

ARBORICULTURAL IMPLICATIONS REPORT

LAND EAST OF TYE LANE, WALBERTON

JUNE 2017





ARBORICULTURAL PLANNING CONSULTANTS

17 CROSS ROAD
TADWORTH
SURREY KT20 5ST

Tel: (01737) 813058
E-mail: sja@sjatrees.co.uk

Principal: Simon R. M. Jones Dip. Arb. (RFS), F. Arbor. A.,
Arboricultural Association Registered Consultant

Arboricultural Implications Report

Proposed development at

Land East of Tye Lane

Walberton

Arundel

BN18 0PH



June 2017

Ref. SJA air 17043-01a

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in **Table 1** of this report.

S2. Our assessment of the impacts on trees concludes that no. category 'A', category 'B', mature, veteran trees, or trees of high landscape or biodiversity value are to be removed. One of the main arboricultural features of the site (group G3) will have a footpath constructed through it (necessitating the removal of some poor-quality specimens); all others will remain unharmed. The proposed felling of the trees and groups identified for removal will represent only a very minor alteration to the main arboricultural features of the site, and would not have a significant adverse impact on the arboricultural character and appearance of the local landscape.

S3. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

S4. The indicative incursions into the RPAs of trees to be retained are minor. Many can be avoided or reduced but subject to implementation of the measures recommended on the TPP and set out at **Appendix 1**, no significant or long-term damage to the root systems or environments of retained trees will occur from any RPA incursions that remain.

S5. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, and which might otherwise lead to pressure on the LPA to permit felling or severe pruning that it could not reasonably resist.

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Wates Development Ltd. to visit land east of Tye Lane, Walberton, Arundel and to survey the trees growing on or adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted to Arun District Council, and complies with local validation requirements, and with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* ('BS 5837').

1.2.2. The proposed development is for '*outline permission for up to 175 dwellings, new vehicular access, together with associated car parking, landscaping and community facilities to include allotments, play space and community orchard*'.

1.2.3. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey, and identifies those trees or groups of trees whose removal could result in a significant adverse impact on the character or appearance of the local environment (Section 3). It then details and assesses the impacts of the proposals on trees, including which are to be removed (Section 4) or pruned (Section 5), which might incur root damage that might threaten their viability (Section 6); and which, if retained, could cause unreasonable apprehension or shading, thereby leading to pressure for their removal in the future (Section 7). These assessments are then summarised in Section 8, considered in relation to national and local planning policy, and our conclusions are presented.

1.3. Site inspection

1.3.1. A site visit and tree inspection was undertaken by Ben Oates and Matt Jones of SJAtrees, on Wednesday the 15th and Thursday the 16th March 2017. Weather conditions at the time were clear, dry and bright. Deciduous trees were not in leaf.

1.4. Site description

1.4.1. The site is located on the north side of Walberton village. It lies to the west of Yapton Road and east of Tye Lane. The north boundary is contiguous with the golf club, the east boundary sides onto private properties on Manser Road and Avisford Park Road with a strip of residential development between the site and Yapton Lane. The west boundary adjoins Tye Lane and there is a mix of uses along the southern boundary of the site.

1.4.2. The southern boundary wraps round part of the northern edge of Walberton, adjoining private residences, the grounds of the Baptist Church, Walberton and Binstead Primary School, Walberton Cricket Club and recreation ground and a section of Avisford Park Road.

1.4.3. The site is one large arable field within which a cereal crop is currently being grown and a small grassed area in the north-east corner which is currently within the golf course site. The site gently undulates with a high point near the centre of the northern boundary and a low point in the south-west corner.

1.5. Statutory controls

1.5.1. Three trees (two oaks nos. 100 and 210 and one horse chestnut no. 211) in the south-east corner of the site are covered by a tree preservation order (TPO) made by Arun District Council in 2016 (ref: TPO/WA/1/16). The trees protected by this TPO are identified within our tree survey schedule at **Appendix 1** and on the accompanying tree locations and tree protection plans.

1.5.2. Other TPOs cover trees on properties adjoining the site, including the school (ref: 2/72 and 3/68), and property to the south-west of the site (ref: 3/68).

1.5.3. Part of the site adjoins the northern boundary of the Walberton Village Conservation Area. There is no Character Appraisal for this conservation area on the

LPA's website. The LPA website contains general advice for the management of trees in conservation areas but does not refer to specific trees of importance in this or any of its conservation areas.

1.5.4. There are no hedgerows on site which could meet the criteria to be deemed "Important" in the context of the landscape and wildlife criteria of the Hedgerows Regulations, 1997¹.

1.6. Non-statutory designations

1.6.1. There are no woodlands within or abutting the site that are classified as 'Ancient'. Ancient woodland, which is considered to be an important and irreplaceable habitat, is defined by Natural England as "land that has had continuous woodland cover since at least 1600 AD". The closest ancient woodland is approximately 250m to the north within the golf club land.

¹ The Hedgerows Regulations 1997; STATUTORY INSTRUMENTS 1997 No. 1160.

2. METHODOLOGY

2.1. National policy context

2.1.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when granting planning permission for proposed development. The effects of proposed development on trees are therefore a material consideration in dealing with planning applications, and this is normally reflected in local development planning policies.

2.1.2. Paragraph 14 of the National Planning Policy Framework (NPPF), (March 2012), states that there is a presumption in favour of sustainable development: **“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.”**

2.1.3. At paragraph 17 the NPPF provides a set of 12 core planning principles which are to underpin plan-making and decision-taking. Three of these (bullet points 4, 5 and 7) can be applied to trees and their role in the planning system. They state that planning should:

“(4) seek to secure ... a good standard of amenity for all existing and future occupants of land and buildings

(5) take account of the different roles and character of different areas, recognise the intrinsic character and beauty of the countryside

(7) contribute to conserving and enhancing the natural environment”

2.1.4. The NPPF makes it clear that planning permission for development should be granted unless the proposal is inconsistent with the above principles or with the policies within the local development plan, unless the benefits of the proposal significantly and demonstrably outweigh its adverse effects, or unless the NPPF itself indicates that the proposal should be restricted.

2.1.5. Trees are mentioned specifically at paragraph 118 of the NPPF, which states: **“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.”

Local policy context

2.1.6. The relevant local planning policy is contained within the Arun District Council's Emerging Local Plan 2011-2031, publication version October 2014.

2.1.7. Policy ENV DM4 states:

“Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity”

2.2. Tree survey and baseline information

2.2.1. We surveyed the individual trees, groups of trees and hedgerows with trunk diameters of 75mm and above² growing within or adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations. The baseline information collected during our site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 2**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree locations and protection plans.

2.2.2. We surveyed trees as groups where we considered that they had grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g. avenues or screens) or culturally³. However, where we considered that it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

² BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

³ BS 5837, 4.4.2.3.

2.2.3. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

2.2.4. We have categorised the trees in accordance with BS 5837, and details of the criteria used for this process can be found in the notes that accompany the tree survey schedule.

2.2.5. We have applied this methodology in line with the thrust of the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

2.3. Tree locations plan

2.3.1. The information in the tree survey schedule has been used to produce the tree locations plan at **Appendix 3**, which is based on the topographical survey plan provided.

2.4. Tree constraints

2.4.1. In line with the NPPF's presumption in favour of sustainable development, we assessed which trees should be retained in the context of a proposed development. To do this, we identified the main arboricultural features within or immediately adjacent to the site, whose removal we considered could have an adverse impact on the character and appearance of the local landscape, on amenity or on biodiversity.

2.4.2. Whilst BS 5837 states that trees in categories 'A', 'B' and 'C' are all a material consideration in the development process, the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary where they impose a significant constraint on development.

2.4.3. BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature **“need not necessarily be a significant constraint on the site’s potential”**⁴.

2.4.4. BS 5837 states that **“....care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal”**⁵.

2.4.5. The ‘Root Protection Areas’ (RPAs)⁶ of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage.

2.4.6. In order to assess whether the trees identified for retention would be in harmony with the proposed layout (without casting excessive shade or otherwise unreasonably interfering with incoming residents’ prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or “shading arc” from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day⁷.

2.4.7. Based on these principles and recommendations, the tree survey and our assessment of suitability for retention informed the production of a tree constraints plan (TCP) which showed the most suitable trees for retention, and their associated below-ground and above-ground constraints.

⁴ Ibid. 4.5.10.

⁵ Ibid. 5.1.1.

⁶ The minimum area around a retained tree “deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority.” BS 5837, paragraph 3.7.

⁷ BS 5837, paragraph 5.2.2 Note 1.

2.4.8. As a design tool, the TCP showed how close to those trees selected for retention the proposed development could be located, in terms of three key criteria:

- a). avoidance of unacceptable root damage;
- b). avoidance of the necessity for unacceptable pruning works; and
- c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

2.4.9. The TCP was used by the architects to inform the layout of the Illustrative Masterplan, about which we were consulted on several occasions during the design process. In this way the TCP and our survey work has ensured that the existing trees have made a significant contribution to the outline plans, rather than the proposals dictating which trees are to be removed.

2.5. Arboricultural impact assessment and tree protection plan

2.5.1. Once the illustrative scheme had been finalised, we assessed the arboricultural impacts of the proposed layout, by overlaying it onto our TCP, and produced the tree protection plan (TPP) presented at **Appendix 4**. This is based on the Illustrative Masterplan prepared by the Omega Partnership reference: 2507-SK-C1005-C.

2.5.2. The TPP identifies the trees which will be removed as a result of the scheme proposals, either because they are situated within the footprint of the proposed development, or because in our judgment they are too close to proposed structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the plan.

2.5.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described at **Appendix 1**, to this report. The implementation of, and adherence to, these measures can readily be secured by the use of appropriate planning conditions.

2.5.4. For the trees shown to be retained, all measurements for pruning specifications, percentage estimates of RPA incursions and shading issues have been calculated using AutoCAD software.

2.5.5. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 7 below.

2.5.6. On the basis of these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in **Table 1** below;

Category	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts⁸

⁸ Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed a total of 222 individual trees, 11 groups of trees and three hedges/hedgerows growing within or immediately adjacent to the site. Their details are found in the tree survey schedule at **Appendix 2**. A summary of this information can be found at **Table 2** below.

		No.	% of total
No. of individual trees		222	n/a
No. of groups of trees		11	n/a
No. of different species		41	n/a
Broadleaved specimens		207	93%
Conifers		16	7%
Most common	Lombardy poplar	31	14%
2nd	English oak	19	9%
3rd	Hawthorn	18	8%
4th	Common lime	16	7%
5th	Norway maple	14	6%
No. over 25m in height		4	2%
No. over 20m in height		19	9%
No. over 15m in height		64	29%
No. over 1500mm trunk diameter		0	0%
No. over 1000mm trunk diameter		15	7%
No. over 500mm trunk diameter		43	19%
No. over 250mm trunk diameter		165	74%
Age: Veteran		0	0%
Age: Over Mature		3	1%
Age: Mature		50	23%
Age: Semi-mature		116	52%
Age: Young		54	24%

Table 2: Summary of information in tree survey schedule

3.1.2. The trees are nearly all found around the perimeter of the arable field that is the majority of the site. Only four trees, (three large mature oaks, nos. 79, 100 and 210 and a horse chestnut, no. 211) are standing within the field away from its edges. The majority of the trees are broadleaves with a good mix of native and naturalised species. Many specimens along the southern boundary of the site are fast and large growing species such as lime, poplar and Norway maple which may have been planted as a shelter belt for the arable field. The northern boundary is planted with a range of species and many specimens are only semi-mature.

3.1.3. The golf course beyond the northern boundary has the appearance of a parkland setting, with individual trees or small groups of trees scattered across the field of view. This provides a positive arboricultural backdrop to the application site.

3.2. Assessment of suitability for retention

3.2.1. The main arboricultural features within or immediately adjacent to the site, whose presence has a significant impact on the character and appearance of the local landscape, on amenity or on biodiversity, are as follows:

- the three individual trees (two English oaks, nos. 100 and 210, and one horse chestnut, no. 211) which are subject to a TPO and are located in the south-east corner of the site. These trees are readily visible from the residential dwellings along Avisford Park Road to the south, in long-range views across the site from Avisford Park Golf Club to the north, and to a lesser extent, from Yapton Lane to the east;
- the stand-alone oak tree (no. 79) located approximately 20m from the north-east corner of the Walberton and Binsted School grounds, is less prominent in the local and wider landscape but its significance comes from its size and habitat potential following the loss of a large limb on the west side of its trunk;
- the individual holm oak (no. 43) growing within a narrow, wooded belt in the south-west corner of the site, which is readily visible from Tye Lane to the west, in long-range views across the site and from Avisford Park Golf Club to the north;
- the wooded belt of trees (group G3) which includes Portuguese laurel, sycamore, holly and English elm, growing in the south-west corner of the site, which collectively form a significant feature in the landscape in views from Tye Lane, and in long-range views across the site from Avisford Park Golf Course to the north;
- the individual common lime (no. 61) and Monterey pine (no. 172) trees growing at the northern point of a narrow finger of land which extends from the main body of the site to The Street to the south, where these trees are both readily visible from. Both specimens are also readily visible in long-range views across the site and from Avisford Park Golf Course to the north;

- the six large English oaks (nos. 213-215 and 217-219) which are growing on the east and west sides of the junction between Yapton Lane and Hedgers Hill to the north-east of the site, and which are readily visible in views along these roads.

3.2.2. Fourteen individual trees (nos. 2, 3, 12, 23, 37, 39, 40, 48, 49, 95, 97, 111, 133 and 205) and one group of trees (G5) have been assessed as category 'U'. These are trees that are unsuitable for retention, on the basis of them being 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. On site trees that need removing solely to accommodate a proposed development are not placed in this category. Category 'U' trees are indicated on the accompanying tree locations and protection plans by **bracketed red** numbers.

3.2.3. There are 21 category 'A' trees and 70 category 'B' specimens. The remaining 117 trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.2.4. Of the groups of trees, hedges and hedgerows, none have been assessed as category 'A', two as category 'B', and the remaining 11 as category 'C'.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. The outline proposals, as shown on the illustrative masterplan, indicate that six individual trees are to be removed either because they are situated within the footprint of the indicative locations of essential infrastructure such as footpath and road links, or because they are too close to proposed structures or surfaces to enable them to be retained.

4.1.2. All six of the trees to be removed, are category 'C', these are shown on the TPP and listed at **Table 3** below.

Tree no.	Species	Height	Trunk diameter	Age class	BS category
16	Wild cherry	10m	185mm 250mm (over ivy)	Young	C (123)
44	Hawthorn	6m	est. 120mm est. 100mm	Young	C (1)
45	Hazel	6.5m	x5 stems est. 75mm	Young	C (1)
46	Portuguese laurel	6m	375mm	Mature	C (1)
47	Portuguese laurel	5.5m	x3 stems est. 200mm	Young	C (123)
190	English oak	11m	305mm (over ivy)	Semi-mature	C (1)

Table 3: Trees to be removed

4.1.3. An additional two trees (nos. 48, and 97) will be removed as they have been assessed as category 'U' and should be felled for arboricultural management reasons, irrespective of the proposed development. Not all category 'U' trees are shown for removal, only those that are close enough to proposed infrastructure to present a risk in the context of the proposed use. Category 'U' trees are more likely to have bat roost potential than a healthy high quality tree and hence will be retained wherever it is safe to do so,

4.1.4. None of the individual trees to be removed are covered by a TPO.

4.1.5. One group of trees (G2) is to be removed and four groups of trees (G1, G3, G5 and G6) are to be partially removed as part of the proposals. G3 is assessed as

category 'B', G5 as category 'U' and the other three are assessed as category 'C'. Of these five groups only one (G6) is covered by a TPO, this is discussed below.

4.2. Assessment

4.2.1. With the exception of the creation of a gap in the narrow strip of woodland in the south-west corner of the site, all those trees or groups of trees that constitute the main arboricultural features of the site, and which make the greatest contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.2.1), will be retained.

4.2.2. The gap in the wooded belt is to make way for a footpath connection to Tye Lane. Two footpaths are necessary, one for pedestrians travelling north along Tye Lane and one for those travelling south. The location of the footpath has been chosen where it would have the least arboricultural impact. The large holm oak (no. 43) has been avoided and only a few small trees and Portuguese laurel are to be removed to make way for the footpath. Not putting a footpath here would leave the wooded belt prone to indiscriminate use and fragmentation with the development of 'desire lines' and will have a more damaging effect. The footpath will guide pedestrians through to Tye Lane in a location where there will be minimal harm.

4.2.3. None of the trees on this site have been assessed as ancient or veteran specimens. As there are no ancient or veteran trees on site, none will be removed.

4.2.4. All category 'A' and 'B' trees are to be retained.

4.2.5. The outline proposals indicate that six category 'C' trees on site are to be removed: these are either of low quality, low value, or short-term potential. For these reasons, their removal will have no significant impact on the character or appearance of the area. Four of these six are discussed above as they are the trees whose removal is necessary for the southern footpath connection to Tye Lane.

4.2.6. The other two trees are a young wild cherry (no. 16) and a semi-mature English oak (no. 190). These are both located too close to currently proposed infrastructure for them to be retained. Neither contribute significantly to local amenity, and their removal would enhance the survival and growth of other adjacent specimens.

4.2.7. The two category 'U' trees to be removed are unsuitable for retention, irrespective of the proposed development, in that they cannot realistically be retained for longer than 10 years.

4.2.8. All the groups to be removed or partially removed are for the same reasons as the individual specimens. The proposed access into the site is a new road through a small section of the golf club, off Yapton Lane. The road requires the removal of one end of group G1 and passes through group G2, but both of these groups are comprised of young specimens. Other removals are associated with various footpath links.

4.2.9. Interconnectivity of this site with the local and wider landscape will be an essential part of a successful development. However, as these proposals are in outline, and the masterplan is only indicative the exact location of paths and roads has not been decided. Therefore, it is possible that some of the trees shown for removal in this outline scheme will not need to be removed.

4.2.10. Through consultation with an arboricultural consultant the location and construction of essential infrastructure can take account or retain and protect the existing trees wherever possible. It is inevitable that some tree loss will be necessary (detailed proposals, once they come forward, are unlikely to be too dissimilar to these outline proposals in terms of tree loss) but this outline application should not necessarily be considered on the removal of these trees specifically.

4.2.11. No hedgerows deemed to be "Important" according to the criteria in the Hedgerows Regulations 1997 are to be removed.

4.2.12. Whatever tree removals do become necessary, there is considerable scope for new and replacement tree planting. Creation of new areas of public open space, within which trees can be planted, as well as new trees to be planted around sustainable urban drainage (SuD) features and in private gardens will all be an improvement (in arboricultural terms) on the existing land use. There is scope for a significant net gain in tree numbers on this site.

4.2.13. New and replacement trees will mitigate the proposed removals, improve the age class balance of the trees on site, enhance the local landscape and

character of the site. The establishment of the proposed replacement planting will progressively reduce the already low magnitude of the impact of the proposed removals on the character and appearance of the site.

4.2.14. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of the trees and groups identified for removal will represent only a very minor alteration to the main arboricultural features of the site and will have negligible impact on the arboricultural character and appearance of the landscape.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. Four individual trees and one group of trees are to be pruned to facilitate implementation of the proposals. These are shown at **Table 4** below.

Tree no.	Species	Proposed Works
15	Wild cherry	Crown lift the northern portion of the tree's canopy to 5m
191-193	Common lime	Crown lift the northern portion of the tree's canopies to 5m
G1	Various	Reduce laterally or crown lift, as required, along the eastern side of the group to provide sufficient clearance for visibility splays for the proposed road and for pedestrians using the new footway along the west side of Yapton Lane.

Table 4: Proposed pruning works

5.2. Assessment

5.2.1. The extent of pruning proposed to the trees listed in **Table 4** is minor. Branches to be removed are mostly small in size, and will result in a maximum wound size no greater than 100mm in diameter; this will have an insignificant effect on the health and physiological condition of these trees, and complies with the recommendations of British Standard BS 3998:2010, *Tree work – Recommendations*.

5.2.2. In terms of impact upon the landscape, the proposed pruning is minor in extent, and will be largely screened in views by either the remainder of the trees' canopies, or by other trees growing within or adjacent to the site. It will have a negligible effect on the appearance of the trees when viewed from outside the site itself, and accordingly will not detract from the character or appearance of the site.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. No parts of any of the proposed dwellings or SuDs features shown on the illustrative masterplan are within the RPAs of trees to be retained. However, parts of the indicative footpaths and highway footways are shown within the RPAs of 21 of the trees to be retained. All incursions shown on the illustrative masterplan are less than 20% of individual RPAs; they range from 0.7% to 20%.

6.2. Assessment

6.2.1. The incursions by parts of the proposed footpaths and footways into the RPAs of the 21 trees shown on the TPP equate to no more than 20% of individual RPAs; and potential adverse impacts can be satisfactorily mitigated in one of the following ways.

Avoid or reduce

6.2.2. In many instances shifting an indicative path one or two metres in a particular direction would remove an RPA incursion. For example, the incursions into the RPAs of trees nos. 81-86 could be avoided if the footpath were located 500mm further to the north. Similarly, through consultation with an arboricultural consultant, the best (most tree friendly) location for a path exiting a site could be found, rather than a footpath crossing the RPA of a significant specimen, such as beech tree no. 94. Details such as these can be dealt with at the detailed design phase.

6.2.3. However, this may not be possible in every case and some RPA incursions may be necessary, for example where a path passes between two trees with overlapping RPAs (such as nos. 79 and 80) or if there is no scope to move a path because it would conflict with a proposed dwelling or piece of essential infrastructure. In these instances, RPA incursions can be minimised by making sure that the footpath is as narrow as possible and is at the periphery of a tree's RPA. Again, this is something that can be resolved at the detailed design phase.

Above soil or surfacing or low invasive construction

6.2.4. In many instances where RPA incursions are unavoidable, taking account of the existing topography and proposed levels may allow for design and construction of the new surfaces to be entirely above existing soil level, and accordingly no excavation will be required. New above soil surfaces will incorporate an appropriate cellular confinement system, filled and finished with suitable porous materials, to minimise soil compaction. To ensure no damage occurs to the roots or rooting environments of the relevant trees. Installation will be undertaken under the control and supervision of the arboricultural consultant.

6.2.5. Where the existing topography or proposed levels will not allow for new surfaces to be constructed entirely above existing soil levels, a low invasive construction technique will be adopted. Only the minimum depth will be excavated for the construction of an informal or rustic surface material (such as hoggin) to be installed. Where this is within the RPAs of trees to be retained, installation will be undertaken under the control and supervision of the arboricultural consultant to avoid any unnecessary over-dig and so that any roots that are encountered are treated appropriately.

Manual excavation

6.2.6. In very few instances, for example the highway footway encroachment into the RPA of one wild cherry (no. 15), excavation for a new surface will be necessary. Every effort will be made in the detailed design phase to remove or reduce incursions such as this but the foundations required for the construction of highway footways, to adoptable standards, will require some excavation.

6.2.7. To minimise impacts on those specimens where excavation within RPAs will be necessary, excavation will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPAs is avoided, and any roots encountered can be treated appropriately.

6.2.8. The necessary precautions to prevent other incursions into the RPAs of retained trees and to protect them during construction can be assured by the erection of appropriate protective fencing, as shown on the TPP at **Appendix 4**.

6.2.9. Accordingly, all RPA incursions will be reviewed at the detailed design phase and removed or reduced wherever reasonably practicable and all residual incursions will be subject to measures discussed above.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Details

7.1.1. The illustrative masterplan shows that ten proposed dwellings are situated within the shadow patterns of trees to be retained.

7.2. Assessment

7.2.1. The illustrative masterplan has been drawn up with the shadow patterns of retained trees in mind. In most of the ten instances mentioned above the proposed dwellings are side-on to the trees that shade them, with the windows of main habitable rooms facing towards gardens or public open space.

7.2.2. In the few instances where dwellings directly face the trees that shade them (the terrace block facing the large mature oak tree no. 210), there is scope for detailed design to shift them further from the tree, or to adopt an open plan layout with windows designed to be as large as possible. In any event, even those plots that are within the shadow patterns of retained trees have gardens and at least one elevation that will not be shaded to a significant degree.

7.2.3. The sizes and dispositions of the indicative private gardens are such that they will not be unduly shaded, and will receive reasonable sunlight and daylight.

8. CONCLUSIONS

8.1. Summary

8.1.1. Our assessment of the impacts on trees, as discussed above, concludes that no category 'A', category 'B', mature, veteran trees, or trees of high landscape or biodiversity value are to be removed. One of the main arboricultural features of the site (group G3) will have a footpath constructed through it (necessitating the removal of some poor-quality specimens); all others will remain unharmed. The proposed felling of the trees and groups identified for removal will represent only a very minor alteration to the main arboricultural features of the site, and would not have a significant adverse impact on the arboricultural character and appearance of the local landscape.

8.1.2. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

8.1.3. The indicative incursions into the RPAs of trees to be retained are minor. Many can be avoided or reduced but subject to implementation of the measures recommended on the TPP and set out at **Appendix 1**, no significant or long-term damage to the root systems or environments of retained trees will occur for any RPA incursions that remain.

8.1.4. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, and which might otherwise lead to pressure on the LPA to permit felling or severe pruning that it could not reasonably resist.

8.2. Compliance with national planning policy

8.2.1. As the proposals will not involve the removal of any ancient, veteran or "aged" trees, they comply with paragraph 118 of the NPPF.

8.2.2. As the proposed development will maintain all of the main arboricultural features of the site, and thereby will not have a significant adverse impact on the arboricultural character and appearance of the local landscape, or on trees of

significant amenity or biodiversity value, it complies with national planning policy guidance.

8.3. Compliance with local planning policies

8.3.1. As the outline proposals will not result in the removal of trees covered by TPOs, within ancient woodland, within conservation areas or contributing significantly to local amenity; except where removals are in line with good practice, would enhance the survival or growth of other trees or the benefits of the proposed development outweigh their losses, they comply with Policies ENV DM4 of the Emerging Arun District Council Local Plan.

8.4. Conclusion

8.4.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in **Table 1** of this report.

APPENDIX 1

Protection of retained trees

A1.1. Tree Protection Plan

A1.1.1. The TPP at **Appendix 4** shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in close proximity to, retained trees, as described in the relevant panels on the drawing.

A1.2. Pre-start meeting

A1.2.1. Prior to the commencement of any site clearance, or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery and transplanting contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A1.3. Protective fencing

A1.3.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels should be securely fixed with wire or scaffold clamps, as shown in **Figure 2** of that document. "TREE PROTECTION ZONE - KEEP OUT" or similar notices will be attached with cable ties to every third panel.

A1.3.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

A1.3.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A1.3.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

A1.4. Manual excavation within RPAs

A1.4.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, in order to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

A1.5. Proposed hard surfaces within RPAs

A1.5.1. Unacceptable damage to the roots and rooting environments of the trees to be retained during the construction of proposed hard surfaces that encroach within RPAs will be avoided by building them above existing soil level, to avoid digging and thus severing of roots; and an appropriate ground covering will be used beneath the sub-base, to prevent or minimise compaction of the soil. This will be done in

accordance with Section 7.4 of BS 5837. The locations where these measures will be required are marked by red **cross-hatching** on the TPP.

APPENDIX 2

Tree Survey Schedule



ARBORICULTURAL PLANNING CONSULTANTS

17 CROSS ROAD
TADWORTH
SURREY KT20 5ST

Tel: (01737) 813058
E-mail: sja@sjatrees.co.uk

Principal: Simon R. M. Jones Dip. Arb. (RFS), F. Arbor. A.,
Arboricultural Association Registered Consultant

Tree Survey Schedule

**Land to east of Tye Lane, Walberton, Arundel, West
Sussex, RH10 4HG**

March 2017

Tree Survey Schedule: Explanatory Notes

Land to east of Tye Lane, Walberton, Arundel, West Sussex, RH10 4HG

This schedule is based on a tree inspection undertaken by Ben Oates and Matt Jones of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Wednesday the 15th and Thursday the 16th March 2017. Weather conditions at the time were clear, dry and bright. Deciduous trees were not in leaf. The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given. Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1". Numbers correspond with numbering on topographical survey plan.

2. TPO no.

Number assigned to tree in the Arun District Council Tree Preservation Orders, as shown on the LPA website.

3. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe. Botanical names are shown in italics.

4. Height.

Estimated with the aid of a hypsometer, given in metres.

5. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

6. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

7. Crown break.

Height above ground and direction of growth of first significant live branch.

8. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

9. Age class.

Young: Age less than 1/3 life expectancy

Semi-mature: 1/3 to 2/3 life expectancy

Mature: Over 2/3 life expectancy

Over-mature: Mature, and in a state of decline

Veteran: Mature, with a large trunk diameter for the species; but showing signs of ancientness, irrespective of actual age, with decay or hollowing, and a crown that has undergone some retrenchment and has a structure characteristic of the latter stages of life.

Ancient: Beyond the typical age range and with a very large trunk diameter for species; with extensive decay or hollowing; and a crown that has undergone retrenchment and has a structure characteristic of the latter stages of life.

10. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

11. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Very good: No significant physiological or structural defects, an upright and reasonably symmetrical structure; a particularly good example of its species.

Good: No significant physiological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired physiological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant physiological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irreparable physiological or pathological defects, such that there may be a risk of early or premature collapse.

Hazardous: Significant and irreparable physiological or pathological defects, with a risk of imminent collapse.

12. Comments.

Where appropriate comments have been made relating to:

- Health and condition
- Safety, particularly close to areas of public access
- Structure and form
- Estimated life expectancy or potential

13. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012, Table 1, adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to biodiversity.

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 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.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

- (1) Trees that are particularly good examples of their species, especially if rare or unusual.
- (2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- (3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

- (1) 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 minor 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.
- (2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
- (3) 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 150mm.

- (1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
- (2) 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 landscape benefits.
- (3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

Land to east of Tye Lane, Walberton, Arundel, West Sussex, RH10 4HG

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1	n/a	Sycamore	14m	405mm	5m N 6.5m E 5m S 5.5m W	2m	2m	Semi-mature	Average	Indifferent	Off site tree; lawn mower damage to base but not significant; tight compression fork with evidence of included bark at 4m; readily visible from the road; member of an avenue of trees; of moderate quality and landscape value; of long-term potential.	B (12)
2	n/a	Norway maple	6m	175mm	2m N 2m E 2m S 1.5m W	2m S	2.5m	Young	Dead	Hazardous	Off site tree; dead tree; significant damage to lower trunk caused by lawn mower.	U
3	n/a	Whitebeam	5.5m	120mm	2m N 1m E 0m S 0m W	2.5m	2m	Young	Low	Poor	Off site tree; significant damage to lower trunk caused by lawn mower; heavily leaning trunk; at risk of collapse; of low quality, of low landscape value, and of little potential.	U
4	n/a	Norway maple	12m	350mm	4m N 4.5m E 3m S 3.5m W	2m	3m	Semi-mature	Below average	Poor	Off site tree; significant damage to lower trunk caused by lawn mower; twin-stemmed from 2m; tight compression fork with evidence of included bark; of low quality, of low landscape value, but of medium-term potential.	C (123)
5	n/a	Grey poplar	22m	630mm	9m N 10.5m E 8.5m S 3.5m W	2.5m SW	8m N 7m E 1m SE 4m S 1.5m SW	Mature	Average	Poor	Off site tree; member of an avenue of trees; prominent buttress roots, with mechanical wounding; branches on E side tightly compressed and at risk of failure; readily visible from the road; visible in long distant views across the flat and open site; of low quality but high landscape value; of short-term potential only.	C (2)
6	n/a	Ash	18m	440mm	6.5m N 4m E 6.5m S 4.5m W	2m S	2m S	Semi-mature	Average	Indifferent	Off site tree; member of an avenue of trees; asymmetrical crown as suppressed by adjacent specimens; visible in long distant views across the flat and open site; of moderate quality and high landscape value; of long-term potential.	B (12)
7	n/a	<i>Populus x generosa</i> 'Rap'	24m	525mm	6m N 4m E 4.5m S 3m W	4m N	1m	Semi-mature	Below average	Poor	Off site tree; member of an avenue of trees; many surface roots, damaged on upper sides, probably by mowers; significant damage to lower trunk caused by lawn mower; readily visible from the road; visible in long distant views across the flat and open site; infected with canker; of low quality but high landscape value; of short-term potential only.	C (2)
8	n/a	Silver birch	16m	335mm	5.5m N 4m E 4m S 2.5m W	2m S	3m	Semi-mature	Below average	Poor	Off site tree; member of an avenue of trees; readily visible from the road; significant damage to lower trunk caused by lawn mower; of low quality; of moderate landscape value and of short-term potential only.	C (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
9	n/a	Red oak	15m	455mm	6.5m N 5m E 6m S 6m W	2.5m SW	3m	Young	Average	Good	Off site tree; quick growing specimen; member of an avenue of trees; readily visible from the road; lawn mower damage to base but not significant; of high quality and high landscape value; of long-term potential.	A (12)
10	n/a	Whitebeam	5m	135mm	2.5m N 2m E 2.5m S 1.5m W	2m	2m	Young	Below average	Poor	Off site tree; significant damage to lower trunk caused by lawn mower; slightly leaning trunk; inessential component of group in which it stands; of low quality, of low landscape value, and of short-term potential only.	C (123)
11	n/a	Norway maple	13m	375mm	5m N 5m E 4.5m S 4m W	2.5m	4m	Semi-mature	Average	Poor	Off site tree; member of an avenue of trees; three stemmed from 2m; tight compression fork with evidence of included bark; visible in long distant views across the flat and open site; of low quality; of moderate landscape value; of long-term potential.	C (2)
12	n/a	Field maple	15m	490mm	7.5m N 3.5m E 4.5m S 3.5m W	2.5m	3m S	Semi-mature	Average	Indifferent	Off site tree; member of an avenue of trees; significant tear out wound on E side with large rolls of wound wood forming; major weak forks at crown break northern branch overhanging driveway at risk of collapse, beginning to split away from trunk; of moderate quality and landscape value; but of little potential.	U
13	n/a	Norway maple	12m	400mm	8m N 2m E 4m S 4m W	2.5m	4m	Semi-mature	Average	Indifferent	Off site tree; member of an avenue of trees; significant damage to lower trunk caused by lawn mower; visible in long distant views across the flat and open site; of moderate quality and landscape value; but of short-term potential only.	C (12)
14	n/a	Norway maple	11m	335mm	4m N 2.5m E 3m S 3.5m W	1.5m	4m	Semi-mature	Below average	Poor	Off site tree; member of an avenue of trees; lawn mower damage to base but not significant; tight compression fork with evidence of included bark; of low quality; of moderate landscape value; of long-term potential.	C (2)
15	n/a	Wild cherry	13m	460mm 385mm	8m N 8m E 4m S 8m W	3m N	1m N	Mature	Average	Poor	Twin-stemmed from 1m; tight compression fork beginning to split apart; asymmetric crown as branches on S side pruned back to trunk; storm damage in crown; of low quality; of moderate landscape value and of short-term potential only.	C (2)
16	n/a	Wild cherry	10m	185mm 250mm (over ivy)	5m N 0m E 0m S 0m W	2.5m N	0.5m N	Young	Average	Poor	Twin stemmed from base; small self-seeded specimen; suppressed specimen; of low quality, of low landscape value, and of short-term potential only.	C (123)
17	n/a	Magnolia	4.5m	est. 140mm est. 160mm est. 150mm	3m N 3m E 2m S 3m W	1.5m	2m	Young	Average	Indifferent	Off site tree; small ornamental tree; of moderate quality and of long-term potential; but of low landscape value.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
18	n/a	Silver birch	14m	est. 440mm	8m N 7m E 5m S 8m W	3m W	2m	Mature	Average	Poor	Off site tree; storm damage in crown; significant tear-out wound in upper crown; of low quality; of moderate landscape value and of short-term potential only.	C (2)
19	n/a	Weeping willow	8m	est. 220mm	5.5m N 5m E 1m S 4m W	1m E	1m	Young	Average	Moderate	Small ornamental tree; of moderate quality and of long-term potential; but of low landscape value.	C (1)
20	n/a	Ash	12m	390mm	5m N 5m E 4m S 4m W	1.5m SW	2.5m	Semi-mature	Average	Good	Off site tree; member of line of trees forming the boundary; visible in long distant views across the flat and open site; of high quality and moderate landscape value; of long-term potential.	B (1)
21	n/a	Sycamore	13m	265mm 360mm 320mm	4.5m N 4.5m E 5m S 4.5m W	1.5m	2m	Young	Average	Poor	Off site tree; tight compression forks with evidence of included bark; notably reduced shoot extension growths; of low quality, of low landscape value, but of long-term potential.	C (123)
22	n/a	Hawthorn	5m	est. 125mm	2m N 2m E 1m S 2m W	0.5m	0.3m	Semi-mature	Average	Indifferent	Off site tree; former hedge; of moderate quality and of long-term potential; but of low landscape value.	C (1)
23	n/a	<i>Populus x generosa</i> 'Rap'	21m	625mm (over ivy)	6m N 3m E 5m S 2m W	5m S	7m S	Mature	Low	Hazardous	Off site tree; previously twin stemmed from base, E stem has failed exposing decay at base; infected with canker; oyster fungus on stump; of low quality, of low landscape value, and of little potential.	U
24	n/a	Common lime	13m	610mm @1.25m	5.5m N 6m E 4m S 4.5m W	1m	2m	Mature	Average	Poor	Off site tree; three stemmed from 1.5m; tight compression forks with evidence of included bark; of low quality; of moderate landscape value; of long-term potential.	C (2)
25-28	TPO 1/16	Various	3m to 5.5m	est. 75mm to est. 180mm	4m N 2m E 1m S 2m W	0.5m	0.5m	Semi-mature	Average	Indifferent	Off site trees; species include hawthorn and elder; former hedge; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
29	n/a	Purple plum	5m	140mm 75mm 110mm 120mm 75mm all est.	4m N 4m E 4m S 4m W	1m	2m	Semi-mature	Average	Indifferent	Off site tree; small ornamental tree; of moderate quality and of medium-term potential; but of low landscape value.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
30-35	n/a	Various	5m to 6m	295mm @1m 410mm 325mm 235mm 210mm 205mm	4m N 5m E 3m S 5m W	2m	2m	Young	Average	Indifferent	Species include flowering cherry, sweet chestnut, whitebeam and red oak; collection of small ornamental specimens; of moderate quality and of long-term potential; but of low landscape value.	C (1)
36	n/a	White willow	23m	560mm (NW) 690mm (SE)	6m N 10m E 7.5m S 3.5m W	1.5m SW	6m S	Mature	Average	Poor	Off site tree; twin stemmed from base; tight compression fork with evidence of included bark; heavily ivy-covered; visible in long distant views across the flat and open site; of low quality but high landscape value; of medium-term potential.	C (2)
37	n/a	White willow	22m	x5 stems est. 470mm (over ivy)	4.5m N 4.5m E 10.5m S 5m W	1m SE	5m S	Mature	Average	Hazardous	Off site tree; multi-stemmed from base; tight compression forks with evidence of included bark; heavily ivy-covered; potential decay at base between stems; of low quality but high landscape value; but of little potential.	U
38	n/a	White willow	23m	310mm (over ivy) 650mm (over ivy) est. 500mm (over ivy)	5.5m N 4m E 9m S 4m W	2m	5m S	Mature	Average	Poor	Off site tree; twin stemmed from base; heavily ivy-covered; tight compression fork with evidence of included bark; visible in long distant views across the flat and open site; of low quality but high landscape value; of medium-term potential.	C (2)
39-40	n/a	<i>Populus x generosa</i> 'Rap'	22m	est. 550mm (over ivy)	5m N 3m E 5m S 2m W	4m	5m S	Semi-mature	Low	Poor	Off site trees; infected with canker; of low quality; of moderate landscape value; of little potential.	U
41	n/a	European larch	11m	245mm (over ivy)	3.5m N 4.5m E 3m S 3m W	2.5m	2m S	Young	Average	Good	Off site tree; of high quality, but currently of low value due to small size; of high quality but low value; of long-term potential.	C (1)
42	n/a	<i>Populus x generosa</i> 'Rap'	19m	545mm	4.5m N 5m E 6m S 5m W	4.5m	5m S	Semi-mature	Low	Poor	Off site tree; infected with canker; visible in long distant views across the flat and open site; of low quality but high landscape value; of short-term potential only.	C (2)
43	n/a	Holm oak	20m	490mm 740mm 760mm	10m N 10m E 10m S 10m W	4m NW	1m	Mature	Average	Good	Large dominant specimen; significant feature of the landscape; of high quality and high landscape value; of long-term potential.	A (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
44	n/a	Hawthorn	6m	est. 120mm est. 100mm	3m N 2m E 1m S 2m W	2m	2.5m	Young	Average	Indifferent	Small suppressed specimen; unremarkable tree of very limited merit; of moderate quality and of long-term potential; but of low landscape value.	C (1)
45	n/a	Hazel	6.5m	x5 stems est. 75mm	3.5m N 2m E 2m S 2m W	2m	2.5m	Young	Average	Indifferent	Former coppice; many basal suckers; multi-stemmed from base; of moderate quality and of long-term potential; but of low landscape value.	C (1)
46	n/a	Portuguese laurel	6m	375mm	3m N 4m E 5m S 4m W	3m	0.3m E	Mature	Average	Indifferent	Overgrown shrub; of only low-level screening value; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
47	n/a	Portuguese laurel	5.5m	x3 stems est. 200mm	1.5m N 4m E 3m S 1m W	1.5m	0.5m E	Young	Average	Poor	Multi-stemmed from base; in a state of partial collapse; of low quality, of low landscape value, and of short-term potential only.	C (123)
48	n/a	Holm oak	6m	405mm	0m N 11m E 0m S 0m W	1m	0.1m E	Semi-mature	Below average	Poor	Uprooted and lying on the ground; of low quality, of low landscape value, but of medium-term potential.	U
49	n/a	Portuguese laurel	6m	350mm 375mm	5m N 6m E 5m S 4.5m W	2.5m	2m E	Over-mature	Average	Poor	Twin stemmed from base; hollow trunk; of low quality, of low landscape value, and of little potential.	U
50	n/a	Sycamore	16m	est. 340mm est. 300mm	6.5m N 5m E 1m S 6m W	4.5m	4.5m N	Young	Average	Poor	Twin stemmed from base; tight compression fork with evidence of included bark; e stem reduced to a 4m tall stump; of low quality, of low landscape value, but of medium-term potential.	C (123)
51	n/a	Hawthorn	11m	est. 175mm est. 300mm est. 150mm	4.5m N 3m E 3m S 2m W	4m	4m N	Semi-mature	Average	Indifferent	Off site tree; tight compression forks with evidence of included bark; of moderate quality and of long-term potential; but of low landscape value.	C (1)
52	n/a	Sycamore	17m	est. 220mm est. 550mm	8.5m N 5m E 4m S 5m W	2m	4m N	Young	Average	Indifferent	Twin stemmed from base; tight compression fork with evidence of included bark; of moderate quality and landscape value; of long-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
53	n/a	Sycamore	17m	est. 400mm	2.5m N 5m E 4m S 2m W	4m	4m	Young	Average	Good	Off site tree; asymmetrical crown as suppressed by adjacent specimens; of high quality and moderate landscape value; of long-term potential.	B (1)
54	n/a	Ash	15m	est. 450mm	8m N 6.5m E 4m S 7m W	4m N	4m N	Semi-mature	Average	Good	Significant boundary feature; of high quality and high landscape value; of long-term potential.	B (1)
55	n/a	Hawthorn	8.5m	est. 300mm	5m N 4m E 3m S 4m W	2m N	5m N	Mature	Average	Indifferent	Of only low-level screening value; of moderate quality and of long-term potential; but of low landscape value.	C (1)
56-57	n/a	Apple	2.5m	75mm	1m N 1m E 1m S 1m W	1m	1m	Young	Average	Good	Collection of domestic fruit trees; recently planted and readily replaceable; of high quality but low value; of long-term potential.	C (1)
58	TPO 3/1968	Common walnut	10m	330mm (over ivy)	2.5m N 4m E 6m S 5m W	1.5m S	2m	Young	Average	Good	Off site tree; growing adjacent to an electricity substation; readily visible from the road; of high quality and moderate landscape value; of long-term potential.	B (1)
59	TPO 3/1968	Hawthorn	6.5m	est. 280mm (over ivy) 320mm (over ivy) 340mm (over ivy)	3m N 3m E 2.5m S 4m W	2m W	3m	Mature	Average	Indifferent	Off site tree; three stemmed from base; tight compression fork with evidence of included bark; heavily ivy-covered; of moderate quality and of long-term potential; but of low landscape value.	C (1)
60	TPO 3/1968	Silver maple	12m	325mm	5m N 4.5m E 3.5m S 6m W	2.5m S	6m S	Young	Average	Poor	Large fresh pruning wound on trunk at 0.5m; readily visible from the road; of low quality; of moderate landscape value; of long-term potential.	C (2)
61	TPO 3/1968	Small-leaved lime	20m	1215mm	9.5m N 8m E 9m S 8.5m W	1m SE	3m	Mature	Average	Good	Off site tree; large dominant specimen; readily visible from the road; visible in long distant views across the flat and open site; of high quality and high landscape value; of long-term potential.	A (12)
62	TPO 3/1968	Goat willow	6m	est. 95mm	1m N 1m E 1m S 1.5m W	1.5m	1m	Young	Average	Good	Small self-seeded specimen; of high quality but low value; of medium-term potential.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
63-66	TPO 2/1972	Field maple	12m to 13m	#63 est. 450mm #64 est. 370mm #65 est. 175mm #65 est. 260mm #66 est. 285mm #66 est. 300mm	2m N 6m E 2.5m S 6m W	3m	5m W	Semi-mature	Average	Moderate	Off site trees; row of closely planted specimens, designed to form a hedge or screen; significant feature of the landscape; aerodynamic group with meshing crowns providing companion shelter; of moderate quality and high landscape value; of long-term potential.	B (2)
67	TPO 2/1972	Broad-leafed cockspur thorn	11m	est. 480mm	3.5m N 6m E 2m S 6.5m W	2.5m	5.5m W	Mature	Average	Moderate	Off site tree; ornamental tree; growing within a line of trees forming the boundary of the school which together make a significant feature of the landscape; of moderate quality and landscape value; of long-term potential.	B (12)
68	TPO 2/1972	Field maple	11m	est. 230mm	2m N 5m E 3m S 5m W	1m	5m W	Semi-mature	Average	Indifferent	Off site tree; suppressed specimen; growing within a line of trees forming the boundary of the school which together make a significant feature of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (1)
69-78	TPO 2/1972	Various	10m	est. 165mm to est. 350mm	2.5m N 5m E 2.5m S 5m W	2m	4m	Semi-mature	Average	Poor	Species include Field maple, Norway maple and Lombardy poplar Off site trees; row of closely planted specimens, designed to form a hedge or screen; visible in long distant views across the flat and open site; Lombardy poplars have been topped at 9m with 5m regrowth; aerodynamic group with meshing crowns providing companion shelter; drawn-up and mutually suppressed; of low quality but high landscape value; of long-term potential.	C (2)
79	n/a	English oak	15m	1135mm	7m N 8m NE 10m E 10.5m SE 12m S 4m SW 2.5m W 6.5m NW	3m	4m	Mature	Average	Indifferent	Large dominant specimen; stag-headed; storm damage in crown; decay at base; of particular visual importance; of significant conservation or other cultural value; of moderate quality and high landscape and cultural value; of long-term potential.	A (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
80	TPO 2/ 1972	English oak	17m	est. 480mm	8m N 4m E 7m S 6m W	1.5m	5m N	Semi-mature	Average	Indifferent	Off site tree; twin-stemmed from 2m; tight compression fork with evidence of included bark; growing within a line of trees forming the boundary of the school which together make a significant feature of the landscape; visible in long distant views across the flat and open site; of moderate quality and high landscape value; of long-term potential.	B (2)
81	TPO 2/ 1972	Flowering cherry	7m	est. 300mm	4.5m N 3m E 5m S 2.5m W	1m	4m N	Semi-mature	Average	Moderate	Off site tree; small ornamental tree; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
82	TPO 2/ 1972	Ash	18m	est. 500mm	7m N 5m E 7m S 4.5m W	2.5m	5m N	Semi-mature	Average	Indifferent	Off site tree; three stemmed from 2m; tight compression fork with evidence of included bark; growing within a line of trees forming the boundary of the school which together make a significant feature of the landscape; visible in long distant views across the flat and open site; of moderate quality and high landscape value; of long-term potential.	B (2)
83	TPO 2/ 1972	English oak	18m	est. 600mm	9m N 5m E 9m S 9m W	2m	5m N	Mature	Average	Good	Off site tree; large dominant specimen; significant feature of the landscape; growing within a line of trees forming the boundary of the school which together make a significant feature of the landscape; visible in long distant views across the flat and open site; of high quality and high landscape value; of long-term potential.	A (12)
84-85	TPO 2/ 1972	Common lime	16m 18m	est. 500mm	7.5m N 6m E 6m S 10m W from #84	2.5m	6m N	Semi-mature	Average	Good	Off site trees; growing within a line of trees forming the boundary of the school which together make a significant feature of the landscape; visible in long distant views across the flat and open site; of high quality and high landscape value; of long-term potential.	B (12)
86	TPO 2/ 1972	Hornbeam	16m	est. 490mm @1.25m	7.5m N 5m E 5m S 3.5m W	1.5m	7m N	Semi-mature	Average	Moderate	Off site tree; growing within a line of trees forming the boundary of the school which together make a significant feature of the landscape; visible in long distant views across the flat and open site; of moderate quality and landscape value; of long-term potential.	B (12)
87-93	TPO 2/ 1972	Common lime	14m to 14.5m	est. 450mm to est. 550mm	7m N 7.5m E 7m S 7m W	2.5m	5m E	Mature	Average	Moderate	#87-92 off site trees; #87-92 row of closely growing specimens, forming a hedge or screen; #87-92 visible in long distant views across the flat and open site; of moderate quality and high landscape value; of long-term potential.	A (2)
94	n/a	Beech	16m	605mm	6.5m N 5m E 6m S 4.5m W	2m N	4m N	Semi-mature	Average	Good	Off site tree; growing within a line of trees forming the boundary of the school which together make a significant feature of the landscape; visible in long distant views across the flat and open site; of high quality and moderate landscape value; of long-term potential.	B (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
95	n/a	Grey poplar	25m	865mm	11m N 8m E 9m S 8m W	10m	5m NE	Over-mature	Average	Hazardous	Off site tree; significant decay at mid crown height; major primary branch failure and hung up branch on NE side; high risk of further primary branch failure; growing within a line of trees forming the boundary of the school which together make a significant feature of the landscape; visible in long distant views across the flat and open site; should be removed for sound arboricultural management reasons; of low quality but high landscape value; but of little potential.	U
96	n/a	Lombardy poplar	25m	700mm (over ivy)	1m N 1.5m E 2m S 1m W	2m	2m	Semi-mature	Average	Poor	Off site tree; previously topped at 9.5m; decay at topping point; of low quality; of moderate landscape value and of short-term potential only.	C (2)
97	n/a	<i>Populus x generosa</i> 'Rap'	5m	est. 400mm	0m N 0m E 8m S 0m W	1m S	1.5m S	Young	Average	Poor	Off site tree; trunk previously snapped at 5m; of low quality, of low landscape value, and of little potential.	U
98	n/a	Norway maple	13m	550mm	5.5m N 5.5m E 5.5m S 5.5m W	2m N	5m N	Semi-mature	Average	Good	Off site tree; growing within a line of trees forming the boundary of the school which together make a significant feature of the landscape; visible in long distant views across the flat and open site; of high quality and moderate landscape value; of long-term potential.	B (1)
99	n/a	Hawthorn	9m	x5 stems est. 170mm	4.5m N 2.5m E 3m S 2.5m W	2m	4.5m N	Semi-mature	Average	Indifferent	Off site tree; multi-stemmed from base; heavily ivy-covered; of moderate quality and landscape value; of long-term potential.	B (12)
100	T1/1/16	English oak	20.5m	1260mm	13.5m N 11.5m NE 10m E 12.5m SE 12.5m S 6.5m SW 6.5m W 9m NW	4m S	4m	Mature	Average	Good	Large dominant specimen; growing within a ploughed field and so likely to have a deep root system; significant feature of the landscape; visible in long distant views across the flat and open site; major dead wood in crown; storm damage in crown; of high quality, high landscape and significant cultural value, and of long-term potential.	A (12)
101	n/a	Common lime	9m	310mm	3.75m N 4.5m E 3.75m S 4.25m W	2.5m	2m	Semi-mature	Average	Moderate	Off site tree; growing within an area of soft landscaping within existing car park; tight compression forks throughout; readily visible from golf course access road; member of an avenue of trees lining existing access road; significant component of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
102	n/a	Norway maple	10m	360mm	3.25m N 4.75m E 3.5m S 3.5m W	1.75m	2m	Semi-mature	Average	Moderate	Off site tree; growing within an area of soft landscaping within existing car park; readily visible from golf course access road; member of an avenue of trees lining existing access road; significant component of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (1)
103	n/a	Rowan	6m	140mm @1.25m	2.25m N 2.25m E 2m S 1.75m W	1.5m	2m	Young	Average	Moderate	Off site tree; growing within an area of soft landscaping within existing car park; three stemmed from 1.5m; member of an avenue of trees lining existing access road; inessential component of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (1)
104-108	n/a	Lombardy poplar	20m 18m 19m 18m 20m	est. 925mm @1m est. 475mm @1.25m est. 600mm @1.25m est. 600mm @1.25m est. 550mm	3m	2m	2m	Mature	Average	Indifferent	Off site trees; linear belt of trees; displaying characteristics typical of species throughout: deadwood, cavities forming at sites of previous pruning wounds etc.; readily visible from surrounding public areas; essential component of the landscape; of moderate quality and high landscape value; of medium-term potential.	B (2)
109	n/a	Silver birch	14m	185mm	1.25m N 1.75m E 4m S 3.75m W	2.5m	3m	Young	Average	Indifferent	Off site tree; suppressed crown as overtopped by adjacent specimens; readily visible from golf course access road; inessential component of the landscape; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
110	n/a	Norway maple	14m	490mm	4.5m N 6m E 6m S 5.25m W	3m	2.5m	Semi-mature	Average	Indifferent	Off site tree; growing within an area of soft landscaping within existing car park; three stemmed from 2m; tight compression forks with evidence of included bark; suppressed crown as overtopped by adjacent specimens; readily visible from golf course access road; significant component of the landscape; of moderate quality and landscape value; of long-term potential.	B (12)
111	n/a	Lombardy poplar	15m	est. 375mm	1.5m	3m	3m	Semi-mature	Average	Hazardous	Off site tree; significant hollowing of the trunk; only one stem remains; should be removed for sound arboricultural management reasons; of low quality; of moderate landscape value; of little potential.	U

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
112-115	n/a	Lombardy poplar	16m 22m 20m 19m	est. 375mm est. 450mm est. 425mm est. 575mm	3m	3m	2m	Semi-mature	Average	Indifferent	Off site trees; linear belt of trees; displaying structural features typical of species: exposed sapwood, deadwood, tight compression forks etc.; readily visible from surrounding public areas; essential component of the landscape; of moderate quality and high landscape value; of medium-term potential.	B (2)
116	n/a	Populus x generosa 'Rap'	24m	est. 390mm	2m N 5.75m E 5.25m S 2.75m W	5m	4m	Semi-mature	Low	Indifferent	Off site tree; prominent buttress roots; slightly leaning trunk; bacterial canker throughout; member of an avenue of trees lining existing access road; significant component of the landscape; of low quality; of moderate landscape value and of short-term potential only.	C (2)
117	n/a	White willow	13.5m	300mm	3m N 4m E 4m S 3.25m W	4m	3m	Semi-mature	Average	Poor	Off site tree; differences in tone when lower trunk tapped with acoustic hammer suggest internal defects; slightly leaning trunk; suppressed crown as overtopped by adjacent specimens; member of an avenue of trees lining existing access road; inessential component of the landscape; of low quality; of moderate landscape value; of medium-term potential.	C (123)
118	n/a	Ash	16m	430mm	4m N 7m E 5m S 5.75m SW 4m W	2m	2m	Semi-mature	Average	Indifferent	Off site tree; growing within an area of soft landscaping within existing car park; three stemmed from 2m; evidence of historical crown lifting on S side; member of an avenue of trees lining existing access road; significant component of the landscape; of moderate quality and landscape value; of long-term potential.	B (12)
119	n/a	Hawthorn	8m	x3 stems est. 250mm (over ivy)	4m N 3.75m E 3.5m S 5m W	1m	1m	Semi-mature	Average	Indifferent	Off site tree; small self-seeded specimen; inessential component of the landscape; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
120	n/a	Flowering cherry	8m	320mm @1.25m	3m N 4m E 3.5m S 1.75m W	2m	1m	Semi-mature	Average	Moderate	Off site tree; member of an avenue of trees lining existing access road; inessential component of the landscape; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
121	n/a	Weeping birch	4.5m	240mm	3m	1m	0m	Semi-mature	Average	Moderate	Off site tree; readily visible from golf course access road; inessential component of the landscape; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
122-123	n/a	Weeping willow	8m	275mm 285mm	4m	3m	2m	Semi-mature	Average	Moderate	Off site trees; readily visible from golf course access road; inessential component of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
124-126	n/a	Leyland cypress	8m 8m 8m	est. 325mm @500m est. 300mm @500m est. 275mm @500m	2.5m	0.25m	0.25m	Semi-mature	Average	Moderate	Off site trees; planted to form screening between the site and the golf course; inessential component of the landscape; visible in long range views from residential dwellings to the S; of moderate quality and of long-term potential; but of low landscape value.	C (12)
127	TPO 1/16	English oak	7m	255mm	1m N 3.25m E 1m S 3.25m W	1m	1m	Semi-mature	Average	Indifferent	Heavily suppressed by adjacent Norway maple to N; heavily cut back on S side; visible in long range views from residential dwellings to the S; not distinguishable as an individual in long range views across field; inessential component of the landscape; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
128	n/a	Norway maple	7m	est. 260mm	3m N 3.5m E 2m S 3.5m W	1.5m	2m	Semi-mature	Average	Moderate	Off site tree; not distinguishable as an individual in long range views across field; inessential component of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (1)
129	n/a	Hornbeam	10m	est. 400mm @500m	2.5m N 2.5m E 2.5m S 2.5m W	0.5m	0.5m	Semi-mature	Average	Indifferent	Off site tree; upright growing habit, typical of species; visible in long range views from residential dwellings to the S; inessential component of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (1)
130	n/a	Flowering cherry	5m	155mm @1.25m	1.5m N 2m E 1m S 1m W	1.5m	1.5m	Young	Average	Indifferent	Off site tree; twin-stemmed from 1m; recently planted and readily replaceable; inessential component of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (1)
131	n/a	Elder	4m	est. 100mm @500m	2m	1.5m	1.5m	Young	Average	Moderate	Off site tree; small self-seeded specimen; inessential component of the landscape; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
132	n/a	Red oak	10m	est. 400mm	5m N 5.5m E 3.6m SE 2.5m S 3.5m W	3m	1.75m	Semi-mature	Average	Moderate	Off site tree; slightly leaning trunk; suppressed crown as overtopped by adjacent specimens; visible in long range views from residential dwellings to the S; significant component of the landscape; of moderate quality and landscape value; of long-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
133	n/a	Populus x generosa 'Rap'	20m	find	6m N 8m E 4.5m S 5m W	3m	5m	Mature	Below average	Indifferent	Off site tree; differences in tone when lower trunk tapped with acoustic hammer suggest internal defects; probable to 350mm from W-E through included bark; twin-stemmed from 2m; tight compression fork with evidence of included bark; further inspection of compression fork revealed glimpse of unidentifiable beetle; semi-consistent with Asian Longhorn Beetle (<i>Anoplophora glabripennis</i>); not confirmed; no suspected beetle larvae exit holes noted; bacterial canker throughout; above average dead wood in crown; wind exposed; visible in long range views from residential dwellings to the S; significant component of the landscape; of low quality; of moderate landscape value; of little potential.	U
134	n/a	Sycamore	9m	375mm	3.5m N 3.5m E 3m S 3.5m W	1.75m	1.5m	Semi-mature	Average	Indifferent	Off site tree; multi stemmed from 2.5m; tight compression forks with evidence of included bark; visible in long range views from residential dwellings to the S; significant component of the landscape; of moderate quality and landscape value; of medium-term potential.	B (12)
135	n/a	Sycamore	13m	est. 400mm	4.25m N 4m E 3.25m S 3.5m W	3m	2m	Semi-mature	Average	Moderate	Off site tree; field boundary specimen; visible in long range views from residential dwellings to the S; significant component of the landscape; of moderate quality and landscape value; of long-term potential.	B (12)
136	n/a	Hawthorn	7.5m	est. 400mm (over ivy) @250m m	3.5m N 4m E 1.75m S 4m W	0.5m	0.5m	Semi-mature	Average	Indifferent	Off site tree; ivy-covered; multi-stemmed from base; former field hedgerow specimen; inessential component of the landscape; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
137-138	n/a	Sycamore	11.5m 12.5m	#137 300mm #137 320mm #138 460mm @1.25m	4m N 8m E 2m S 3.5m W from #138	1.5m	1.25m	Semi-mature	Average	Moderate	Off site trees; twin-stemmed from 1m; tight compression forks with evidence of included bark; field boundary specimen; not distinguishable as an individual in long range views across field; of moderate quality and landscape value; of long-term potential.	B (1)
139	n/a	Red oak	10.5m	450mm @1.25m	6m N 5.25m E 4.25m S 5m W	1.5m	1.5m	Semi-mature	Average	Moderate	Off site tree; lower canopy on S side has been pruned in the past; wounding consistent with use of a flail; field boundary specimen; not distinguishable as an individual in long range views across field; significant component of the landscape; of moderate quality and landscape value; of long-term potential.	B (12)
140	n/a	Sycamore	12m	415mm @1.25m	3.5m N 3.75m E 2.5m S 3.75m W	2m	1.5m	Semi-mature	Average	Moderate	Off site tree; field boundary specimen; not distinguishable as an individual in long range views across field; significant component of the landscape; of moderate quality and landscape value; of long-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
141	n/a	Sycamore	12.5m	380mm 310mm	5m N 5m E 3.5m S 4.25m W	1.5m	1.5m	Semi-mature	Average	Indifferent	Off site tree; twin stemmed from 1.5m; tight compression fork with evidence of included bark; lower canopy on S side has been pruned in the past; wounding consistent with use of a flail; not distinguishable as an individual in long range views across field; significant component of the landscape; of moderate quality and landscape value; of long-term potential.	B (12)
142	n/a	Leyland cypress	5m	x3 stems 80mm @500m m	1.5m	0.25m	0.25m	Young	Average	Indifferent	Off site tree; planted to form screening between the site and the golf course; inessential component of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (1)
143	n/a	Norway maple	7m	275mm @1.25m	3m N 3.5m E 1.5m S 3m W	1.5m	1m	Semi-mature	Average	Moderate	Off site tree; field boundary specimen; inessential component of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (1)
144-146	n/a	Lombardy poplar	16m 14.5m 14m	#144 est. 375mm #144 est. 230mm #145 330mm #146 365mm	2.5m	0.5m	0.5m	Semi-mature	Average	Indifferent	Off site trees; linear belt of trees; readily visible from golf course access road; readily visible from surrounding public areas; significant component of the landscape; of moderate quality and landscape value; of long-term potential.	B (12)
147-155	n/a	Leyland cypress	3.5m to 7m	50mm to 275mm	2m	0.5m	0.5m	Young	Average	Indifferent	Off site trees; trees planted to form screening between the site and the golf course; inessential component of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (1)
156	n/a	Lombardy poplar	6m	est. 90mm	1.5m	0.5m	0.5m	Young	Average	Moderate	Off site tree; small self-seeded specimen; inessential component of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (1)
157	n/a	English oak	14m	605mm (over ivy) 510mm (over ivy)	7.25m N 7.75m E 6.5m S 7m W	2m	3m	Semi-mature	Average	Indifferent	Off site tree; twin-stemmed from 1m; heavily ivy-covered; field boundary specimen; readily visible from Tye Lane and in long range views from the adjacent school playground; significant component of the landscape; of moderate quality and landscape value; of long-term potential.	B (12)
158	n/a	Hawthorn	8.5m	est. 260mm @250m m	2.5m N 1.5m E 4.25m S 4m W	1m	1m	Semi-mature	Average	Indifferent	Off site tree; suppressed crown as overtopped by adjacent specimens; inessential component of the landscape; of moderate quality and of medium-term potential; but of low landscape value.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
159	n/a	Norway maple	13m	est. 300mm est. 580mm est. 250mm	6m N 6m E 4.5m S 5.5m W	1m	1m	Semi-mature	Average	Indifferent	Off site tree; multi-stemmed from base; much epicormic growth on trunk; lower canopy cut back on E side; looks to have been done so using a flail; readily visible from Tye Lane and in long views from the adjacent school playground; significant component of the landscape; of moderate quality and landscape value; of medium-term potential.	B (12)
160	n/a	Hawthorn	8m	est. 160mm (over ivy) est. 220mm (over ivy) est. 200mm (over ivy)	3m N 2.25m E 4m S 3m W	0.5m	0.5m	Semi-mature	Average	Indifferent	Off site tree; heavily ivy-covered; typical self-seeded specimen; inessential component of the landscape; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
161	n/a	Norway maple	11m	est. 500mm est. 525mm	6m N 6.5m E 6m S 6m W	2m	0.5m	Mature	Average	Indifferent	Off site tree; twin stemmed from base; heavily ivy-covered; readily visible from Tye Lane; upper canopy visible from adjacent school playground; significant component of the landscape; of moderate quality and landscape value; of medium-term potential.	B (12)
162	n/a	Hybrid black poplar	12m	est. 310mm	3m N 2m E 2m S 2m W	4m	4m	Semi-mature	Below average	Indifferent	Off site tree; significant dieback at branch tips; asymmetrical crown as suppressed by adjacent specimens; inessential component of the landscape; of low quality; of moderate landscape value and of short-term potential only.	C (123)
163	n/a	Hawthorn	9m	195mm (over ivy) 195mm (over ivy)	3m N 1.5m E 1.5m S 4m W	1m	2m	Semi-mature	Average	Indifferent	Twin stemmed from base; small self-seeded specimen; inessential component of the landscape; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
164	n/a	Holly	12m	425mm	2.75m N 3.5m E 3.5m S 3m W	1.25m	0m	Semi-mature	Average	Indifferent	Historically twin stemmed from base; now fused together; drawn-up and mutually suppressed by adjacent specimens; typical woodland tree; inessential component of the landscape; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
165	n/a	Norway maple	13m	400mm 380mm	5m N 5.5m E 5m S 4m W	3m	3m	Mature	Average	Indifferent	Twin stemmed from base; dominant specimen within immediate area; readily visible from adjacent school playground; significant component of the landscape; of moderate quality and landscape value; of medium-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
166-168	n/a	Hawthorn	5m 5m 5m	155mm 130mm est. 150mm	2m	2m	2m	Young	Average	Indifferent	#166-167 small self-seeded specimen; inessential component of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (1)
169	n/a	Goat willow	10m	820mm (over ivy)	6.5m N 5m E 5.5m S 4.75m W	3m	1m	Mature	Average	Indifferent	Short-lived species; ivy-covered; much epicormic growth on trunk; multi stemmed from 2m-3m; canopy has been pruned back from adjacent building in the past; significant component of the landscape; of moderate quality and landscape value; of short-term potential.	C (12)
170	n/a	Holly	9.5m	320mm (over ivy)	2.75m N 3m E 1.5m S 1.5m W	3m	1m	Semi-mature	Average	Moderate	Many basal suckers; slightly leaning trunk; asymmetrical crown as suppressed by adjacent specimens; only visible from within the site; inessential component of the landscape; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
171	n/a	Goat willow	12m	690mm (over ivy) @1.25m	6.25m N 5.25m E 5m S 3m W	3m	3m	Mature	Average	Indifferent	Short-lived species; twin-stemmed from 2m; dense ivy impedes thorough inspection; asymmetrical crown as suppressed by adjacent specimens; visible in long range views across site; significant component of the landscape; of moderate quality and landscape value; of short-term potential.	C (12)
172	TPO 3/ 1968	Monterey pine	27m	1350mm (over ivy)	5.5m N 5.5m E 8.25m SE 6.5m S 7.5m W	8m	15m N 5m E 3m S 15m W	Mature	Average	Poor	Off site tree; differences in tone when lower trunk tapped with acoustic hammer suggest internal defects; heavily ivy-covered; dense ivy impedes thorough inspection; bark platelets becoming detached from underlying sapwood between ground level and 2.5m, particularly evident on E side; one-sided canopy growing predominantly towards SE; sparsely foliated; above average dead wood in crown; visible in long range views across site; essential component of the landscape; evidence of branch failure on E side at 8m; of low quality but high landscape value; of short-term potential only.	C (2)
173	TPO 3/ 1968	English elm	10.5m	390mm (over ivy)	5.5m N 4.25m E 2.25m S 6.5m W	2m	1.75m	Semi-mature	Average	Indifferent	Off site tree; suppressed crown as overtopped by adjacent specimens; inessential component of the landscape; of moderate quality but of low landscape value, and of short-term potential only.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
174	TPO 3/ 1968	English elm	11.5m	360mm (over ivy)	1.5m N 4.25m E 4m S 3m W	1.25m	1.25m	Semi-mature	Average	Moderate	Off site tree; suppressed crown as overtopped by adjacent specimens; inessential component of the landscape; of moderate quality but of low landscape value, and of short-term potential only.	C (1)
175-185	TPO 2/ 1972	Lombardy poplar	12m 15m 16m 17m 15m 17m 17m 15m 16m 17m 18m	275mm 360mm 320mm 390mm 400mm 410mm 425mm 260mm 300mm 380mm 435mm all est.	2m	1.5m	1.5m	Semi-mature	Average	Indifferent	Off site trees; #175 dead tree and assessed as category 'U' specimen; #175-185 - linear belt of trees growing within adjacent school land; topped at 10m in the past; canopies have since regrown; visible in long range views across site; essential component of the landscape; of moderate quality and landscape value; of medium-term potential.	B (2)
186-188	TPO 2/ 1972	Various	9m 9m 8m	est. 200mm est. 240mm est. 250mm @1.25m	2.5m	1m	1m	Young	Average	Indifferent	Off site trees species include beech (1) and field maple (2); suppressed crown as overtopped by adjacent specimens; inessential component of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (1)
189	TPO 2/ 1972	Norway maple	10m	est. 230mm	5m N 1.5m E 1m S 75m W	2.5m	2m	Semi-mature	Average	Indifferent	Off site tree; slightly leaning trunk; suppressed crown as overtopped by adjacent specimens; inessential component of the landscape; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
190	n/a	English oak	11m	305mm (over ivy)	3m N 2.5m E 2m S 2.5m W	1.5m	1.5m	Semi-mature	Average	Indifferent	Unremarkable tree of very limited merit; inessential component of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (1)
191-193	TPO 2/ 1972	Common lime	14m 14m 16m	est. 410mm est. 395mm est. 525mm	7.5m N 5m E 7m S 6.5m W	2m	2m	Semi-mature	Average	Moderate	Off site trees; many tight compression forks throughout, typical of species; visible in long range views across site; significant component of the landscape; of moderate quality and landscape value; of long-term potential.	B (12)
194	TPO 2/ 1972	Red oak	14m	est. 330mm	5.5m N 6.25m E 6m S 3.5m W	2m	3m	Semi-mature	Average	Moderate	Off site tree; asymmetrical crown as suppressed by adjacent specimens; visible in long range views across site; not distinguishable as an individual in long range views across field; of moderate quality and landscape value; of long-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
195	TPO 2/ 1972	Common lime	7m	est. 180mm	2m	2m	2m	Young	Below average	Indifferent	Off site tree; sparsely foliated; above average dead wood in crown; inessential component of the landscape; of low quality, of low landscape value, and of short-term potential only.	C (123)
196	TPO 2/ 1972	Common lime	13m	est. 420mm	5.5m N 4.75m E 5.5m S 5.5m W	2m	2m	Semi-mature	Average	Moderate	Off site tree; many tight compression forks throughout, typical of species; visible in long range views across site; not distinguishable as an individual in long range views across field; significant component of the landscape; of moderate quality and landscape value; of long-term potential.	B (12)
197	TPO 2/ 1972	English oak	17m	est. 600mm	8m N 9m E 6m S 8m W	2m	4m E	Mature	Average	Moderate	Off site tree; multi stemmed from 2m; upright growing habit; visible in long range views across site; significant component of the landscape; of moderate quality and landscape value; of long-term potential.	B (12)
198	n/a	Hybrid black poplar	28m	1065mm	7.25m N 11m E 8m S 7.25m W	3m	4m N	Mature	Average	Moderate	Off site tree; significant but historical tear-out wound at 6m on N side; asymmetrical crown as suppressed by adjacent specimens; visible in long range views across site; essential component of the landscape; of moderate quality and high landscape value; of medium-term potential.	B (2)
199	n/a	Grey poplar	21m	est. 650mm	5.75m N 9.25m NE 7m E 4.5m S 5.5m W	4m	4m N 3m NE 6m NW	Mature	Average	Indifferent	Off site tree; slightly leaning trunk; poor woundwood development throughout; evidence of historical branch failures; visible in long range views across site; significant component of the landscape; of moderate quality and landscape value; of long-term potential.	B (12)
200	n/a	Lombardy poplar	21m	est. 875mm	2.5m N 3m E 2.5m S 1m W	3m	3m N	Mature	Average	Moderate	Off site tree; slightly leaning trunk; suppressed crown as overtopped by adjacent specimens; visible in long range views across site; significant component of the landscape; of moderate quality and landscape value; of long-term potential.	B (12)
201	n/a	English oak	9m	est. 250mm	3m	2m	2m	Semi-mature	Average	Moderate	Off site tree; screened by the presence of hedgerow (H1) in long range views across the site; inessential component of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (12)
202	n/a	Hybrid black poplar	10m	est. 550mm (over ivy)	5m N 3m E 5m S 5m W	3m	4m E	Semi-mature	Average	Poor	Off site tree; historical trunk failure at 8m; much epicormic growth throughout remaining canopy; visible in long range views across site; significant component of the landscape; of low quality; of moderate landscape value and of short-term potential only.	C (2)
203	n/a	Lombardy poplar	19m	est. 850mm	3m N 2m E 2.75m S 3m W	3m	3m	Mature	Average	Indifferent	Off site tree; heavily ivy-covered; narrow crown; visible in long range views across site; significant component of the landscape; of moderate quality and landscape value; of long-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
204	n/a	Lombardy poplar	20m	est. 925mm (over ivy)	2.75m N 2.25m E 3m S 3m W	4m	4m	Mature	Average	Indifferent	Off site tree; heavily ivy-covered; asymmetrical crown as suppressed by adjacent specimens; visible in long range views across site; significant component of the landscape; of moderate quality and landscape value; of long-term potential.	B (12)
205	n/a	Lombardy poplar	7m	est. 775mm	0m	m		Mature	Dead	Hazardous	Off site; dead tree.	U
206	n/a	Hawthorn	6m	est. 125mm	0m N 0m E 3m S 2.5m W	1m	2m W	Young	Average	Poor	Off site tree; heavily leaning trunk; small self-seeded specimen; inessential component of the landscape; of low quality, of low landscape value, but of medium-term potential.	C (123)
207	n/a	English oak	9m	est. 240mm	4.5m N 4.25m E 4.5m S 4.5m W	3m	3m	Semi-mature	Average	Moderate	Off site tree; small self-seeded specimen; inessential component of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (1)
208	n/a	Grey poplar	18m	est. 500mm (over ivy)	7m N 5m E 4.5m S 7m W	6m	8m E	Semi-mature	Below average	Indifferent	Off site tree; heavily ivy-covered; ivy impedes thorough inspection; slightly sparsely foliated; above average dead wood in crown; visible in long range views across site; significant component of the landscape; of low quality but high landscape value; of short-term potential only.	C (2)
209	n/a	Lombardy poplar	22m	est. 1000mm (over ivy)	3.5m N 3m E 3.5m S 3.5m W	4m	3m E	Mature	Average	Indifferent	Off site tree; heavily ivy-covered; ivy impedes thorough inspection; narrow crown; storm damage in crown; visible in long range views across site; visible in long range views from residential dwellings to the S; significant component of the landscape; of moderate quality and high landscape value; of medium-term potential.	B (2)
210	T2/ 1/16	English oak	20.5m	1385mm	7m N 14m NE 9m E 12.5m SE 12.5m S 12m SW 11.5m W 8m NW	3m S	5m	Mature	Below average	Indifferent	Infected with the decay fungus <i>Inonotus dryadeus</i> , bracket on ground on SE of base; large dominant specimen; above average dead wood in crown; sparsely foliated; notably reduced shoot extension growths; major dead wood in crown; visible in long distant views across the flat and open site; of low quality but of high landscape and significant cultural value; of long-term potential.	A (123)
211	T3/ 1/16	Horse chestnut	17m	1050mm	7m N 9m E 8m S 7m W	3m	2.5m	Mature	Average	Good	Prominent buttress roots; squat form; lower branches reduced resulting in decay; large dominant specimen; significant feature of the landscape; visible in long distant views across the flat and open site; of high quality and high landscape value; of long-term potential.	A (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
212	n/a	English elm	12m	x3 stems est. 205mm	3m N 5m E 5m S 4m W	3m	3m	Semi-mature	Average	Indifferent	Off site tree; three stemmed from base; small self-seeded specimen; inessential component of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (12)
213	n/a	English oak	20m	1145mm 965mm	7m N 9.25m E 7.5m S 11m W	1m	1.5m	Over-mature	Average	Indifferent	Off site tree; twin stemmed from base; fungal fruiting body consistent with the decay fungus <i>Inonotus dryadeus</i> found on ground to S of trunk; 250mm x 200mm; attachment point still evident at 300mm on S side of trunk; cavity below attachment point, probable to 150mm; surrounding wood reveals significant changes in tone when tapped with acoustic mallet; suggestive of internal decay; much epicormic growth throughout lower canopy and on top side of scaffold branches; storm damage throughout; readily visible from Yapton Lane; essential component of the landscape; of moderate quality and high landscape value; of long-term potential.	A (2)
214	n/a	English oak	15m	est. 1000mm	3.5m N 9.5m E 8.5m S 6m W	2m	2m	Mature	Average	Indifferent	Off site tree; growing on the edge of a drainage ditch; storm damage throughout; readily visible from Yapton Lane; essential component of the landscape; of moderate quality and high landscape value; of long-term potential.	A (2)
215	n/a	English oak	20m	1140mm @750mm	9m N 9m E 9m S 9m W	3m	3m	Mature	Average	Indifferent	Off site tree; prominent buttress roots; growing on the edge of a drainage ditch; storm damage throughout; readily visible from Yapton Lane; essential component of the landscape; of moderate quality and high landscape value; of long-term potential.	A (2)
216	n/a	Sycamore	14m	300mm	3m N 4.5m E 1m S 0m W	3m W	6m E	Semi-mature	Average	Indifferent	Off site tree; small self-seeded specimen; inessential component of group in which it stands; of moderate quality and of long-term potential; but of low landscape value.	C (1)
217-218	n/a	English oak	20m	1295mm 1110mm	14m N 13m E 11m S 11m W	2m S	5m E	Mature	Average	Moderate	Off site trees; large dominant specimen; significant feature of the landscape; of material conservation or other cultural value; of particular visual importance; of significant conservation or other cultural value; infected with <i>Inonotus dryadeus</i> ; of moderate quality and high landscape and cultural value; of long-term potential.	A (23)
219	n/a	English oak	20m	1220mm (over ivy)	9m N 9m E 9m S 12m W	5.5m	9m W	Mature	Average	Moderate	Off site tree; large dominant specimen; readily visible from the road; significant feature of the landscape; of moderate quality and high landscape and cultural value; of long-term potential.	A (2)
220	n/a	Beech	16m	440mm (over ivy)	4m N 4m E 8m S 8m W	4m S	5m W	Young	Average	Indifferent	Off site tree; suppressed crown as overtopped by adjacent specimens; inessential component of group in which it stands; of moderate quality and of long-term potential; but of low landscape value.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
221	n/a	English oak	7m	375mm (over ivy)	3m N 3m E 4m S 4m W	1.5m S	4.5m W	Young	Average	Indifferent	Off site tree; small self-seeded specimen; heavily ivy-covered; of moderate quality and of long-term potential; but of low landscape value.	C (12)
222	n/a	English oak	7m	est. 320mm	3m N 3.5m E 4m S 3.5m W	2m	4.5m W	Young	Average	Good	Off site tree; small standard specimen growing within a hedgerow; of high quality and moderate landscape value; of long-term potential.	B (1)
G1	n/a	Various	Up to 8m	Up to est. 200mm (over ivy)	2m N 2m E 2m S 2m W	0.5m	0.2m	Young	Average	Poor	Species include English elm, Hawthorn and Elder Row of closely growing specimens, forming a hedge or screen; no evidence of recent pruning or management; heavily ivy-covered; of only low-level screening value; of low quality, of low landscape value, and of short-term potential only.	C (123)
G2	n/a	Various	Up to 4.5m	Up to x10 stems est. 75mm	2.5m N 2m E 2m S 2m W	0.5m	0.5m	Young	Average	Indifferent	Species include Elder and Holly Group of small self-seeded specimens; of moderate quality but of low landscape value, and of short-term potential only.	C (1)
G3	n/a	Various	3m to 20m	75mm to est. 750mm	5m N 5m E 5m S 5m W	0.5m	0.5m	Semi-mature	Average	Indifferent	Species include Portuguese laurel, sycamore, holly and English elm; belt of closely growing specimens; aerodynamic group with meshing crowns providing companion shelter; of only low-level screening value; of moderate quality and high landscape value; of long-term potential.	B (2)
G4	n/a	Holly	Up to 9m	Up to est. 170mm	4.5m N 1m E 2m S 1m W	0.5m	0.5m	Young	Average	Indifferent	Off site group of trees; row of closely growing specimens, forming a hedge or screen; of moderate quality and landscape value; of long-term potential.	B (12)
G5	n/a	English elm	Up to 6m	Up to est. 145mm	1.5m N 1.5m E 1.5m S 1.5m W	1m	1m	Young	Average	Indifferent	Off site group of trees; group of small self-seeded specimens; of moderate quality but of low landscape value, and of short-term potential only.	U
G6	TPO 1/16	Various	Up to 6m	Up to est. 100mm	2m	0.5m	1m	Semi-mature	Average	Indifferent	Species include English elm, Hawthorn and Yew group of predominantly self-seeded hawthorn specimens forming a dilapidated hedgerow; regularly topped and maintained at 4m; designed to provide screening in views from residential dwellings to S; of moderate quality and landscape value; of long-term potential.	C (12)
G7	n/a	English elm	Up to 9m	Up to est. 210mm	3.5m	2m	2m	Semi-mature	Below average	Indifferent	Off site group of trees; small self-seeded specimen; of low quality; of moderate landscape value and of short-term potential only.	C (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
G11	n/a	English elm	Up to 8m	Up to est. 225mm	2m	1m	1m	Semi-mature	Below average	Indifferent	Off site group of trees; self-seeded specimens growing along W boundary of site; evidence of some management, likely cut back using flail; dead and moribund specimens throughout; visible from adjacent road and in long views across site; pruned specimens are of medium-term potential, but more dominant and unpruned specimens are of only short-term potential; of only low-level screening value; significant component of the landscape; of low quality; of moderate landscape value; of medium-term potential.	C (2)
G12	n/a	Various	Up to 10m	Up to est. 325mm	2m	1m	1m	Semi-mature	Average	Indifferent	Species include Portuguese laurel and holly; group of small, self-seeded woodland understorey; predominantly Portuguese laurel; part of a wider woodland; inessential component of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (12)
G13	n/a	English elm	Up to 9m	Up to 150mm (over ivy)	1.5m	1m	1m	Young	Below average	Indifferent	Self seeded specimens; group contains dead individuals; of only low-level screening value; inessential component of the landscape; of low quality, of low landscape value, and of short-term potential only.	C (123)
G14	n/a	Various	Up to 7m	Up to est. 210mm (over ivy)	2m	0.5m	0.25m	Semi-mature	Average	Indifferent	Off site group of trees; species include English oak, hawthorn and beech; group of small self-seeded specimens; inessential component of the landscape; of moderate quality and of long-term potential; but of low landscape value.	C (1)
H1	n/a	Hawthorn	Up to 3m	Up to est. 110mm	1.25m	0m	0m	Semi-mature	Average	Moderate	Off site hedgerow; row of closely growing specimens, forming a hedge or screen; appears to be regularly managed; of only low-level screening value; significant component of the landscape; of moderate quality and landscape value; of long-term potential.	C (12)
H2	n/a	Hawthorn	Up to 7m	Up to est. 90mm	1.5m	0m	0m	Young	Average	Indifferent	Off site hedgerow; row of closely growing specimens, forming a hedge or screen; no evidence of recent pruning or management; of moderate quality and landscape value; of medium-term potential.	C (12)
H3	n/a	Hawthorn	Up to 2m	Up to 75mm	0.5m N 0.5m E 0.5m S 0.5m W	0.1m	0.1m	Young	Average	Good	Off site tree; row of closely planted specimens, designed to form a hedge or screen; appears to be regularly managed; of only low-level screening value; of high quality and moderate landscape value; of long-term potential.	C (1)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

Tree No.	Species	RPA	RPA Radius
1	Sycamore	74.2m ²	4.86m
2	Norway maple	13.9m ²	2.1m
3	Whitebeam	7.1m ²	1.5m
4	Norway maple	55.4m ²	4.2m
5	Grey poplar	179.6m ²	7.56m
6	Ash	87.6m ²	5.28m
7	<i>Populus x generosa</i> 'Rap'	124.7m ²	6.3m
8	Silver birch	50.8m ²	4.02m
9	Red oak	93.7m ²	5.46m
10	Whitebeam	8.2m ²	1.62m
11	Norway maple	63.6m ²	4.5m
12	Field maple	108.6m ²	5.88m
13	Norway maple	72.4m ²	4.8m
14	Norway maple	50.8m ²	4.02m
15	Wild cherry	162.8m ²	7.2m
16	Wild cherry	43.8m ²	3.73m
17	Magnolia	30.6m ²	3.12m
18	Silver birch	87.6m ²	5.28m
19	Weeping willow	21.9m ²	2.64m
20	Ash	68.8m ²	4.68m
21	Sycamore	136.7m ²	6.6m
22	Hawthorn	7.1m ²	1.5m
23	<i>Populus x generosa</i> 'Rap'	176.7m ²	7.5m
24	Common lime	168.3m ²	7.32m
25-28	Various	14.7m ²	2.16m
29	Purple plum	25.9m ²	2.87m
30-35	Various	39.4m ² 76.0m ² 47.8m ² 25.0m ² 20.0m ² 19.0m ²	3.54m 4.92m 3.9m 2.82m 2.52m 2.46m
36	White willow	357.3m ²	10.66m
37	White willow	499.7m ²	12.61m
38	White willow	347.7m ²	10.52m
39-40	<i>Populus x generosa</i> 'Rap'	136.8m ² 136.8m ²	6.6m 6.6m
41	European larch	27.2m ²	2.94m
42	<i>Populus x generosa</i> 'Rap'	134.4m ²	6.54m
43	Holm oak	617.6m ²	14.02m
44	Hawthorn	11.0m ²	1.87m

45	Hazel	12.7m ²	2.01m
46	Portuguese laurel	63.6m ²	4.5m
47	Portuguese laurel	54.3m ²	4.16m
48	Holm oak	74.2m ²	4.86m
49	Portuguese laurel	119.0m ²	6.16m
50	Sycamore	93.0m ²	5.44m
51	Hawthorn	64.7m ²	4.54m
52	Sycamore	158.7m ²	7.11m
53	Sycamore	72.4m ²	4.8m
54	Ash	91.6m ²	5.4m
55	Hawthorn	40.7m ²	3.6m
56-57	Apple	7.1m ² 7.1m ²	1.5m 1.5m
58	Common walnut	49.3m ²	3.96m
59	Hawthorn	134.1m ²	6.53m
60	Silver maple	47.8m ²	3.9m
61	Small-leaved lime	667.8m ²	14.58m
62	Goat willow	7.1m ²	1.5m
63-66	Field maple	91.6m ² 61.9m ² 44.4m ² 77.5m ²	5.4m 4.44m 3.76m 4.97m
67	Broad-leaved cockspur thorn	104.2m ²	5.76m
68	Field maple	23.9m ²	2.76m
69-78	Various	55.4m ²	4.2m
79	English oak	582.8m ²	13.62m
80	English oak	104.2m ²	5.76m
81	Flowering cherry	40.7m ²	3.6m
82	Ash	113.1m ²	6.0m
83	English oak	162.9m ²	7.2m
84-85	Common lime	113.1m ² 113.1m ²	6.0m 6.0m
86	Hornbeam	108.6m ²	5.88m
87-93	Common lime	136.8m ²	6.6m
94	Beech	165.6m ²	7.26m
95	Grey poplar	338.5m ²	10.38m
96	Lombardy poplar	221.7m ²	8.4m
97	<i>Populus x generosa</i> 'Rap'	72.4m ²	4.8m
98	Norway maple	136.8m ²	6.6m
99	Hawthorn	65.4m ²	4.56m
100	English oak	706.9m ²	15.0m
101	Common lime	43.5m ²	3.72m
102	Norway maple	58.6m ²	4.32m
103	Rowan	8.9m ²	1.68m
104-108	Lombardy poplar	387.1m ² 102.1m ² 162.9m ² 162.9m ² 136.8m ²	11.1m 5.7m 7.2m 7.2m 6.6m
109	Silver birch	15.5m ²	2.22m
110	Norway maple	108.6m ²	5.88m
111	Lombardy poplar	63.6m ²	4.5m

112-115	Lombardy poplar	63.6m ² 91.6m ² 81.7m ² 149.6m ²	4.5m 5.4m 5.1m 6.9m
116	Populus x generosa 'Rap'	68.8m ²	4.68m
117	White willow	40.7m ²	3.6m
118	Ash	83.6m ²	5.16m
119	Hawthorn	84.8m ²	5.2m
120	Flowering cherry	46.3m ²	3.84m
121	Weeping birch	26.1m ²	2.88m
122-123	Weeping willow	34.2m ² 36.7m ²	3.3m 3.42m
124-126	Leyland cypress	47.8m ² 40.7m ² 34.2m ²	3.9m 3.6m 3.3m
127	English oak	29.4m ²	3.06m
128	Norway maple	30.6m ²	3.12m
129	Hornbeam	72.4m ²	4.8m
130	Flowering cherry	10.9m ²	1.86m
131	Elder	7.1m ²	1.5m
132	Red oak	72.4m ²	4.8m
133	Populus x generosa 'Rap'	289.5m ²	9.6m
134	Sycamore	63.6m ²	4.5m
135	Sycamore	72.4m ²	4.8m
136	Hawthorn	72.4m ²	4.8m
137-138	Sycamore	87.0m ² 95.7m ²	5.26m 5.52m
139	Red oak	91.6m ²	5.4m
140	Sycamore	77.9m ²	4.98m
141	Sycamore	108.8m ²	5.88m
142	Leyland cypress	8.7m ²	1.66m
143	Norway maple	34.2m ²	3.3m
144-146	Lombardy poplar	87.5m ² 49.3m ² 60.3m ²	5.28m 3.96m 4.38m
146-155	Leyland cypress	34.2m ²	3.3m
156	Lombardy poplar	7.1m ²	1.5m
157	English oak	283.3m ²	9.5m
158	Hawthorn	30.6m ²	3.12m
159	Norway maple	221.2m ²	8.39m
160	Hawthorn	51.6m ²	4.05m
161	Norway maple	237.8m ²	8.7m
162	Hybrid black poplar	43.5m ²	3.72m
163	Hawthorn	34.4m ²	3.31m
164	Holly	81.7m ²	5.1m
165	Norway maple	137.7m ²	6.62m
166-168	Hawthorn	10.9m ² 7.6m ² 10.2m ²	1.86m 1.56m 1.8m
169	Goat willow	304.2m ²	9.84m
170	Holly	46.3m ²	3.84m
171	Goat willow	215.4m ²	8.28m
172	Monterey pine	706.9m ²	15.0m

173	English elm	68.8m ²	4.68m
174	English elm	58.6m ²	4.32m
175-185	Lombardy poplar	34.2m ² 58.6m ² 46.3m ² 68.8m ² 72.4m ² 76.0m ² 81.7m ² 30.6m ² 40.7m ² 65.3m ² 85.6m ²	3.3m 4.32m 3.84m 4.68m 4.8m 4.92m 5.1m 3.12m 3.6m 4.56m 5.22m
186-188	Various	18.1m ² 26.1m ² 28.3m ²	2.4m 2.88m 3.0m
189	Norway maple	23.9m ²	2.76m
190	English oak	42.1m ²	3.66m
191-193	Common lime	76.0m ² 70.6m ² 124.7m ²	4.92m 4.74m 6.3m
194	Red oak	49.3m ²	3.96m
195	Common lime	14.7m ²	2.16m
196	Common lime	79.8m ²	5.04m
197	English oak	162.9m ²	7.2m
198	Hybrid black poplar	513.1m ²	12.78m
199	Grey poplar	191.1m ²	7.8m
200	Lombardy poplar	346.4m ²	10.5m
201	English oak	28.3m ²	3.0m
202	Hybrid black poplar	136.8m ²	6.6m
203	Lombardy poplar	326.9m ²	10.2m
204	Lombardy poplar	387.1m ²	11.1m
205	Lombardy poplar	271.7m ²	9.3m
206	Hawthorn	7.1m ²	1.5m
207	English oak	26.1m ²	2.88m
208	Grey poplar	113.1m ²	6.0m
209	Lombardy poplar	452.4m ²	12.0m
210	English oak	706.9m ²	15.0m
211	Horse chestnut	498.8m ²	12.6m
212	English elm	57.0m ²	4.26m
213	English oak	1,014.4m ²	17.97m
214	English oak	452.4m ²	12.0m
215	English oak	587.9m ²	13.68m
216	Sycamore	40.7m ²	3.6m
217-218	English oak	758.7m ² 557.4m ²	15.54m 13.32m
219	English oak	673.3m ²	14.64m
220	Beech	87.6m ²	5.28m
221	English oak	63.6m ²	4.5m
222	English oak	46.3m ²	3.84m
G1	Various	18.1m ²	2.4m
G2	Various	7.1m ²	1.5m
G3	Various	254.5m ²	9.0m

G4	Holly	13.1m ²	2.04m
G5	English elm	9.5m ²	1.74m
G6	Various	7.1m ²	1.5m
G7	English elm	20.0m ²	2.52m
G11	English elm	22.9m ²	2.7m
G12	Various	47.8m ²	3.9m
G13	English elm	10.2m ²	1.8m
G14	Various	20.0m ²	2.52m
H1	Hawthorn	7.1m ²	1.5m
H2	Hawthorn	7.1m ²	1.5m
H3	Hawthorn	7.1m ²	1.5m

APPENDIX 3

Tree Location Plan

APPENDIX 4

Tree Protection Plan

