Canteen Building and Block H
Former Nestle Factory
Hayes

Arboricultural Impact Assessment

May 2022
9801_AIA.001

Project Details	
Client:	BDW Trading Ltd (Barratt London)
Project:	Canteen Building & Block H, Former Nestles Factory, Hayes
Report Title:	Arboricultural Impact Assessment
Project Number:	9801
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Limitations

This assessment has been prepared in respect of the proposed development and should not be interpreted as a report on tree health and safety. Reasonable effort has been made to identify visible defects whilst undertaking the tree survey; trees are however, prone to natural failure without warning therefore no guarantee can be made as to the absolute safety of any of the trees surveyed. Aspect's opinion of tree condition and structural potential is therefore valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees' existing context. Reliance should not be given to comments made in respect of other disciplines i.e. landscape, ecology or civil engineering without first consulting an appropriate expert.

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Executive Summary

i) **Introduction.** Aspect Arboriculture are commissioned by BDW Trading Ltd (Barratt London) to prepare an Arboricultural Impact Assessment relating to the demolition and replacement of the former canteen building at the former Nestle Factory, Nestles Avenue, Hayes.

ii) **Proposals.** The proposals comprise a full planning application seeking consent for the full demolition and redevelopment of former canteen building to provide a new healthcare facility (Class E(e), nursery (Class E(f) and reconfigured residential building (Block H) (Class C3 and Class E), including associated landscaping, access, car parking and other engineering works.

iii) **Surveys.** The application area was surveyed during July 2018 following the guidance contained within BS5837:2012, and was revisited during January 2022. Copies of the tree survey information is contained within appendix A.

iv) **Statutory Designations.** Background checks reveal that the site falls entirely within Botwell: Nestles Conservation Area, but that no trees within influence of the site are afforded protection within a Tree Preservation Order.

v) **Arboricultural Impact.** The arboricultural impact of the proposed redevelopment comprises only the selective pruning two trees (T60 and T63) by c.2m to allow the demolition of the existing canteen building and the construction of Block H. No trees will need to be removed to undertake the works. Subsequently the scheme will have a negligible effect on the site's public amenity and that of the surrounding Conservation Area. A tree protection drawing is provided to identify the trees which must be pruned, and to demonstrate the deliverability of safeguarding measures.

It is our concluding view that the proposals can be supported from the arboricultural perspective and can be implemented whilst ensuring the retention of key trees, subject to accordance with the safeguards set out within this document.

1 Introduction

1.1 Background & Proposals

1.1.1 Aspect Arboriculture are instructed by BDW Trading Ltd (Barratt London) to prepare an Arboricultural Impact Assessment relating to the demolition and replacement of the former canteen building at the former Nestle Factory, Nestles Avenue, Hayes.

1.1.2 The proposals comprise a full planning application seeking consent for the full demolition and redevelopment of former canteen building to provide a new healthcare facility (Class E(e), nursery (Class E(f) and reconfigured residential building (Block H) (Class C3 and Class E), including associated landscaping, access, car parking and other engineering works.

1.2 Site Overview

1.2.1 The application area comprises the former Canteen building associated with the Nestle factory, and is entirely surrounded by the wider redevelopment. There are no trees within the application area itself, but three trees within the immediate surrounds are within influence of the proposals. The application area falls entirely within the administrative control of London Borough of Hillingdon Council (LBHC).

1.3 Existing Tree Stock

1.3.1 The former Nestle factory is set within a mature landscaping scheme, the vast majority of which is retained as part of the redevelopment within extensive areas of public open space. The wider site was surveyed to inform the redevelopment, of these, only three trees are within influence of the Canteen Building redevelopment. These comprise T60, T62 and T87; one Silver Birch and two Beech respectively. Of these, both T60 and T87 are of moderate arboricultural quality, but lack the special quality necessary to qualify for the highest categorisation. Subsequently both are afforded category B within BS5837:2012 guidance. T62 forms a principal component of the mature Wallace Gardens landscaping, and although possessing minor defects, typical for its maturity, fulfils the criteria to warrant category A within the guidance.

2 Statutory Designations

2.1 Conservation Area

2.1.1 Background checks have revealed that the application area falls within Botwell: Nestles Conservation Area (London Borough of Hillingdon Council, April 2022).

2.2 Tree Preservation Orders

2.2.1 Background checks also confirm that none of the trees within the application area are afforded protection within a TPO.

3 Policy Review

3.1 The National Planning Policy Framework (NPPF)

3.1.1 The NPPF (2021) provides planning policy guidance at a National level. With respect to arboriculture, four paragraphs are of particular relevance:

3.1.2 Paragraph 131 details the aspiration to secure increased tree cover within new developments, comprising both new tree planting, and the retention of existing trees where possible: *'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.'*

3.1.3 Building upon paragraph 131, the Framework also considers that 'decisions should contribute to and enhance the natural and local environment by: recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland' (para 174b).

3.1.4 In respect of Veteran Trees and Ancient Woodland, paragraph 180c requires that development proposals award particular consideration to these important features; *'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists'*.

3.1.5 To confirm, there are no veteran trees, present within influence of the application area, nor any areas of ancient woodland. It is subsequently anticipated that the tests of paragraph 180c will not be applied in respect to the proposed development.

3.1.6 In addition, paragraph 180d also emphasises the benefit that can be secured through the provision of public access to, and resultant appreciation of, retained tree cover, stating: *'…opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can… enhance public access to nature where this is appropriate.'*

3.2 The London Plan 2021

3.2.1 At a regional level, in relation to planning decisions, The London Plan (March 2021) has recently been published providing planning guidance to Local Authorities across London. Within the new plan, within which Policy G7 relates to arboriculture (reproduced below).

3.2.2 POLICY G7 - TREES AND WOODLANDS

A. *'London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.*

B. *In their Development Plans, boroughs should:*

1. *protect 'veteran' trees and ancient woodland where these are not already part of a protected site*

2. *identify opportunities for tree planting in strategic locations.*

C. *Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.'*

3.3 The London Borough of Hillingdon Local Plan Part 2

3.3.1 At a local level, London Borough of Hillingdon Council has a statutory obligation to ensure adequate provision is made for the preservation of trees through Section 197 of the Town and Country Planning Act (1990). It is understood that The London Borough of Hillingdon Local Plan Part 2 (adopted January 2020) forms the basis upon which the Council currently determines planning applications. Within the Local Plan, Policy DMHB 14 is the test considered relevant to trees in the context of development (relevant parts reproduced below).

3.3.2 Policy DMHB 14 – Trees and Landscaping

A) *All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.*

B) *Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.*

C) *Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.*

D) *Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas*

and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

4 Arboricultural Impact

4.1 Net Tree Removals

4.1.1 The redevelopment has been designed to respect the significant retained trees, which form a key role in the wider redevelopment's landscape provision. Subsequently, it will not be necessary to remove any trees to undertake the proposed works.

4.2 Vulnerable Trees

4.2.1 Only one retained tree will be subject to change within its Root Protection Area (RPA). The affected tree is T87 (Beech) adjacent to the frontage, where an existing concrete hard surface is to be removed and replaced; in part converted to soft landscape. The areas are identified within the Tree Protection Plan (Appendix A) with a red wash illustrating the portion to be replaced, and a green wash denoting the areas to be removed and converted to soft landscape.

4.2.2 It is recommended that the concrete surface remains in situ during demolition and construction phases, thereby protecting the underlying rooting environment during the works. Once construction is complete, only then should the concrete be removed.

4.2.3 As a precautionary measure, the area of concrete indicated with a red wash within the Tree Protection Plan is to be to broken out and removed by hand, thereby minimising any potential root severance; roots are likely to be utilising the condensation layer directly under the concrete. To ensure adherence, the works are to be carried out under direct arboricultural supervision, following the guidance of clause 7.2 of BS5837:2012. Subject to the above approach, the proposals provide the opportunity to secure improvement to the tree's rooting environment.

4.3 Pruning Works[1]

4.3.1 It will be necessary to selectively prune the western canopy extents of T60 and T62 to provide sufficient spatial separation to avoid damage during both demolition of the existing building, and construction of the replacements. The extent of pruning required is to be determined onsite, but is anticipated to amount to the shortening of small diameter branch extremities by c.2m, and hence to be readily achievable without harming either tree's physiological or structural condition.

4.3.2 Pruning works should be undertaken in accordance with section 7.8 (for selective pruning) of BS3998:2010, by a competent tree contractor, to ensure that cuts are performed correctly and positioned so as to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

[1] All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

4.4 Protective Barriers

4.4.1 It will be important to protect the retained trees' above-ground structures and underlying RPAs from damage during construction works. To achieve this, tree protection barriers should be erected prior to the commencement of any development works. In this instance, the barriers should consist of the default specification provided in BS5837:2012.

4.4.2 The locations for protective fencing are illustrated within the Tree Protection Plan (Appendix C) with a bold blue line, it is anticipated that site hoarding will adequately protect those trees which lie further from the site boundary.

4.5 Mitigation Replanting

4.5.1 Although the redevelopment does not require any tree removal, the proposed buildings are anticipated to be accompanied by a scheme of landscaping. In the absence of any loss in canopy cover, there is no requirement for this provision to mitigate any detrimental effect, but small scale ornamental and structural planting can instead enhance the setting. This has been recognised during design of the scheme, and subsequently the application is accompanied by a scheme of landscaping (ref: BOSK-90-H-00-DR-L-1000). The scheme identifies the introduction of 20no. domestic scale trees and structural planting to achieve the enhancement.

5 Conclusions

5.1.1 In accordance with current best practice guidance, the proposals have been informed by a survey of the existing tree stock using the guidance provided within BS5837:2012.

5.1.2 Through sensitive design, the redevelopment does not require any tree removal, the only effect is limited to minor pruning works, and the replacement of existing hard surface from within one tree's root protection area. The conversion of existing hard surface with soft landscape provides the opportunity to improve the tree's rooting environment if undertaken sensitively. Resultantly, the scheme will have a negligible effect on the site's amenity, or that of the surrounding Conservation Area.

5.1.3 It is our concluding view that the proposals can be supported from the arboricultural perspective and can be implemented whilst ensuring the retention of all the site's existing trees, subject to adherence with the safeguards set out within this document.

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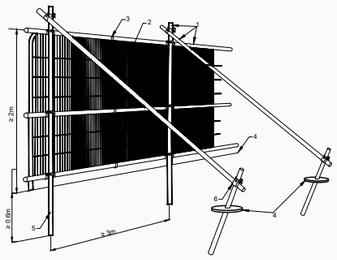
APPENDICES

APPENDIX A

TREE PROTECTION PLAN (9801 TPP 06 Rev A)

Default Barrier Specification, cited BS 5837:2012



Key
1 Standard scaffold poles
2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6m)
6 Standard scaffold clamps

T60 & T62: Prune western canopy extents by c.2m to facilitate demolition of former canteen building and construction of Block H

T87: Existing hard surface to be removed from within RPA and replaced.

T87: Existing hard surface to be removed from within RPA and converted to soft landscape.

1:500 @ A3

0m 5m 10m 20m

KEY:

- 15 Tree Numbers
- Tree Canopies
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Tree Protection Barrier
- Hard Surface Replacement
- Hard Surface Removal

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE
Former Canteen Building
Tree Protection Plan

CLIENT
Barratt London

SCALE	DATE	DRAWN
1:500 @ A3	APR 2022	JB
DRAWING NUMBER		REVISION
9801 TPP 06		A

Based on architects' drawing: BOSK-90-H-00-DR-L-1000

APPENDIX B

TREE SURVEY (9801 TS 01)

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BS 5837:2012 Tree Schedule: Former Nestle Factory, Hayes

9801 TS 01

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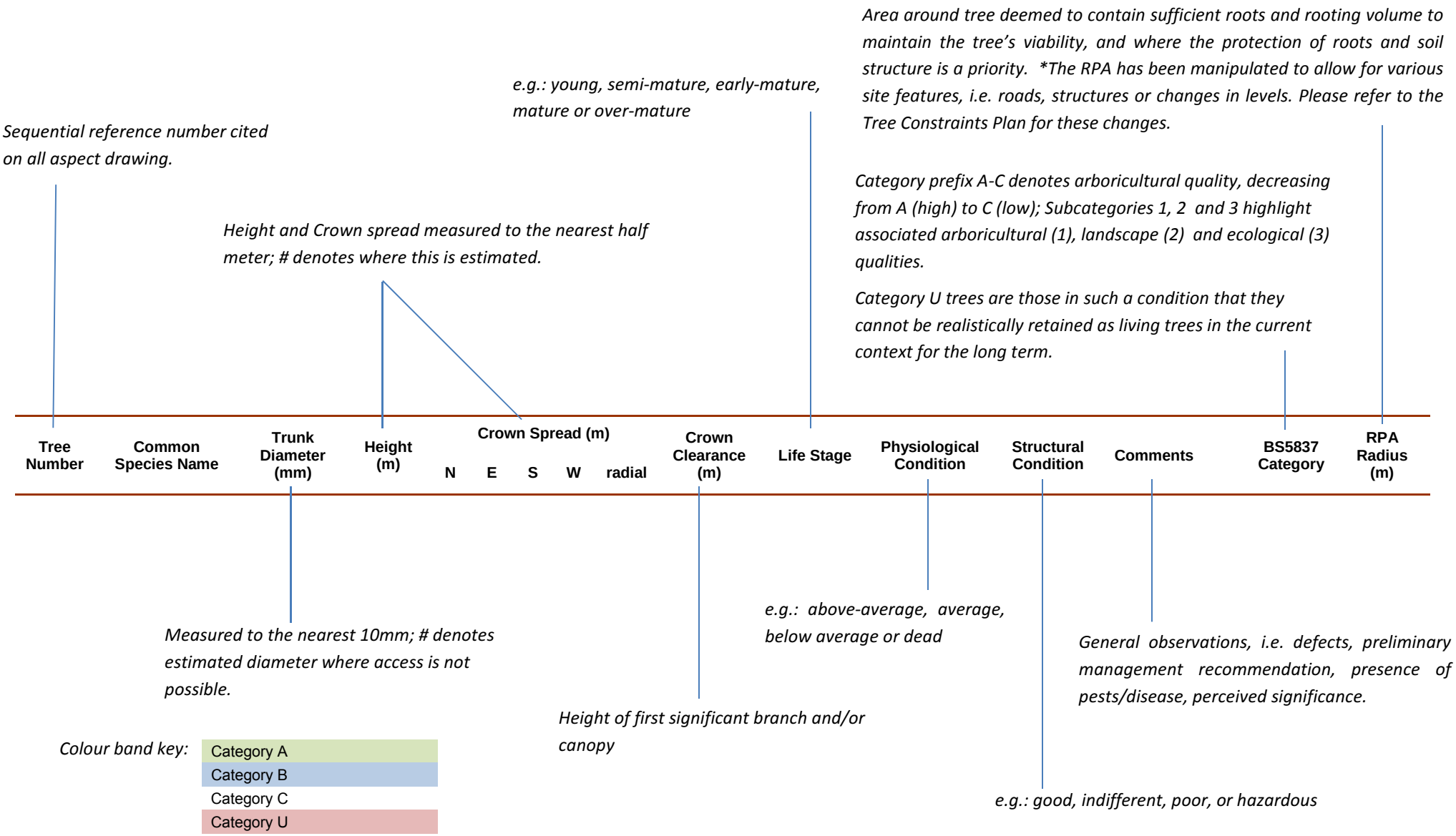
BS5837:2012 Tree Survey: Explanation of Survey Criteria



The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
1	Lawson Cypress	200#	5m					2	0.5	0	Semi Mature	Average	Indifferent	Unremarkable ornamental planting Readily replaced at current age	C12	2.4
2	Lawson Cypress	200#	5m					2	0.5	0	Semi Mature	Average	Indifferent	Unremarkable ornamental planting Readily replaced at current age	C12	2.4
3	Bay	120	4m					1.5	0.5	0	Semi Mature	Average	Indifferent	Unremarkable ornamental planting Readily replaced at current age	C12	1.5
4	Yew	75#	2m					1	0.5	0	Semi Mature	Average	Indifferent	Unremarkable ornamental planting Readily replaced at current age	C12	0.9
5	Bay	100	4m					1.5	0.5	0	Semi Mature	Average	Indifferent	Unremarkable ornamental planting Readily replaced at current age	C12	1.2
6	Silver Birch	225	10m	2	2.75	4	3		4	2	Semi Mature	Below Average	Poor	Single stem Cavity at the base to the W Poor scaffold structure Above average dieback and deadwood, appears to be in a state of decline Low arboricultural quality	U	2.7
7	Silver Birch	505	16m	5.5	5.5	6	5.5		2.5	2	Early Mature	Average	Indifferent	Single stout trunk Typical scaffold structure formed at c.3m Some bacterial canker growth around the base Moderate quality amenity planting	B2	6
8	Silver Birch	240	10m	2.75	3	3.75	2.5		2.25	2	Semi Mature	Below Average	Poor	Single stout trunk Scaffold structure has numerous areas with bacterial canker growth and areas of epicormic burring Dieback in upper canopy Appears to be in a state of decline	U	3
T9: Removed as of 26/01/17																
T10: Fallen as of 26/01/17																
11	English Oak	475	16m	10	6.5	7.75	6		2	2	Early Mature	Average	Poor	Single stem, kinks significantly to the N at c.2m then back to the S at c.4m Forms a poor scaffold structure Low arboricultural quality	C1	5.7
12	Silver Birch	210	12m	5.75	3.5	2.75	3		2	2	Semi Mature	Below Average	Poor	Suppressed heavily by T11 Low arboricultural quality	C12	2.4
13	Field Maple	150 220	8m	3.25	2.75	3.75	1.5		1	1.5	Semi Mature	Average	Indifferent	Partially suppressed to the W by T11 Unremarkable ornamental planting	C12	3.3
14	Silver Birch	290	11m	3.75	5.75	2.75	2		4	2	Semi Mature	Average	Indifferent	Leaning heavily to the W Minor deadwood	C1	3.6
15	Whitebeam	75	4m					1.75	1	1	Semi Mature	Average	Indifferent	Ornamental planting Readily replaced	C12	0.9
16	Beech	465	21m	6.75	7.5	2.5	8.25		3.5	3	Early Mature	Average	Indifferent			5.7
17	Beech	235	13m	6.5	2	2.5	6		5	2	Early Mature	Average	Poor			2.7
18	Beech	410 315	21m	6.75	10	6	7.75		3	2	Early Mature	Average	Poor	Parcel of 6no. Beech (T16 to T21) form a cohesive canopy Likely to be reliant upon companion shelter Structures appear typical for the species in context T18 and T19 are co=dominant from c.1m Collectively considered to be of moderate arboricultural quality	B2	6.3
19	Beech	320 470	15m	6	8.25	5	3		4	3.5	Early Mature	Average	Poor			6.9
20	Beech	570	16m	3.5	8.25	7	6.25		3	2	Early Mature	Average	Indifferent			6.9
21	Beech	380	17m	4	4	4.25	5		7	3.5	Early Mature	Average	Indifferent			4.5
22	Beech	655	20m	7	6.75	5.5	7.75		3.5	3	Mature	Average	Indifferent	Single trunk forking at c.3.5m into a typical, balanced scaffold structure producing a domed canopy which is partially cohesive with T21 Moderate example of the species	B12	7.8

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
23	Hawthorn	185 120 85	6m	3.75	2.25	2.5	6.5		1	1.75	Early Mature	Average	Poor	Leaning heavily to the W due to suppression by companion shelter	C1	2.7
24	Ornamental Pear	145	6m	6	4	1.5	3		2	2	Semi Mature	Average	Poor	Low quality ornamental Readily replaced	C1	1.8
25	Beech	375	14m	4.25	5.25	6.75	6.25		3	2	Early Mature	Average	Poor	Single stem Distorted growth Poorly structured scaffold Low arboricultural quality	C1	4.5
26	Purple Cherry Plum	85	5m	2	3	3	1.5		1.75	1.5	Young	Average	Indifferent	Unremarkable ornamental planting Readily replaced at current age	C12	0.9
27	Purple Cherry Plum	135	6m	3.25	3.25	3.25	1.75		1.75	1.75	Semi Mature	Average	Indifferent	Unremarkable ornamental planting Readily replaced at current age	C12	1.5
28	Purple Cherry Plum	60	5m	1.75	2.5	2	1.25		1.75	1.75	Young	Below Average	Indifferent	Unremarkable ornamental planting Readily replaced at current age	C12	0.9
29	Beech	375	12m	5	4	6	5.75		3	3	Early Mature	Average	Indifferent	Single stem, maintaining a single leader for majority of the trees height Structure typical for the species Moderate quality	B2	4.5
30	Beech	420 330 200	14m	5	7	5	5		2.5	3	Early Mature	Average	Indifferent	Multi-stemmed from the base, union appears sound Moderate arboricultural quality	B2	6.9
31	Scotts Pine	320	14m	6	4	1.75	3.5		6	8	Early Mature	Average	Indifferent	Forks at c.6m into 2 leaders Canopy predominately forms to the N Unremarkable example of the species	C1	3.9
T32: Removed as of 26/01/17																
T33: Removed as of 26/01/17																
34	Beech	430	18m	6.25	7.25	2	9.25		3	3	Early Mature	Average	Indifferent	Single stem, maintaining a single leader Cohesive with companion shelter Moderate quality as a collection with companions to the S	B2	5.1
35	Beech	685	17m	6	6.75	7.5	6.75		1.75	2	Early Mature	Average	Indifferent	Single stem, forking at c.1.75m into co-dominant stems slightly etiolated scaffold structure due to mutual suppression with companion shelter Considered to be of moderate arboricultural quality with companions	B2	8.1
36	Beech	460 490	18m	8.25	7.5	6.75	5.5		5.5	2	Early Mature	Average	Indifferent	Co-dominant stems from the base, union appears sound Balanced scaffold structure considered to be of moderate arboricultural quality with companions	B2	8.1
37	Beech	460	16m	4.75	3.5	3.5	5.5		2	2	Early Mature	Below Average	Poor	Single stem, forks at c.2m into co-dominant stems, union appears tight and poor, likely to be weak Weeping pruning wound on S side of trunk has caused a discoloured area of bark Remnants of a fungal bracket on the floor at the base of the tree, appears consistent with Polyporus squamosus, likely to have fallen from a decaying stub to the E at c.2m Low arboricultural quality	C1	5.4
38	Beech	570	17	5.75	7	10	7		3.5	2	Early Mature	Average	Indifferent	Single trunk, maintaining a single leader for majority of the trees height Cohesive with companion shelter Moderate quality	B2	6.9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
39	Scotts Pine	150	6	0	2.5	3.75	2		2.5	2	Semi Mature	Average	Indifferent	Canopy forms to the S due to suppression Low quality	C1	1.8
40	Beech	200 205 255	18	9.5	6	4.5	2.25		1	4.5	Early Mature	Average	Poor	3no co-dominant stems from 1m, two remain in contact for c.3m Moderate quality with companions	B2	4.5
41	Beech	580	18m	6	5.25	6	8.25		3.5	3.5	Early Mature	Average	Indifferent	Single stem, forking at c.3m into co-dominant stems Scaffold structure slightly etiolated from mutual suppression with companion shelter Moderate quality with companions	B2	6.9
42	Beech	445	16m	2.5	6.75	4.5	5.5		1.5	2	Early Mature	Average	Indifferent	Single stem, maintains a single leader cohesive with companion shelter Moderate quality with companions	B2	5.4
43	Beech	540	13m	3	6.75	6	7.75		2	2	Early Mature	Average	Indifferent	Single stem, leaning slightly to the S Average minor deadwood on N from suppression by companion shelter Main scaffold union forms at c.2m Moderate quality with companions	B2	6.6
44	Norway Maple	290#	8m					3.5	2.5	2.75	Semi Mature	Below Average	Indifferent	Unremarkable ornamental planting along Nestle Avenue Low arboricultural quality	C1	3.6*
45	Pear	305	8m	2	1.25	6.5	6		2.5	2	Early Mature	Average	Poor	Low quality ornamental planting leaning heavily to the SW due to suppression by T43	C1	3.6
46	Purple Cherry Plum	210	9m	3	1.75	2.75	5.75		2	1.5	Semi Mature	Average	Poor	Ornamental planting Suppressed by larger companions Low quality	C12	2.4
47	Ornamental Pear	100	4m	3	1.5	2	3		2	2	Semi Mature	Average	Poor	Ornamental planting Suppressed by larger companions Low quality	C1	1.2
48	Beech	615	18	5.5	7.5	8	6		3.5	2	Mature	Average	Indifferent	Single stem, forking at 3.5m into co-dominant stems forming a balanced scaffold structure Canopy is partially cohesive with T49 to the W Moderate quality	B12	7.5
49	Beech	600	16	8	7.5	7.5	6.5		2	2	Early Mature	Below Average	Poor	Dieback visible within upper canopy and above average deadwood throughout Epicormic growth on secondary branches Remnants of a fungal bracket at the base thought to be Meripilus giganteus Likely to be entering stages of decline Low transient value	C1	7.2
50	Beech	745	15m	8.75	6.25	7.25	7		2	2	Mature	Below Average	Poor	Dieback visible within upper canopy and above average deadwood throughout Epicormic growth on secondary branches Likely to be entering stages of decline Low transient value	C1	9
51	Beech	590	15m	7.25	7.25	8	6		2.25	2	Early Mature	Average	Indifferent	Single stem, ribbing reaction wood forming to the S Typical scaffold structure Above average epicormic growth Moderate quality due to visual prominence along Nestle Avenue	B2	7.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
52	Beech	560	17m	7.75	5.25	6.5	4.5		3.5	2.5	Early Mature	Average	Indifferent	Single stem, ribbing reaction wood forming on the lower trunk Typical scaffold structure Above average epicormic growth Moderate quality due to visual prominence along Nestle Avenue	B2	6.6
53	Beech	765	15m	8.5	5.5	6	6.75		2	1.75	Mature	Average	Indifferent	Stout trunk Canopy appears slightly squat in form Moderate quality due to visual prominence along Nestle Avenue	B2	9.3
54	Lawson Cypress	2*50# 95#	5m					2	0	0	Semi Mature	Average	Indifferent	Unremarkable ornamental planting Readily replaced	C12	1.5
55	Lawson Cypress	95# 160#	8m					2.75	0	0	Early Mature	Average	Indifferent	Unremarkable ornamental planting Readily replaced	C12	2.1
56	Beech	700	20m	6.75	8.25	7	7.5		4.5	2	Mature	Average	Indifferent	Single stem, typical scaffold structure emerging at c. 4.5m Moderate example of the species	B12	8.4
57	Beech	180	13m					5	2	2	Semi Mature	Average	Indifferent	Unremarkable ornamental planting Readily replaced	C12	2.1
58	Beech	155	11m					4.25	1.75	1.75	Semi Mature	Average	Indifferent	Unremarkable ornamental planting Readily replaced	C12	1.8
59	Beech	195	12m					5	1.75	1.75	Semi Mature	Average	Indifferent	Unremarkable ornamental planting Readily replaced	C12	2.4
60	Silver Birch	445	15m	5.75	5.25	7.75	7		2.25	2.25	Early Mature	Average	Indifferent	Single stem, wide spreading scaffold branch structure Moderate quality	B2	5.4
T61: Removed as of 26/01/17																
62	Beech	860	19m	11.5	9	10.75	13.5		2.5	2	Mature	Average	Indifferent	Principal ornamental feature Holds a significant visual presence within internal views Single trunk forking at c.3.5m into co-dominant stems with a wide union, 1 sub-dominant and 2 significant lower lateral branches, union appears sound with supporting reaction wood on the underside Upper canopy remains typical for the species, producing a wide spreading dense canopy appearing domed from a distance buttress roots around the trees base extending into surface roots c.7m away from the tree High quality specimen	A12	10.2
63	Beech	200	10m	3.25	4.25	4.25	2.5		2	1.75	Semi Mature	Average	Indifferent	Unremarkable ornamental planting Structure typical for the species	C12	2.4
64	Beech	210	17m	3.75	3.75	4.25	4		1.5	1.5	Semi Mature	Average	Indifferent	Unremarkable ornamental planting Structure typical for the species	C12	2.4
65	Beech	160	9m	2.75	3	3.25	3.5		1.75	1.75	Semi Mature	Below Average	Indifferent	Unremarkable ornamental planting Structure typical for the species	C12	1.8
66	Beech	790	21m	6.75	8.25	5.25	7		3.25	2	Mature	Average	Indifferent	Single stem Typical scaffold structure Cohesive with companion shelter Average deadwood Epicormic burring on scaffold structure Moderate quality as a collection with T66 to T74	B2	9.6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
67	Beech	690	20m	6.75	4.75	4	8		3.25	2.25	Mature	Average	Indifferent	Single stem Typical scaffold structure Cohesive with companion shelter Moderate quality as a collection with T66 to T74	B2	8.4
68	Beech	630	18m	5.5	4	6.75	10		3	1.75	Mature	Average	Indifferent	Single stem Typical scaffold structure Cohesive with companion shelter Moderate quality as a collection with T66 to T74	B2	7.5
T69: Removed as of 26/01/17																
70	Beech	675	20m	9.75	7.25	8.25	5.25		3	3.5	Mature	Average	Indifferent	Single stem Typical scaffold structure Cohesive with companion shelter Moderate quality as a collection with T66 to T74	B2	8.1
71	Beech	645	17m	5.25	4	9.75	9.25		2.25	2	Mature	Average	Indifferent	Single stem Typical scaffold structure Cohesive with companion shelter Moderate quality as a collection with T66 to T74	B2	7.8
72	Beech	660	18m	3.75	8.25	10	7.25		2.75	2.5	Early Mature	Average	Poor	Single stem Girdled surface root Forks at 2.75m into co-dominant stems, included bark with lobal reaction wood forming Cohesive with companion shelter Moderate quality as a collection with T66 to T74	B2	7.8
73	Beech	710	18m	9.75	7.75	4	6.75		3	2	Mature	Average	Indifferent	Single stem Typical scaffold structure Cohesive with companion shelter Moderate quality as a collection with T66 to T74	B2	8.4
74	Beech	660	19m	6.75	7	7	6.75		2.5	1.75	Mature	Average	Indifferent	Single stem Typical scaffold structure Epicormic burring Cohesive with companion shelter Moderate quality as a collection with T66 to T74	B2	7.8
75	Beech	670	79m	6.25	8.75	6.25	7.5		5	2.25	Mature	Average	Indifferent	Cohesive with T76 to the N Wide union at c.5m Moderate quality as a collection	B2	8.1
76	Beech	655	21m	6.25	8	5.25	5.5		5	2	Mature	Average	Indifferent	Partially suppressed by T75, causing the scaffold structure to be leaning away Moderate quality as a collection	B2	7.8
77	Beech	715	20m	4.25	5.25	8	7.5		5	5	Mature	Average	Poor	Single stem, forking at c.5m above the main union is a longitudinal cavity which is partially occluded with decay visible within Prior damage visible around the base of the trunk, partially occluded, possibly past strimmer damage Low arboricultural quality	C1	8.7
78	Beech	715	20m	6.75	8.25	7.5	8.25		4	4	Mature	Average	Indifferent	Structure typical for the species Moderate quality	B2	8.7
79	Beech	865	21m	11.25	8	10	6.5		5	2.5	Mature	Average	Indifferent	Structure typical for the species Moderate quality Large lower bough has been removed, now partially occluded, visible within is a pocket of decay	B12	10.5

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
80	Apple	180	4m	3	3	3.5	1.5		2	1.75	Early Mature	Average	Poor	Ornamental planting Unremarkable Low quality	C12	2.1
81	Pagoda	365	12m	4.5	7	6.25	3.5		4	2	Early Mature	Average	Indifferent	Ornamental planting Moderate example of the species	B1	4.5*
82	Cherry	245	8m	3.75	4	6	2.5		1.75	2	Early Mature	Below Average	Poor	Low quality ornamental planting Above average deadwood Appears to be in a state of decline	U	N/A
83	Hawthorn	230	7m	3	2.75	3	1.5		2	2	Early Mature	Average	Poor	Unremarkable ornamental planting Low quality	C12	2.7*
84	Whitebeam	410	12m	4.25	3.75	4.75	5		2	2	Mature	Average	Poor	Moderate example of the species at maturity Single stem, union at c.2m is poor with bulging forming 20cm below suggesting included bark and the formation of reaction wood	B2	4.8*
85	False Acacia	350	5m					4	2	2	Early Mature	Below Average	Poor	Low quality ornamental Squat formed canopy Above average deadwood and dieback Appears to be in a state of terminal decline	U	N/A
86	Beech	800#	13m					8.5#	2#	2#	Early Mature	Below Average	Indifferent	Inaccessible due to palisade fencing Cohesive with companions Appears to be of moderate quality	B2	9.6
87	Beech	1100#	19m					9.25#	3#	2#	Mature	Average	Indifferent	Inaccessible due to palisade fencing Cohesive with companions Appears to be of moderate quality	B12	13.2
88	Beech	1200#	13m					10#	2#	2#	Early Mature	Below Average	Poor	Inaccessible due to palisade fencing Cohesive with companions Appears to be in a state of terminal decline	U	N/A
89	Beech	800#	13m					7.5#	3#	2#	Early Mature	Below Average	Indifferent	Inaccessible due to palisade fencing Cohesive with companions Appears to be of moderate quality	B2	9.6
90	Goat Willow	10*120# av	6m					4	1	1	Semi Mature	Average	Indifferent	Self-set Low quality	C12	4.5
91	Snowy Mespilus	80	3.5m					1.5	1	1	Young	Average	Indifferent	Unremarkable Low quality	C12	0.9
92	Holly	270 270	8m					3	1.5	1	Early Mature	Average	Indifferent	Low quality ornamental planting	C12	4.5
93	Holly	180	5.5m					2	2.5	2	Semi Mature	Average	Indifferent	Low quality ornamental planting	C12	2.1
94	Flowering Cherry	90	3m					2.25	1	1	Young	Average	Indifferent	Low quality ornamental planting Readily replaced	C12	1.2
95	Flowering Cherry	115	3m					2.5	1	1	Semi Mature	Average	Indifferent	Low quality ornamental planting Readily replaced	C12	1.5
96	Flowering Cherry	160 170	4m					2.75	1	1.5	Semi Mature	Average	Indifferent	Low quality ornamental planting Readily replaced	C12	2.7
97	Flowering Cherry	150	3m					3	1.5	1.5	Semi Mature	Average	Indifferent	Low quality ornamental planting Readily replaced	C12	1.8
98	Flowering Cherry	175	4m					2	1.5	1.5	Semi Mature	Average	Indifferent	Low quality ornamental planting Readily replaced	C12	2.1

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
99	Juniper	95	3m					1.5	0.5	0.5	Semi Mature	Average	Indifferent	Low quality ornamental planting Readily replaced	C12	1.2
100	Lawson Cypress	100 90	5m					1.5	0.5	0.5	Semi Mature	Average	Indifferent	Low quality ornamental planting Readily replaced	C12	1.5
101	Silver Birch	230	6m					2.75	3	1.5	Semi Mature	Average	Indifferent	Ornamental planting Structure typical for the species Radial canopy Unremarkable example of the species	C12	2.7
102	Whitebeam	205	6m	3.5	3	2.75	2.75		2	1.75	Semi Mature	Average	Indifferent	Ornamental planting Structure typical for the species Radial canopy Strimmer damage at the base Unremarkable example of the species	C12	2.4
103	Whitebeam	115	3m					1.75	1.5	1.75	Young	Below Average	Indifferent	Ornamental planting Structure typical for the species Radial canopy Strimmer damage at the base Unremarkable example of the species	C12	1.5
104	Whitebeam	115	3m					1.75	1.5	1.75	Young	Below Average	Indifferent	Ornamental planting Structure typical for the species Radial canopy Strimmer damage at the base Unremarkable example of the species	C12	1.5
105	Silver Birch	270	9m	2.75	2.5	2.75	3.75		2	2	Semi Mature	Average	Indifferent	Low quality ornamental planting Structure typical for the species Readily replaced at current age	C12	3.3
106	Whitebeam	115	5m					2	2	1.75	Young	Below Average	Indifferent	Low quality ornamental planting Structure typical for the species Strimmer damage at the base Readily replaced at current age	C12	1.5
107	Whitebeam	105	5m					2	1	1.75	Young	Below Average	Indifferent	Low quality ornamental planting Structure typical for the species Readily replaced at current age	C12	1.2
108	Whitebeam	95	5m					2	1	1.75	Young	Below Average	Indifferent	Low quality ornamental planting Structure typical for the species Readily replaced at current age	C12	1.2
109	Whitebeam	165	5m					2.75	1.5	1.75	Semi Mature	Below Average	Indifferent	Low quality ornamental planting Structure typical for the species Suckering at the base Readily replaced at current age	C12	2.1
110	Whitebeam	100	4m					2	1.75	1.75	Young	Below Average	Indifferent	Low quality ornamental planting Structure typical for the species Suckering at the base Readily replaced at current age	C12	1.2
111	Silver Birch	145	7m					2	2.75	1.75	Semi Mature	Average	Indifferent	Low quality ornamental planting Structure typical for the species Readily replaced at current age	C12	1.8
112	Common Lime	370	8m	5.5	5.75	5	4.25		2.25	2	Early Mature	Average	Poor	T112 to T118 form an ornamental collection fronting the site with Nestle Avenue Previously pollarded between c. 4m to 6m Structures typical for the species in context Collection confers some amenity value as a uniform, linear group.	C1	4.5
113	Common Lime	390	10m	4.75	3	4.75	4.5		2.5	2.5	Early Mature	Average	Poor		C1	4.8
114	Common Lime	390	8m	5.5	4.5	4.5	3.5		2.25	2.75	Early Mature	Average	Poor		C1	4.8
115	Common Lime	380	11m	4.75	5.25	4	4.25		2	2	Early Mature	Average	Poor		C1	4.5
116	Common Lime	315	8m	4.25	4.5	4.5	4.5		2	1.75	Early Mature	Average	Poor		C1	3.9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
117	Common Lime	450	11m	4.25	5	4.5	5		2.5	2	Early Mature	Average	Poor	[illegible] as individuals each are of relatively low arboricultural quality	C1	5.4
118	Common Lime	410	9m	4.25	5	4.75	4.75		2.5	2	Early Mature	Average	Poor		C1	4.8
119	Bird Cherry	260	9m	4.75	4.75	4	4.25		1.75	1.75	Early Mature	Average	Poor	Low quality ornamental plantings fronting the site with Nestle Avenue Previously unsympathetically pruned on north side Readily replaced	C12	3
120	Bird Cherry	270	7m	3	3	6	3		1.75	1.5	Semi Mature	Average	Poor	Low quality ornamental plantings fronting the site with Nestle Avenue Previously unsympathetically pruned on north side Readily replaced	C12	3.3
121	Bird Cherry	270	7m	5.5	5.5	4.75	3.5		1.75	1	Semi Mature	Average	Poor	Low quality ornamental plantings fronting the site with Nestle Avenue Previously unsympathetically pruned on north side Readily replaced	C12	3.3
122	Bird Cherry	230	7m	4.75	4.75	4.5	3.75		1.75	1.5	Semi Mature	Average	Poor	Low quality ornamental plantings fronting the site with Nestle Avenue Previously unsympathetically pruned on north side Readily replaced	C12	2.7
123	Bird Cherry	200	7m	3.75	3.75	4	2		1.75	1.75	Semi Mature	Average	Poor	Low quality ornamental plantings fronting the site with Nestle Avenue Previously unsympathetically pruned on north side Readily replaced	C12	2.4
124	Bird Cherry	155	6m	2.25	2.25	3	1.75		1.75	1.75	Semi Mature	Below Average	Poor	Low quality ornamental plantings fronting the site with Nestle Avenue Previously unsympathetically pruned on north side Readily replaced	C12	1.8
125	Bird Cherry	185	7m	4.5	3.75	2	2.5		1.75	1.75	Semi Mature	Below Average	Poor	Low quality ornamental plantings fronting the site with Nestle Avenue Previously unsympathetically pruned on north side Readily replaced	C12	2.1
126	Lombardy Poplar	370	15m					2	1	1	Semi Mature	Average	Indifferent	Ornamental, linear group of Lombardy Poplars along the western boundary of the site T126 to T132 Structures appear typical for the species Collection confers some amenity value as a group, as individuals each are of relatively low arboricultural quality being unremarkable examples of there species T132 has an included union at the base	C1	4.5
127	Lombardy Poplar	815	22m					4.25	3	2	Early Mature	Average	Indifferent		C1	9.9*
128	Lombardy Poplar	350	15m					2.5	1.5	2	Semi Mature	Average	Indifferent		C1	4.2*
129	Lombardy Poplar	425	15m					2.5	4	1	Semi Mature	Average	Indifferent		C1	5.1
130	Lombardy Poplar	580	17m					2.5	3	2.5	Early Mature	Average	Indifferent		C1	6.9*
131	Lombardy Poplar	610	17m					2.5	3.5	2.5	Early Mature	Average	Indifferent		C1	7.2
132	Lombardy Poplar	835	21m					3.75	1.75	3	Early Mature	Average	Poor		C1	9.9*
133	Southern Magnolia	210	9m	1.25	3.75	3.75	2.5		2	2	Early Mature	Average	Indifferent	Pair of ornamental plantings against factory building Cohesive canopies	C12	2.4*
134	Southern Magnolia	230	10m	1.25	3.75	2.75	2.5		2	2	Early Mature	Average	Indifferent	Limited visual presence due to planting position	C12	2.7*
135	Cherry	250# 210# 150#	9m					3.75	0.5	3	Early Mature	Below Average	Poor	Offsite self-set specimen Stems occluded with palisade fencing Low quality	U	N/A
136	Sycamore	210#	8m					3	2.5	3	Semi Mature	Below Average	Poor	Offsite self-set specimen Stems occluded with palisade fencing Low quality	U	N/A
137	Western Red Cedar	3*340	12m					3	3.5	3.5	Early Mature	Average	Indifferent	Ornamental planting Unremarkable example of the species	C12	7.2*

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138	Bird Cherry	210	5m	3.75	4.25	4.25	4.25		1.75	1.75	Semi Mature	Average	Indifferent	Unremarkable ornamental planting Strimmer damage at the base Readily replaced	C12	2.4
139	Bird Cherry	210	6m	3.75	4	2.75	4		2	2	Semi Mature	Average	Indifferent	Unremarkable ornamental planting Strimmer damage at the base Readily replaced	C12	2.4
140	Bird Cherry	210	5m	3.75	3	3.25	4.5		2	2	Semi Mature	Average	Indifferent	Unremarkable ornamental planting Strimmer damage at the base Readily replaced	C12	2.4
141	Hornbeam	460	11m	4.25	3	4.5	2.75		1.5	1.5	Early Mature	Average	Indifferent		C12	5.4
142	Hornbeam	230	9m	2	2	5.25	2.75		1.5	1.5	Semi Mature	Average	Indifferent		C12	2.7
143	Hornbeam	230 240	11m	5.25	2.25	5	2.5		1	1.5	Early Mature	Average	Indifferent	T141 to T147 ornamental plantings resemble a former hedge Overgrown and unmaintained, resemble a tree group	C12	3.9
144	Hornbeam	190	7m	3.25	2	2.75	1.75		1.5	1.5	Semi Mature	Average	Indifferent	Low arboricultural quality	C12	2.4
145	Hornbeam	215	8m	4.75	3	4.25	2.25		1.75	1.5	Semi Mature	Average	Indifferent		C12	2.7
146	Hornbeam	260	6m	2.5	3.5	4	1.75		1.5	1.5	Semi Mature	Average	Indifferent		C12	3
147	Hornbeam	200	5m	4.25	3.5	3.75	1.5		1.5	1.5	Semi Mature	Average	Indifferent		C12	2.4
148	Bird Cherry	120 140 130 125 110 70 3*80	6m					4.25	0.5	1.5	Semi Mature	Average	Indifferent	Ornamental planting Unremarkable example of the species Readily replaced	C12	3.6
149	Bird Cherry	220	6m					3.5	1.75	1.75	Semi Mature	Average	Indifferent	Ornamental planting Unremarkable example of the species Impact wound on north side of lower trunk Readily replaced	C12	2.7
150	Bird Cherry	270	6m					4.5	1.75	1.75	Semi Mature	Average	Indifferent	Ornamental planting Unremarkable example of the species Readily replaced	C12	3.3
151	Bird Cherry	245	6m					4	1.75	1.75	Semi Mature	Average	Indifferent	Ornamental planting Unremarkable example of the species Readily replaced	C12	3
152	Norway Maple	280	8m	3.5	1.75	2.75	3.5		2	2	Semi Mature	Average	Indifferent	Ornamental planting Unremarkable example of the species Readily replaced	C12	3.3
153	Norway Maple	300	8m	3.25	3.75	4	3.25		2	2	Semi Mature	Average	Indifferent	Ornamental planting Unremarkable example of the species Readily replaced	C12	3.6
154	Norway Maple	250	6.5m	2.75	3.5	3	3.25		2	2	Semi Mature	Average	Indifferent	Ornamental planting Unremarkable example of the species Readily replaced	C12	3*
155	Norway Maple	285	7.5m					3.25	2.5	2	Early Mature	Average	Indifferent		C1	3.3*
156	Norway Maple	290	8m					3	2	2	Early Mature	Average	Indifferent		C1	3.6*
157	Norway Maple	265	7.5m					2.5	2	2	Early Mature	Below Average	Indifferent		C1	3.3*
158	Norway Maple	265	8m					3	1.75	2	Early Mature	Average	Indifferent		C1	3.3
159	Norway Maple	380	9m					4.25	2	2	Early Mature	Average	Indifferent		C1	4.5*
160	Norway Maple	305	9m					3.5	2	2	Early Mature	Average	Indifferent		C1	3.6*
161	Norway Maple	295	9m					3	2	2	Early Mature	Average	Indifferent		C1	3.6*
162	Norway Maple	300	7.5m					3.25	2	2	Early Mature	Average	Indifferent	Ornamental, linear belt of 19no Norway Maples lining the western boundary of the site	C1	3.6*
163	Norway Maple	280	8m					3	2	2	Early Mature	Average	Indifferent	Structures appear typical for the species	C1	3.3*
164	Norway Maple	320	9m					4	2.5	2	Early Mature	Average	Indifferent	As a uniform group they collectively contribute to boundary	C1	3.9*

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165	Norway Maple	260	8m					3.75	2.25	2	Early Mature	Average	Indifferent	As a uniform group they collectively contribute to boundary screening and the internal amenity of the site	C1	3
166	Norway Maple	340	9m					4	2.5	2.5	Early Mature	Average	Indifferent	Individually each specimen is of low arboricultural quality	C1	4.2*
167	Norway Maple	320	9.5m					3.5	2	2	Early Mature	Average	Indifferent		C1	3.9*
168	Norway Maple	260	8m					2.25	2	2	Early Mature	Average	Indifferent		C1	3*
169	Norway Maple	320	8.5m					3.25	1.75	2	Early Mature	Average	Indifferent		C1	3.9*
170	Norway Maple	230	7m					3	1.75	2	Early Mature	Average	Indifferent		C1	2.7
171	Norway Maple	230	8.5m					3.5	1.75	2	Semi Mature	Average	Indifferent		C1	2.7
172	Norway Maple	300	9m					3	1.75	2	Early Mature	Average	Indifferent		C1	3.6*
173	Norway Maple	210	6.5m					2	1.75	2	Semi Mature	Average	Indifferent		C1	2.4
174	Sycamore	280# 250#	9m					3.25	3	3.5	Semi Mature	Average	Poor	Self-set specimen Occluded stems with palisade fence	U	N/A
175	Sycamore	270#	11m					2	3	3.5	Semi Mature	Average	Poor	Self-set specimen Occluded stems with palisade fence Appears to be growning on hard standing	U	N/A
176	Cherry	140# 140# 120#	9m					2	3	3.5	Semi Mature	Average	Poor	Self-set specimen Occluded stems with palisade fence Appears to be growning on hard standing	U	N/A
177	Common Lime	705	19m	8.5	6	5.75	5.75		4	3.5	Mature	Average	Indifferent	Street tree along Nestle Avenue Tarmac up to the base of the trunk Prominent amenity feature Structure typical for the species Moderate arboricultural quality	B2	8.4*
178	Common Lime	585	19m	6.5	7	6	5		3.5	2	Mature	Average	Indifferent	Street tree along Nestle Avenue Tarmac up to the base of the trunk Prominent amenity feature Structure typical for the species Cohesive canopy with companions on site Forks at c.3m, reaction wood visible on underside of NE stem, ribbing down trunk Moderate arboricultural quality	B2	6.9*
179	Common Lime	575	19m	5.75	5.5	5	5.75		3.5	3.5	Mature	Average	Indifferent	Street tree along Nestle Avenue Tarmac up to the base of the trunk Prominent amenity feature Appears to have been previously topped at c.9m Moderate arboricultural quality	B2	6.9*
180	Common Lime	550	12m	7.5	6.25	5	6		3.25	3.5	Mature	Average	Moderate	Street tree along Nestle Avenue Tarmac up to the base of the trunk Prominent amenity feature Structure typical for the species Balanced radial scaffold structure and canopy Moderate arboricultural quality	B12	6.6*
181	Norway Maple	355	8m	5	4.25	4.25	5.5		2.75	2.75	Early Mature	Below Average	Poor	Unsympathetically pruned Low arboricultural quality Poor example of the species	C1	4.2*
182	Norway Maple	280	7m	3	3.5	3.25	3.75		2.5	2.5	Early Mature	Below Average	Poor	Unsympathetically pruned Low arboricultural quality Sparse canopy Poor example of the species	C1	3.3*
G1	Snowy Mespilus Fig	9*80# 2*100# 10*60# Max	5m max					3.5 max	0.5	1.5	Semi Mature	Average	Indifferent	Collection of low quality ornamental plantings 2no. Snowy Mespilus and 3no. Fig 1no. Tree removed on eastern end as of 26.01.17	C12	3.9*

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
G2	Whitebeam cotoneaster Elder Lime Holly	160 max	4m max					3 max	0.5	1	Semi Mature	Average	Indifferent	Ornamental border	C1	1.8*
G3	Ornamental Cypress	150 max	5 max					1.5 max	0.5	0.5	Semi Mature	Average	Indifferent	Parcel of ornamental plantings Low quality group	C12	1.8
G4	Juniper Holly Ornamental Cypress	100# max	3.5m max					1.5 max	-	0	Semi Mature	Average	Indifferent	Belt of ornamental plantings Unremarkable collection	C12	1.2
G5	Lawson Cypress Hazel Yew Holly Cotoneaster Elder	120 max	5m max					3 max	0.5	0.5	Semi Mature	Average	Indifferent	Unremarkable belt of ornamental shrubs around the western edge of the bowling green	C12	1.5
G6	Norway Maple Silver Birch Bird Cherry Hornbeam Rowan Holly	330 max	8m max					3.25 max	1.5 av	1.5 av	Semi Mature	Average	Indifferent	Parcels of ornamental plantings establishing along an earth bund Low quality specimens Currently unremarkable examples of there species and readily replaced	C1	3.9
G7	Rowan	150# max	6m max					2 max	-	-	Semi Mature	Below Average	Poor	3no. Rowans set within a planting bed Appear to be in a state of terminal decline Low quality	U	N/A
G8	Hawthorn Elder Buddleia	280 max	5m max					3.5 max	0.5	0.5	Semi Mature to Early Mature	Average	Indifferent	Intermittent self-set along the northern boundary with railway Low quality	C12	3.3
H1	Lawson Cypress	120 max	6m max					1.5 max	-	0.5	Semi Mature	Below Average	Indifferent	Ornamental hedge Intermittent with dieback Low quality	C12	1.5
H2	Lawson Cypress	265 max	12m max					4.5 max	0.5	0.5	Early Mature	Average	Indifferent	Ornamental hedge Unmaintained and overgrown Low arboricultural quality Planted on an raised earth bund, defining a section of the northern boundary	C12	3.3

APPENDIX C

TREE SURVEY METHODOLOGY

Tree Survey Methodology

The tree survey is a form of Visual Tree Assessment undertaken during July 2018 and revisited during January 2022. Tree locations are identified via a topographical survey; locations of any trees excluded from the topographical survey were plotted on site. The purpose of the survey is to record information about trees on or adjacent to the site to inform design options. In keeping with clause 4.4 of BS5837: 2012 'Trees in Relation to Design, Construction and Demolition', the survey provides a record of the following parameters:

Tree Numbers: all individual trees are sequentially numbered. Groups of trees, woodlands and hedgerow are also sequentially numbered with a corresponding prefix relevant to their type e.g. G, W or H respectively; the identification of trees as woodland, groups of trees or within hedgerows is undertaken where appropriate. The identification of trees as individuals within collections has been made where it is considered sensible to make such a differentiation.

Species: listed by common name

Stem Diameter: given in millimetres and obtained by measuring single/multiple stems at 1.5m using a diameter tape in accordance with Annex C within BS5837:2012. Diameters of inaccessible trunks are estimated and provided with the suffix '#'.

Tree Heights: determined using a clinometer and measured to the nearest 500mm. Heights are estimated where specific triangulation is not achievable and by reference to measured trees nearby (provided with the suffix '#').

Crown Spreads: measured at cardinal points using a Leica Disto™ laser distance measurer. Measurements were recorded to the nearest 250mm. Inaccessible crown spreads are estimated based on measured canopies nearby and provided with the suffix '#'

Crown Clearance: The height of the first significant living branch and/or canopy (as appropriate) is recorded using a Leica Disto™ laser distance measurer to inform vertical ground clearance. Crown clearance may be higher or lower than the first significant branch. Estimated clearances are provided with the suffix '#'. Height of first significant branch will be provided where considered advantageous to make the distinction.

Life Stage – The age of trees, groups of trees, hedges and woodlands are defined as follows:

- Young (within the first 1/4th of life expectancy)
- Semi-mature (within the second 1/4th of life expectancy)
- Early Mature (within the third 1/4th of life expectancy)
- Mature (within the fourth 1/4th of life expectancy)
- Over Mature and Veteran (exceeding normal life expectancy)
- Veteran (significantly exceeding normal life expectancy)

Physiological and structural condition: physiological condition defined as follows; good, above average, average, below average, poor or dead. Structural condition is defined as: good, moderate, indifferent, poor or hazardous

Comments: further observations were recorded where necessary i.e. details regarding defects, preliminary management recommendations, presence of pest/disease and perceived significance.

BS5837 Category: pursuant to BS5837:2012 section 4.5 and cascade chart for tree quality assessment (refer to reproduced Table 1 overleaf). Trees qualifying under a given category (A-C and U) and any appropriate subheading (1-3) are considered to fall within the scope of that category's definition.

Estimated Remaining Contribution. Described` as a guideline only and in terms of years: <10, 10+, 20+ and 40+ relevant to category U, C, B and A respectively. This information is not provided on the tree schedule to avoid conclusions based upon 'life expectancy'.

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)		
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	• 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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*		
	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

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