20-40	C2
T 50	1	<i>Acer platanoides</i> Norway maple	8.0	26		3.8	2.5	3.0	3.5	1.0	Middle aged	Fair	Fair	Ivy or climbing plant.		30.58	3.12	20-40	C2

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T 51	1	<i>Acer platanoides</i> Norway maple	8.0	26		3.5	3.0	3.5	3.5	1.0	Middle aged	Fair	Fair	Ivy or climbing plant.		30.58	3.12	20-40	C2
G 52	1	<i>Acer campestre</i> Field maple	10.	18						2.0	Middle aged	Fair	Fair	Ivy or climbing plant.		14.65	2.16	20-40	C2
	6	<i>Acer platanoides</i> Norway maple																	
	4	<i>Crataegus monogyna</i> Common hawthorn																	
	4	<i>Fraxinus excelsior</i> Ash																	
	1	<i>Sorbus aria</i> Whitebeam																	
	5	<i>Tilia</i> sp. Lime sp.																	
T 53	1	<i>Acer platanoides</i> Norway maple	10.	26		4.5	0.5	2.2	4.2	1.0	Middle aged	Fair	Fair	Ivy or climbing plant.		30.58	3.12	20-40	C2
T 54	1	<i>Acer platanoides</i> Norway maple	10.	25		2.5	0.5	2.0	3.0	1.0	Middle aged	Fair	Fair	Ivy or climbing plant.		28.27	3.0	20-40	C2
T 55	1	<i>Acer platanoides</i> Norway maple	10.	26		1.0	1.0	2.8	4.0	1.0	Middle aged	Fair	Fair	Ivy or climbing plant.		30.58	3.12	20-40	C2
T 56	1	<i>Acer platanoides</i> Norway maple	11.	27		3.2	2.0	3.2	4.5	1.0	Middle aged	Fair	Fair	Ivy or climbing plant.		32.97	3.24	20-40	C2
T 57	1	<i>Acer platanoides</i> Norway maple	11.	27		2.6	1.0	3.0	4.5	2.0	Middle aged	Fair	Fair	Ivy or climbing plant.		32.97	3.24	20-40	C2

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T 58	1	<i>Acer platanoides</i> Norway maple	12.	24		2.5	2.0	1.8	3.5	1.5	Middle aged	Fair	Fair	No significant faults observed.		26.05	2.88	20-40	C2
T 59	1	<i>Acer platanoides</i> Norway maple	12.	31		4.5	2.5	1.8	4.5	1.5	Middle aged	Fair	Fair	No significant faults observed.		43.47	3.72	20-40	C2
T 60	1	<i>Acer platanoides</i> Norway maple	12.	26		2.0	2.5	1.8	3.5	1.5	Middle aged	Fair	Fair	No significant faults observed.		30.58	3.12	20-40	C2
T 61	1	<i>Acer platanoides</i> Norway maple	10.	26		1.8	0.0	2.5	5.0	1.5	Middle aged	Fair	Fair	No significant faults observed.		30.58	3.12	20-40	C2
G 62	19 5	<i>Acer campestre</i> Field maple <i>Acer platanoides</i> Norway maple	11.	25						1.0	Middle aged	Fair	Fair	Stem diameter is largest for group at 1.5m height.		28.27	3.0	20-40	C2
T 63	1	<i>Fraxinus excelsior</i> Ash	15.	40		4.0	4.0	4.0	3.0	3.0	Middle aged	Fair	Fair	Ivy or climbing plant. No access. Estimated		72.38	4.8	20-40	C2
T 64	1	<i>Acer platanoides</i> Norway maple	11.	27		4.0	2.5	2.5	5.0	1.5	Middle aged	Fair	Fair	No significant faults observed.		32.97	3.24	20-40	C2
T 65	1	<i>Fraxinus excelsior</i> Ash	12.	28		3.0	3.0	2.5	2.0	2.0	Middle aged	Fair	Fair	No access. Estimated measurements.		35.46	3.36	20-40	C2
T 66	1	<i>Acer platanoides</i> Norway maple	11.	27		3.0	3.0	3.5	5.2	2.0	Middle aged	Fair	Fair	No significant faults observed.		32.97	3.24	20-40	C2
T 67	1	<i>Acer platanoides</i> Norway maple	11.	26		3.0	2.0	2.5	4.8	2.0	Middle aged	Fair	Fair	No significant faults observed.		30.58	3.12	20-40	C2

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T 68	1	<i>Acer platanoides</i> Norway maple	11.	27		3.5	0.5	3.5	4.5	2.0	Middle aged	Fair	Fair	No significant faults observed.		32.97	3.24	20-40	C2
T 69	1	<i>Acer platanoides</i> Norway maple	12.	42		4.0	4.5	5.0	4.0	2.0	Middle aged	Fair	Fair	No access. Estimated measurements.		79.80	5.04	20-40	C2
T 70	1	<i>Acer platanoides</i> Norway maple	12.	26		2.5	2.8	2.5	3.8	2.0	Middle aged	Fair	Fair	No significant faults observed.		30.58	3.12	20-40	C2
T 71	1	<i>Acer platanoides</i> Norway maple	10.	27		2.5	2.6	5.6	5.0	0.0	Middle aged	Fair	Fair	No significant faults observed.		32.97	3.24	20-40	C2
T 72	1	<i>Acer platanoides</i> Norway maple	13.	31		4.5	4.0	4.5	3.0	2.0	Middle aged	Fair	Fair	No access. Estimated measurements. Pruned over boundary		43.47	3.72	20-40	C2
T 73	1	<i>Acer platanoides</i> Norway maple	12.	71		7.0	6.0	6.5	8.0	1.0	Mature	Fair	Fair	Fork - Weak with included bark. Crack - Longitudinal / shear crack. Branch - Broken. Fell - Ground level -		228.0	8.52	0-10	R
T 74	1	<i>Crataegus monogyna</i> Common hawthorn	8.0	45		3.5	3.5	3.5	3.5	0.0	Mature	Poor	Fair	Ivy or climbing plant. Ivy covered Fell - Ground level -		91.60	5.4	0-10	R
T 75	1	<i>Quercus robur</i> English oak	15.	55	3	4.0	6.0	5.0	5.0	5.0	Mature	Fair	Fair	On embankment		95.03	5.5	40+	B2
T 76	1	<i>Salix caprea</i> Goat willow	7.0	45	3	4.5	3.0	2.0	1.5	0.0	Mature	Fair	Fair	Over boundary but growing through fence, stems		63.61	4.5	0-10	R
T 77	1	<i>Salix caprea</i> Goat willow	6.0	26		4.5	3.0	2.0	1.5	2.0	Mature	Fair	Fair	Decay / structural defect in crown limb / limbs - Major.		30.58	3.12	0-10	R

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G 78		Goat willow	7.0	25						0.0	Middle aged	Fair	Fair	Outside boundary, limbs, over and through fence, some broken Remove faulted limb / limbs - Broken limbs on fence		28.27	3.0	10-20	C2
T 79	1	<i>Quercus robur</i> English oak	15.	75	5	4.0	7.0	6.0	6.0	3.0	Mature	Fair	Fair	On embankment		176.7	7.5	40+	B2
T 80	1	<i>Crataegus monogyna</i> Common hawthorn	5.0	20		2.0	2.0	2.0	2.0	0.0	Mature	Fair	Fair			18.09	2.4	20-40	C2
T 81	1	<i>Crataegus monogyna</i> Common hawthorn	5.0	20		2.0	2.0	2.0	2.0	0.0	Mature	Fair	Fair			18.09	2.4	20-40	C2
T 82	1	<i>Salix</i> sp. Willow sp.	9.0	75	5	6.0	6.5	7.0	6.0	0.0	Mature	Fair	Fair	Low spreading form		176.7	7.5	10-20	C2
G 83	8 1	<i>Salix</i> sp. Willow sp. <i>Sambucus nigra</i> Elder	7.0	15						1.0	Middle aged	Fair	Fair			10.17	1.8	10-20	C2
T 84	1	<i>Fraxinus excelsior</i> Ash	9.0	27		3.0	4.5	3.5	4.0	2.0	Middle aged	Fair	Fair	Close to fence, offsite		32.97	3.24	10-20	C1
T 85	1	<i>Salix</i> sp. Willow sp.	6.0	40	2	3.0	3.0	3.0	1.5	0.0	Mature	Fair	Fair	No significant faults observed.		50.26	4.0	10-20	C1
G 86	11 1	<i>Salix</i> sp. Willow sp. <i>Acer campestre</i> Field maple	10.	25						2.0	Middle aged	Fair	Fair	Stem diameter is largest for group at 1.5m height. Closest stems 3m beyond boundary		28.27	3.0	10-20	C2

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T 87	1	<i>Prunus spinosa</i> Blackthorn	4.0	12		1.5	2.5	3.0	1.5	1.0	Middle aged	Fair	Fair	No significant faults observed.		6.514	1.44	10-20	C2
T 88	1	<i>Crataegus monogyna</i> Common hawthorn	4.0	13		1.5	2.5	1.0	1.0	2.0	Middle aged	Fair	Fair	No significant faults observed.		7.645	1.56	10-20	C2
G 89	11	<i>Salix</i> sp. Willow sp. 2 <i>Betula pendula</i> Silver birch	10.	15						0.0	Middle aged	Fair	Fair	Bark exudation. Stem diameter is average for group at 1.5m height. Two willows approx. 35cm		10.17	1.8	10-20	C2
T 90	1	<i>Salix</i> sp. Willow sp.	14.	43		6.0	6.0	5.0	5.0	5.0	Mature	Fair	Fair	1.5m beyond boundary		83.64	5.16	10-20	C2
T 91	1	<i>Salix</i> sp. Willow sp.	13.	100	4	7.0	7.0	5.0	7.0	1.0	Mature	Fair	Fair	Decay / structural defect - Major. Prune from adjacent boundary - Prune to fence line or get owner's permission to remove (willow with stem decay within falling distance of road)		314.1	10.0	10-20	C1
T 92	1	<i>Acer pseudoplatanus</i> Sycamore	9.0	19		2.0	3.5	1.0	0.0	1.0	Middle aged	Poor	Fair	Ivy or climbing plant.		16.33	2.28	10-20	C1
G 93	10	<i>Buddleja</i> sp.	4.0	20	5					0.0	Middle aged	Fair	Fair			12.56	2.0	10-20	R

TREES FOR REMOVAL		
Category and definitions	Criteria	Identification on plan
Category R Those in such condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected to collapse, including those that will become unviable after removal of other R category trees (i.e. 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 nearby trees (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality. NOTE Habitat reinstatement may be appropriate (e.g. R Category trees used as a bat roost: installation of bat box in nearby tree)	DARK RED

TREES TO BE CONSIDERED FOR RETENTION

Category and definition	Criteria-Subcategories			Identification on plan
	1 Mainly Arboricultural values	2 Mainly landscape values	3 mainly cultural values, including conservation	
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are of particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principle tree within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality value: Those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C Those of low quality and value: Currently in adequate condition to remain until new planting can be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	GREY

- Feasibility Tree Surveys
- British Standard 5837 Tree Surveys
- Tree Constraints Reports & Drawings
- Appeal Statements & Proofs
- Expert Witness
- Evidence at Hearings & Public Inquiries
- Method Statements to Satisfy Planning Conditions
- Design Solutions
- Landscape Plans
- Tender Documents & Drawings
- Supervision & Inspection of Works
- Contract & Project Management
- Health & Safety Surveys
- GPS Surveys
- Computerised Tree Population Surveys
- CAD Plans & Consultancy
- Subsidence Risk Assessments
- Mortgage & Insurance Reports
- TPO Review
- Local Government Officer Contracts
- Arboricultural & Ecological Reports for Planning
- Habitat Surveys (Extended Phase 1/ Walkover/ Botanical)
- Protected Species Surveys
- Ecological Mitigation & Licencing
- BREEM & CFSH
- Ecological Management Plans
- Hedgerow Surveys
- Landscape Analysis



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