

Duramen

Arboricultural Report



to consider trees at

Premier Inn
Roundstone Lane
East Preston
Littlehampton
West Sussex
BN16 1EB

And adjacent properties:

"Spinney", BN16 1EB
&
Burberry House, Roundstone By Pass, BN16 1ED

CLIENT:

Whitbread PLC

Ref: 1570

Site Visit Date:
11 June 2015
Report Date:
28 July 2015

CONSULTANTS:

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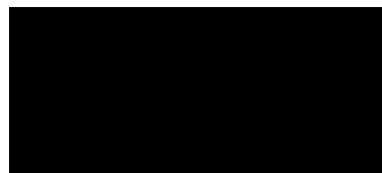


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1 Introduction

- 1.1 This report provides the results of a tree survey and arboricultural impact assessment at the Premier Inn, Roundstone Lane, East Preston, Littlehampton, West Sussex, BN16 1EB and adjacent properties “Spinney”, BN16 1EB and Burberry House, Roundstone By Pass, BN16 1ED.
- 1.2 Plans to extend the hotel are being prepared and this report has been provided in order to inform the design process.
- 1.3 A topographic survey (ref Clugston 3803/10/001 dated 24/4/15) has been provided that shows the locations of all significant trees. An architect’s plan (ref Axiom 3789/P2 D) has been used to determine the arboricultural impact of the proposal and propose tree protection measures for retained trees.

2 Overall Site Description

- 2.1 The site as a whole is located on the corner of the Roundstone By Pass and Roundstone Lane. The surveyed area measures 85 metres east-west and 85 metres north-south, giving an area of 0.57 ha.
- 2.2 The site is currently occupied by The Roundstone restaurant, the Premier Inn and two domestic properties to the south (“Spinney”) and the east (“Burberry House”).
- 2.3 Arun District Council is the relevant planning authority for the site. Based on the Council’s website, the Council has served Tree Preservation Order (TPO) ref A/2/15 on two pine trees located to the west of the surveyed area. As further TPOs can be served at any time and unauthorised works to protected trees can lead to prosecution, it is advisable to contact the Council prior to undertaking any tree works.

3 Scope of Tree Survey

- 3.1 This report provides the results of a tree survey undertaken on 11 June 2015. The tree survey was conducted in accordance

with the recommendations provided in British Standard 5837:2012 *Trees in relation to design, demolition and construction - Recommendations*. Only trees with a diameter greater than 7.5 cm at 1.5 metres height above ground level were included in the survey.

- 3.2 All trees within the site and those on adjacent properties that might be affected by the proposed development were included. Where two or more trees grow close to each other they have been recorded as **Groups** rather than individual **Trees**. Branch growth of one tree may influence nearby trees, leading to asymmetric branch development and possibly dead branches due to shading. As a result, individual trees within groups of trees are best managed both as individual trees and as part of a larger group.
- 3.3 The parameters assessed for each tree, the methods used and their limitations are described in Appendix 1 to this report. The survey should be considered to be of a preliminary nature in some respects. If significant trees are considered worthy of retention but constrain development of a site it may be appropriate to examine the trees in more detail. This might entail removing ivy growing on the tree, examining the tree for fungal growth and wood decay particularly internally, using investigative tools such as ultrasound (PICUS tomography), drill (various tools) or climbing the tree to examine above ground structures. In some circumstances soil excavation may be appropriate to examine roots. Where heavy undergrowth or other features hinder access or visibility of a tree their removal or reduction may be advisable. These tools will be recommended where necessary but not on a precautionary basis unless significant safety issues are apparent.
- 3.4 The full British Standard methodology consists of a number of steps:
- A **tree survey** records the location of each tree along with estimates of size and quality. In particular, the life expectancy of each tree is assessed so that those trees expected realistically to provide long lasting benefits are identified.
 - A **tree constraints plan** plots the constraints, in terms of ground area, that each tree requires if it were retained. Both above (i.e. branches) and below ground (i.e. roots) constraints are considered. The above ground constraints are defined by branch length (i.e. crown size) whilst below ground constraints

are assessed by defining a root protection area (RPA) for each tree. Typically the RPA for each tree is at first defined as an area shaped as a circle with the tree located at the circle's centre; modification of the RPA shape may be necessary to take into account the presence of infrastructure or poor rooting environments.

- An **arboricultural impact assessment** assesses the impact of any particular design on existing trees based on the footprint(s) of the proposed building(s), hard landscaping, paths, driveways etc. and space required for construction activity including material storage, machinery access, service runs and scaffolding.
 - Where building works are likely to be in close proximity to important trees a **method statement** may be required to both reassure Council planning officers and inform building site operations. An arboricultural method statement is best supervised by an arboricultural supervisor.
 - A **tree protection plan** shows the location of proposed protective fences around retained trees and other measures such as ground protection.
- 3.5 This report provides the first three steps of the above along with a preliminary protection plan. If considered necessary further details can be provided once a construction method statement (or equivalent) has been prepared.

4 Results of Tree Survey

- 4.1 The survey recorded 30 items of vegetation. Details of the trees are provided in Appendix 3 to this report. Their locations are shown in Duramen Plan 1570-1 ver. A.
- 4.2 No aged or veteran trees were recorded in the survey.
- 4.3 The surveyed trees are all of modest size – to 14 metres height and stem diameter 45 cms other than T25 with a stem diameter of 86 cm.
- 4.4 Species composition is mixed with mostly introduced species and ornamental varieties consistent with previous landscape and domestic garden planting. There are a mix of evergreen

species – various conifers (cypress, pine, yew, Norway spruce), holly, laurel and holm oak and deciduous (cherry, willow, hazel, birch, ash, hawthorn, apple, plum, cherry and pear).

- 4.5 Of the 30 surveyed trees one was graded “A” – high value – using the BS5837 categorisation (see Appendix 2), 21 were graded “B” – moderate value and 6 graded “C – low value. Two trees (G26) were graded “U” – unsuitable for long term retention due to poor health.

5 Tree Constraints on the site within surveyed area

- 5.1 The recent imposition of a Tree Preservation Order should not impose any greater constraints on development than without the TPO. However, damage to the trees, including damage to their roots, might lead to prosecution and thus any works, including new service runs nearby T25 and T28 should be considered very carefully prior to any works taking place.
- 5.2 T5 is a well establishing weeping willow visible along the bypass. The development includes removal of two relatively poor conifers beside the willow which should be to the benefit of the willow.
- 5.3 The other trees on site are, although well established, are all relatively easy to replace if need be.

6 Arboricultural Impact Assessment

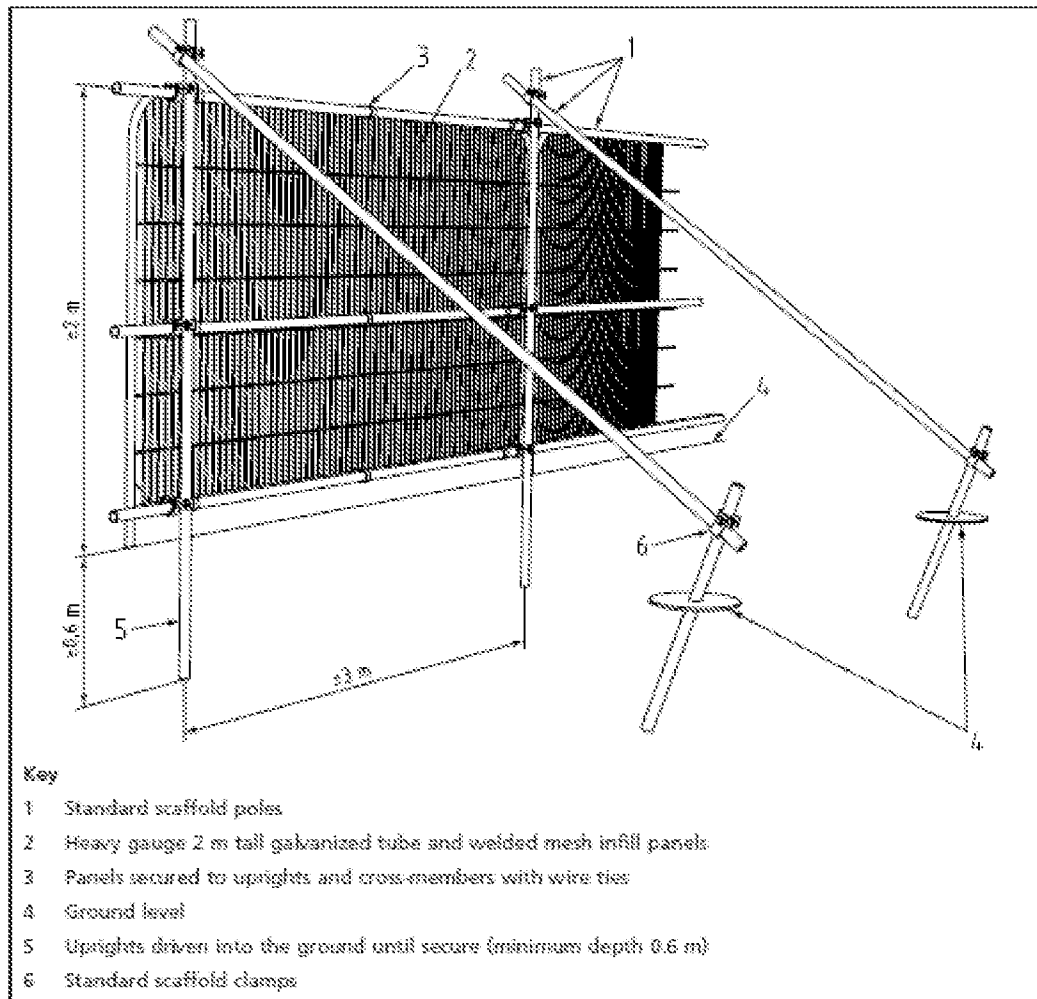
- 6.1 The proposed development will require the demolition of the two surveyed properties. This work should not have any material arboricultural impact greater than that planned and described below.
- 6.2 The proposed development requires removal of T4/T6 to accommodate the proximity of the proposed extension and T7, T15, T21, T22, T23, G26 and T27 to reflect the changes in parking layout. All of these removals are relatively poor quality trees and/or of small size. The landscape impact should be small. The proposed landscape scheme will establish trees and shrubs both on the boundary with Roundstone Lane and to the rear of Burberry House.

- 6.3 Only G26 is categorised as not suitable for long term retention, regardless of development plans.
- 6.4 Pruning works will be required to one side of T5 to create an adequate gap between the next extension and the tree which will re-grow rapidly. The precise gap will be determined later but the tree is located 8 metres from the extension and the crown dimensions towards the south is estimated to be 4 metres so the pruning should not be extensive.

7 Tree Protection Plan

- 7.1 A tree protection plan is provided in Duramen Plan 1579-2. It shows the proposed location of protective fencing around retained trees in 6 locations around the site.
- 7.2 All protective fencing for trees should be non-moveable continuous fencing to BS 5837:2012 standards. If any significant changes in fencing are proposed the Council's arboriculturist will be informed and written approval sought from the Council.
- 7.3 The fence will consist of a framework of scaffolding established in the ground to ensure the fences' stability. Where space allows the scaffold framework will be supported by diagonal supports. Wire mesh panels or similar protective material will be secured to the scaffold fence to ensure no routine access is possible to the root protection areas and to preserve their sanctity during construction. No service runs will be established within the root protection areas.
- 7.4 Appropriate sturdy and legible labels will be erected on the fencing to inform those on site of the reason for the fencing. **"Construction Exclusion Zone"** and/or **"Tree Protection Zone"** labels will be used where appropriate.

Figure 2 Default specification for protective barrier



- 7.5 Works within RPAs are planned near T5 and the group of trees T16, T17 & T18.
- 7.6 New access and parking is proposed nearby T25 and T28. The relatively large stated RPA for T25 exaggerates the size of the tree as a result of swelling around a multi-stemmed tree. Part of the circular RPA is already developed for the driveway to Spinney and the existing Premier Inn car park. It is also occupied by other trees (G26, T27) so the extent T25 root growth is likely to be complex.
- 7.7 The proposal respects the likely structural roots of trees T16-T18, T25 and T28 by installing a 3-D geotextile across the RPAs of affected trees. The areas for the geotextile are shown in Duramen plan 1570-2. The specifications are given in Appendix 5.

- 7.8 It should be borne in mind that both pine trees retained are likely to succumb to *Dothistroma* needle blight at some time in the near future ¹, ².

¹ [http://www.forestry.gov.uk/pdf/FCRN002.pdf/\\$FILE/FCRN002.pdf](http://www.forestry.gov.uk/pdf/FCRN002.pdf/$FILE/FCRN002.pdf)

² <http://www.forestry.gov.uk/dothistromaneedleblight>

Legend

- Grade B trees
- Grade C trees
- Tree to be removed

Tree location
showing crown
dimensions (green)
and BS5837 Root
Protection Area
(RPA) (grey)



Drawing Based Upon: -

Status: **FINAL**

Notes:

Duramen Consulting
Architectural Consultants

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Client: Whitbread PLC

Project: Premier Inn Littlehampton

Title: **Tree Constraints Plan**

Date: 28/7/15 Scale: 1:500 Original Paper Size: A3

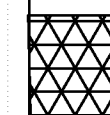
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Figure Number: 1570-1 Rev: A



Legend

- Grade B trees
- Grade C trees
- Tree to be removed for arboricultural reasons



Area for geo-textile based on no-dig approach



Protective fencing



Tree to be removed for development purposes



Retained trees

Drawing Based Upon: -

Status: FINAL

Notes:

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Client: Whitbread PLC

Project: Premier Inn Littlehampton

Title: Tree Impact and Protection Plan

Date: 28/7/15 Scale: 1:500 Original Paper Size: A3

Drawn: JH Checked: - Job Ref: 1570

Figure Number: 1570-2 Rev: A

Appendix 1 - Notes & Limitations of the Tree Survey

Data collected on each recorded tree reflects the recommendations provided in paragraphs 4.4.2.5 of British Standard 5837:2012. Deviations from the recommendations of the British Standard are described and justified below.

The report does **NOT** comply with NHBC 4.2 D8 (a) Vegetation Survey in that it does not identify ALL currently small but potentially large trees, hedgerows and shrubs on the site and on adjacent sites. It does however identify currently significant trees with stem diameters greater than 7.5 cm and any significant tree stumps that are found during the survey. The tree survey is guided by the topographic survey, where provided by the client, to identify the area of interest and the individual trees that need to be surveyed.

Third party trees on adjacent land

In most cases the tree survey has been undertaken from within the confines of the client's land and relevant boundaries. The roots and branches of some trees on adjacent land may grow into and over the surveyed site and, even if this is not visibly obvious, may provide constraints to development on the surveyed site. Access to trees on adjacent land is unlikely to have been prearranged and thus cannot be assumed. Thus, where third party trees are listed as surveyed and data appears in the survey sheet, estimates of both tree size and condition are likely to have been estimated without physically visiting the third party trees. In some cases, lack of access and visibility may lead to our assessment of third party trees to be less than complete. Further discussion with Duramen Consulting Ltd is recommended where third party trees constrain development of a site.

The following abbreviations and conventions have been used in this report. Please note the limitations in **bold**, particularly with regards to tree stability and resulting safety issues.

Tree Number: T (individual tree), G (group of stems/trees, possibly of coppice origin (i.e. originating from a single tree) or several trees planted together or self-seeded) or S (stump of tree, normally cut at or nearby ground level). Shrubs (Sh) may also be recorded where they are considered to provide amenity or privacy that it may be desirable to retain post development.

Species: Commonly known name; Scientific name is recorded separately, if considered significant and useful.

Height: Height of a tree can normally be estimated with a clinometer where adequate visibility allows lines of sight to be established with both the base and top of the tree. To provide an accurate estimate of height, these sightlines should stretch to a distance from the tree at least as great as the tree is high (i.e. 20m for a 20m tall tree). Where several trees of similar height grow nearby it is reasonable to measure one tree and estimate the heights of nearby trees by comparison.

In small gardens and restricted places where this is not possible, height may have to be estimated based on the surveyor's experience. No record is normally made of which trees were used as reference trees. Tree heights from a ground survey (where available) can also be used as reference heights.

Stem Diameter: Larger stems which are likely to define the edge of root protection areas are normally measured at 1.5m above ground level with a diameter tape to the nearest millimetre. Those trees that are less likely to define the edge of the root protection area, or which were difficult to access may have been assessed visually by use of reference instruments such as tape measures or other objects of known size (e.g. a sheet of A4 paper – 21 x 30 cm). Where ivy and other vegetation such as holly, or slope or other considerations prevent accurate measurement the diameter estimate is marked with a * to show it is approximate. Estimates are stated in millimetres.

Where more than one shoot grows at 1.5m above ground level, the diameter has not been measured at 1.5 m but above the root flare, normally where diameter is smallest between 0.2 and 0.5m above the ground. Such estimates will be recorded as “RF”.

Branch spread: This parameter records the radial distances between the tree trunk and the end of the furthestmost branches in the direction of the four cardinal compass points. Where light conditions allow these have been measured on the largest trees using a laser device to the nearest 0.1m. In most cases however, unless the crowns look visibly uneven due to branch loss or neighbouring competing vegetation, circular crowns are assumed, and only one figure is reported.

Crown Clearance: This parameter estimates the lowest point of the crown from the ground. Minor and dead branches are ignored.

Age Class: Y: Young; M: Middle Aged; MT: Mature; OM: Over Mature; V: Veteran

Physiological Condition: Good (healthy); Fair (some signs of lack of vigour and/or poor health); Poor (definite signs of lack of vigour and/or poor health); Dead

Structural Condition: Comments on structural condition of trees are restricted to what was seen of each tree - access and/or visibility restrictions may limit the scope of the assessment; a complete health and safety audit was **NOT** conducted, but where defects were observed that need further investigation a recommendation for more detailed examination may be provided. Alternatively an annual inspection may be recommended (e.g. of a roadside tree). If the tree is of little further value, removal of the tree may be recommended without further investigation suggested.

Observations on tree health and structural condition and stability and resulting recommendations may change with time. Trees are living organisms and climatic events (e.g. strong wind, drought, lightning, floods), human actions (e.g. vehicles, machinery, vandalism, application of chemicals) and other vectors (e.g. pests & diseases) may alter the health and/or structural stability of trees over relatively short periods of time. Annual reassessments are recommended for most trees that occur nearby property, areas of frequent use and other areas where a duty of care might be considered to apply. **Thus our assessment of structural condition is valid on the day of inspection** and for the vast majority of trees should be adequate for twelve months from the date of the survey. In a small proportion of cases however trees may appear healthy and structurally sound on the day of inspection, provide little or no sign of having health, stability or structural problems but rapidly deteriorate at a later date or over a period of time. Vigilance is therefore recommended and if signs of significant structural or health change are seen, further professional advice should be sought. **No liability can be accepted**

for any structural deterioration of the tree occurring after the date of our inspection or that was not visible on the day of inspection.

Where this report is relied upon at a later date and in particular over 12 months from the date of the tree survey, the reader should be aware that the structural condition and health of the surveyed trees may have changed and a re-inspection may lead to significantly different observations, recommendations and conclusions. This is especially important where trees cause significant constraints to development of a site.

Where an inspector from Duramen Consulting has seen what he or she considers to be a “dangerous” tree the inspector will attempt to inform a responsible person on site verbally and for both occupied and non-occupied sites the nature of the danger provided by the tree will be recorded in the data sheet.

Additionally, some tree structural defects may be difficult to see through other vegetation such as brambles or tall herbaceous plants, ivy and other climbers growing on stems; in some cases visibility is restricted through lack of 360° access to the base of the tree. Partial sight of one side of a tree may mean that serious defects can be overlooked. Cutting the main stems of climbers around the base of each tree is recommended in many cases. Such cutting should lead to their death over several years and allow a more thorough visual inspection at a later date once the climber has been removed or naturally decayed and fallen off. Species such as ivy may provide habitats for a variety of wildlife species, some of which, like bats, may be legally protected. In some cases further advice on wildlife legislation may be advisable (see below).

Preliminary Management Recommendations: Where action is recommended a preliminary suggestion is made. Further discussion is likely to be needed to assess the need and its priority. Removal of ivy may be useful; crown pruning to remove dead wood may be recommended if new buildings are to be erected nearby a tree or if access to the tree is likely to increase; sometimes complete tree removal may be suggested. The action recommended is the minimum required and may not include other factors such as the desire to keep the tree in an attractive shape or stump removal.

Estimated Remaining Life Contribution: No standardised method is recognised for making estimates of remaining life span of a tree. The estimates given are based on a rapid assessment of the health and structural condition AND the location of the tree in relation to any targets. Thus a roadside tree with a particular defect may be given a lesser life expectancy than a similar tree located deep in rarely visited woodland.

Category Grading: British Standard 5837 (BS) suggests the use of four categories for tree quality - three for tree retention (A, B and C) and one for unsuitability (U). For retained trees, three subcategories are suggested by the BS - arboricultural (1), landscape (2) and cultural/conservation (3). Grade “A” trees are of high quality and value making a substantial contribution with a life expectancy over 40 years. Grade “B” trees are of moderate quality and value making a significant contribution with a life expectancy over 20 years; Grade “C” trees are of low quality and value with a life expectancy over 10 years or young trees with a stem diameter less than 150mm.

Category “U” trees are mostly recommended for removal due to serious, irremediable structural defects or health conditions but in some cases their retention may be desirable.

Appendix 2 contains further details of the BS categories.

Wildlife considerations: Legislation in the United Kingdom protects a range of plant and animal species. The two groups of protected animals most commonly encountered with regards to trees are birds and bats. Trees by their very nature have structures that may allow bats to shelter or roost in them. These include cracks in bark, ivy growth and crevices and cracks in structural wood of both bole and branches that may develop over the lifetime of a mature tree. Reasonable care must be taken whilst undertaking any tree work to identify the presence of bats and/or bat roosts. Work must stop if any are found and advice sought from an appropriately licensed person. A qualified bat ecologist should be able to provide more detailed advice.

The tree survey described and recorded in this report did not include a scoping survey for protected species. Up to date details of such protection, including birds and their nests is best sought from a qualified ecologist.

Appendix 2: BS 5837 categorisation for tree quality

Appendix 2: BS 5837 categorisation for tree quality: Cascade chart for tree quality assessment (refer BS5837:2012)

Category and definition		Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)				
Category U Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years		- Trees that have a serious, irreparable, structural defect, such that their early loss is expected due to collapse, including those that will become unstable when removal of other category U trees (e.g. where, for whatever reason, the loss of companion species cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees affected 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		
		Sub Categories:	1 Mainly arboricultural qualities	2 Mainly landscape qualities
		3 Mainly cultural values + 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 classical 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 landscapes but situated so as to make their 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

Appendix 3: Tree data for Premier Inn, Littlehampton

Date of survey: 11 June 2015
Tagged: No

Arboricultural Consultant/surveyor:
Weather & Light conditions:

Warm

JH
Dry

Sunny

Calm

Tag Number	Number of stems	Species (Common Name)	Height (m)	Stem diameter (mm)	Branch spread (m) North East South West				Height of crown clearance (m)	Age class	Estimated remaining contribution (years)	Growth Potential	Structural condition (pole, fork, wounds, decay, dead wood)	Physiological Condition	Other Comments - Ivy, Competing Growth, Open Grown	Root Protection Area (radius equiv m)	B5 3037 Category Grading
T1	1	Cherry	8	550	5	5	5	5	1	Mature	10 to 20	Low			Off Site	6.6	C1
S2	M	Cotoneaster	3.5	300	1	1	1	2	1	Mature	10 to 20	Low			Very wide spreading shrub	3.6	C1
S3	M	Pittosporum	4	300	1	1	1	3	1	Mature	10 to 20	Low			Very wide spreading shrub	3.6	C1
T4	M	Cypress	9	240	2.6	2.5	1.9	2.9	1	Mature	10 to 20	Low		Poor - Significant internal dieback	Multiple single stems. Pile of logs around base. Crown merges with T.5 & T.6	2.9	C1
T5	2	Weeping Willow	11.5	616	7.6	7.3	4	4.6	1	Mature	20 - 40	Low	Main stem divides at c1m	Sparse crown	Crown merges with T.4. Additional small Cypress beneath crown, not shown on Topo.	7.4	B1
T6	M	Cypress	9	210	2.4	2.3	3.7	2.6	1.8	Mature	< 10	Low	Main stem - cut at multiple heights with re-growth	Extensive die back and dead wood	Materials dumped around base	2.5	C1
T7	M	Contorted Hazel	3	100	1.3	1.3	1.3	1.3	1	Y	> 40	Good			Large shrub immediately to west	1.2	B1
T8	M	Holly	4.25	180	2.2	3	2	2	1.5	M	> 40	Good			Topped. Cut back by neighbour. Part of screen	2.2	B1
T9	2	Yew	4.75	150	2.3	2	1.5	2	1	M	> 40	Good			Topped. Cut back by neighbour. Part of screen	1.8	B1
T10	2	Cherry Laurel	4.75	100	2.3	2	1.5	2	1	Mature	20 - 40	Moderate			Topped. Cut back by neighbour. Part of screen	1.2	B1
G11	2	Cypress	5.25	250	3.5	2	1.5	3.5	1.8	Mature	20 - 40	Moderate			Topped. Cut back by neighbour. Part of screen	3.0	B1
T12	1	Silver Birch	5	180	3.1	2.7	2.5	2.6	1.8	M	20 - 40	Good			Topped. Bird nesting in fork at 3.5m	2.2	B1
T13	1	Ash	5	180	2	2	2	2	1						Off Site	2.2	C1
T14	1	Hawthorn	5.5	100	2.8	2.4	1.7	2.1	1.5	M	> 40	Good			Not On Topo plan. Adjacent to lamp column. Growing amongst dense shrubs.	1.2	B1
T15	1	Norway Spruce	5.5	200	2	1.7	2	2.8	1	M	> 40	Good		Some internal dieback	Growing against boundary fence.	2.4	B1

Category: A: High Value - Light Green; B: Moderate Value - Mid Blue; C: Low Value - Grey; U: Unsuitable for Retention - Red

Appendix 3: Tree data for Premier Inn, Littlehampton

Tag Number	Number of stems	Species (Common Name)	Height (m)	Stem diameter (mm)	Branch spread (m) North, East, South, West				Height of crown clearance (m)	Age class	Estimated remaining contribution (years)	Growth Potential	Structural condition (pole, forks, wounds, decay, dead wood)	Physiological Condition	Other Comments - Ivy, Compelling Crown, Open Crown	Root Protection Area (radius equiv m)	B3 Sd37 Category Grading
G16	3	Cypress	4	150	2	2	2	2	1	Mature	20 - 40	Moderate			Three topped conifers, suppressed and sparse growth but potential screening for neighbour to east.	1.8	B1
T17	1	Crab Apple	5	340	2	3	3	4	1.8	Mature	20 - 40	Moderate			Crown merges with T.15 (N) & G.16 & T.18. within garden.	4.1	B1
T16	1	Cherry Plum	6.25	360	1.5	3	6	5	1.8	Mature	20 - 40	Moderate			Crown merges with G.16 & T.17 within garden.	4.3	B1
T19	1	Cherry	7.5	250	4.7	3.3	1.8	4.1	1.5	Mature	20 - 40	Moderate			Possible future screening.	3.0	B1
T20	1	Cypress	7.5	100	2	2.5	2.3	2.1	1	Y	20 - 40	Moderate		Minor die back in upper crown	Possible future screening.	1.2	B1
T21	1	Holly	3	100	0.5	1	1	1	1	Y	> 40	High			Growing against boundary fence.	1.2	B1
T22	M	Willow	5	100	1.8	2.5	1.5	2	1.6	M	20 - 40	Moderate				1.2	B1
T23	1	Cypress	4.5	100	1	1.6	2.3	1.8	1	Y	20 - 40	Moderate		Minor dieback in upper crown	Planted against fence. Large shrub to south-west.	1.2	B1
T24	1	Holm Oak	3	150	1.3	1.4	1.3	1.2	1	Y	> 40	High			Growing beneath adjacent trees.	1.8	B1
T25	3	Black pine	14.1	860	6.2	6.2	8.3	8.2	2.5	Mature	20 - 40	Low	Main stem divides at c 1.5m. Southern stem appears to have snapped at c 9m, heavy limb over driveway originating from this point.	Sparse crown.	Protected by TPO. Locally prominent tree. Some ivy around base. O/H wires through crown.	10.3	B1
G26	2	Cypress	4	150	1	1	1	1	1	Mature	< 10	Low	Two trees, growing beneath adjacent Pine (T.27). Very poor condition - significant dieback and browning of leaves.		Not On Topo plan.	1.8	U
T27	1	Pine	9	150	4.8	3	1.3	4	1	Mature	10 to 20	Low	Poor form. Suppressed and leaning away from T.25		Various small trees and shrubs beneath.	1.8	C1
T28	1	Black Pine	13	440	5.4	4.8	3	3.7	4.5	Mature	> 40	Low	Slight lean over entrance		Protected by TPO. Adjacent to telegraph pole. o/h wires through.	5.3	A2
T29	1	Fastigiate Cherry	5.25	150	1.1	2.1	2.5	1.9	1.4	M	10 to 20	Good			Planted against building. Similar tree adjacent.	1.8	B1
T30	1	Ornamental Pear	5	90	1	1.2	1	1.3	1.8	Y	20 - 40	Moderate	Some bark damage to main stem. Slight lean towards parking area.			1.1	B1

Category: A: High Value - Light Green; B: Moderate Value - Mid Blue; C: Low Value - Grey; U: Unsuitable for Retention - Red

Appendix 4 – photographs

Figure 1: T28 at the entrance to the Premier Inn



Figure 2: T25 at the entrance to “Spinney” with T28 to the left



Figure 3: T5 at the entrance to Burberry House



Appendix 5: Technical specifications for geo-textile based in no-dig areas

- 1 Permeable membrane across ground surface to prevent fill material penetrating ground surface whilst permitting free movement of air and water, with all joints lapped and stapled.
- 2 200 x 38 mm treated gravel boards secured with 50 x 50 x 600 mm treated stakes pin fixed to boards. All timber FSC or PEFC accredited sourced.
- 3 No fines gravel used to fill the cellular confinement system – size of gravel dependent on thickness of confinement system; grade of confinement system to reflect axle load requirement of area.

