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Land East of Knowle Lane, Cranleigh

Arboricultural Impact Assessment

December 2022

11047_AIA.001

Project Details	
Client:	Gleeson Land
Project:	Land East of Knowle Lane, Cranleigh
Report Title:	Arboricultural Impact Assessment
Project Number:	11047
File Reference:	11047_AIA.001 DRAFT
Date:	21/12/2022

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Contact Details

Aspect Arboriculture Ltd.
Hardwick Business Park I Noral Way I Banbury I Oxfordshire I OX16 2AF
t 01295 276066 f 01295 265072 e info@aspect-arbor.com
w www.aspect-arbor.com

Contents

Text:

Executive Summary 1

1 Introduction 2

2 Statutory Designations 5

3 Policy Review ..... **Error! Bookmark not defined.**

4 Arboricultural Impact 10

5 Conclusions 148

6 Recommendations 188

Tables:

Table 1 Net Tree Removals by BS5837 Category and Composition
Table 2 Root Protection Area Encroachment

Figures:

Figure 1 Boundary and trees, relative alignment between 1888 - 2022
Figure 2 Canopy Change Assessment
Figure 3 Illustrative Masterplan

Appendices:

Appendix A Minutes of Site Meeting (22/11/22)
Appendix B Tree Constraints Plan 11047 TCP 01 Rev E
Appendix C Tree Survey Schedule 11047 TS 01 Rev A
Appendix D Preliminary Tree Protection Plan 11047 TPP 01
Appendix E Tree Survey Methodology 11047 TSM 01
Appendix F Phasing Plan 1321.04 dated 09.12.22

Executive Summary

i) **Introduction:** Aspect Arboriculture were commissioned by Gleeson Land in February 2021 to prepare an Arboricultural Survey and Impact Assessment relating to proposed development of land east of Knowle Lane, Cranleigh, Surrey.

ii) **Proposals:** The proposals are for an outline planning application (with all matters reserved except means of access), linked to the delivery of approximately 162 residential dwellings at the site.

iii) **Surveys:** All trees within influence of the site have been objectively appraised using the guidance provided within BS5837:2012: 'Trees In Relation To Design, Demolition And Construction – Recommendations'. The tree survey provides details of the extant tree cover by way of distinctions between 194 individual trees, 23 groups of trees and ten sections of hedgerow. The tree survey comprises a scaled Tree Constraints Plan and accompanying schedule. The tree survey has been introduced to Waverley Borough Council and agreed to be a reliable baseline, against which the effect of the proposal can be tested.

iv) **Statutory Designations:** No Tree Preservation Orders have been confirmed on the site. The nearest TPOs in effect occurs on third party land to the north and east, and are beyond the influence of the proposal. It is known that WBC are considering the making of a TPO as part of their precautionary response to the emerging development proposal, commensurate to the number and maturity of the trees present. The likelihood of a TPO being made has been considered during the iterative process.

v) **Arboricultural Impact:** The proposals retain all important trees, groups of trees and hedgerows, including all those identified as priorities to integrate during pre-application engagement. Where trees, groups of trees and hedgerow are directly affected and must be removed, it cannot be avoided; new tree and hedgerow planting has been proposed to offset the effect.

vi) **Enhancements:** The proposals present the opportunity to secure a number of improvements to the extant tree assembly by way of tree and hedgerow planting. There will be no net loss of canopy cover on the site. Public access to the trees will improve in the proposed context.

vii) **Summary.** All requisite measures have been employed to ensure arboricultural harm has been reduced as far as possible, prior to outline examination. Subject to the implementation of appropriate mitigation measures, the proposals will not result in significant harm to the tree cover on the site, and its amenity. The nature of the development is considered acceptable from the arboricultural standpoint.

1 Introduction

1.1 Background & Proposals

1.1.1 Aspect Arboriculture are commissioned by Gleeson Land to prepare an Arboricultural Survey and Impact Assessment, connected to the proposed development of land east of Knowle Lane, Cranleigh.

1.1.2 The description of the development is: 'Outline planning application (with all matters reserved except means of access) for up to 3 phases of residential development of up to 162 dwellings (including 30% affordable dwellings) including the creation of new vehicular access, pedestrian and cycle accesses, parking spaces, public open space, biodiversity enhancement, landscape planting, surface water attenuation, associated infrastructure and other associated works'.

1.1.3 The iterative process benefits from a pre-application site meeting between Waverly Borough Council's Arboricultural Officers and Aspect Arboriculture[1]. The proposal is a response to key outcomes of the meeting, including agreement for priority trees to be retained, a strategy for tree protection and the focus for any unavoidable effect. The minutes are reproduced in full at Appendix A.

1.2 Purpose of the Report

1.2.1 This report documents the quality and value of existing trees within influence of the application site and what, if any, constraint they impose on future access and development proposals.

1.2.2 By reference to the baseline tree survey and policy, it evaluates the direct and residual effect of the final scheme proposals, and provides a review of any mitigation and enhancement measures. The baseline arboricultural survey can be reviewed at Appendix B and C.

1.3 Site Overview

1.3.1 The Site occurs within countryside and the administrative area of Waverley Borough Council ('WBC'). It is approximately 11.7ha in size and dominated by grassland enclosed by established hedgerows and substantial tree belts; it contains few outlying trees.

1.3.2 The application area is bound to the north by Snoxhall playing fields, to the south by agricultural land and to the east by residential properties abutting the Downs Link long distance recreational footpath at the western edge of Cranleigh. To the west of the site, a small number of residential dwellings and their associated curtilages are present in addition to allotments, small areas of woodland and Knowle Lane, beyond which lies agricultural land and woodland.

[1] Ian Brewster and Theo Dyer (WBC) with Richard Curtis (Aspect Arboriculture), dated 22nd November 2022

1.3.3 A public right of way footpath crosses the application site from east to west, connecting Cranleigh's western fringe with Knowle Lane; crossing the Downs Link abutting the eastern edge of the site. The site's existing dwellings are accessed from a private driveway off Knowle Lane.

1.3.4 Public appreciation of the trees within influence of the development is expected to major on the external appearance of its boundaries, especially from the Downs Link. Internal access to trees the is restricted to those continuous to the footpath; appreciation of the wider internal assemblage is less definite by default.

1.4 Existing Tree Stock

1.4.1 All trees within influence of the site have been objectively appraised using the guidance provided within BS5837:2012: 'Trees In Relation To Design, Demolition And Construction – Recommendations'.

1.4.2 The tree survey provides details of the extant tree cover by way of distinctions between 194 individual trees, 23 groups of trees and ten sections of hedgerow. The tree survey comprises a scaled Tree Constraints Plan and accompanying schedule (11595 TCP 01 and 11595 TS 01 respectively).

1.4.3 The tree survey has been introduced to WBC's Arboricultural Officer's and agreed to be: 'a reliable record on which to make a judgement regarding the emerging arboricultural effect of the proposal'[2].

1.4.4 The distribution of the sites trees is linked to an irregular field network contained between Knowle Lane to the west and former railway line to the east (now the Downs Link). Comparisons with contemporary aerial imagery and Ordnance Survey mapping for 1888-1913 reveal this distribution to be largely unchanged since at least the end of the 19th Century. Figure 1 illustrates this relationship overleaf.

1.4.5 The current tree assemblage is a mixture of large native broadleaves interspersed with relatively recent deciduous introductions and occasional pine; these arise from the combination of an old hedgerow-thrown tree assemblage, reinforced by modern domestic introductions and buffer planting adjoining to the Downs Link (much of the later is in third party control).

1.4.6 The original Oak and Ash cohort remain dominant throughout the site and representative of its principal and oldest trees; all of the important outlying trees present are mature oak remnants of former hedgerows.

1.4.7 By virtue of their length, age and species composition, many of the extant hedgerows present are likely to qualify as 'important' under the wildlife and landscape criteria of the Hedgerows Regulations 1997.

[2] Appendix A, Para i

Figure 1: Boundary and trees, relative alignment between 1888 - 2022

1.4.8 The sites most important trees are those in good condition, whose removal may be linked to having a significant negative bearing on the environment, and its enjoyment by the public; this majors on trees of collective integrity and functionality, especially boundary tree groups appreciable from the public realm currently. Key mature trees within the site interior are also included, for reasons majoring on arboricultural quality, despite underperforming in amenity provision through a lack of public access to them; they do however benefit from the offer of a reasonable degree of public benefit in future if access should improve.

1.4.9 There are many trees present of unremarkable merit connected to residential occupation, commercial interests and boundary encroachment, they are recognised for their incidental yet desirable benefits that contribute to the composition and canopy coverage of the site.

1.4.10 A key exception from the list of important trees and those of inherent but low value is the remains of a coniferous plantation in the southern part of the site. P1 is distinct from the wider tree assemblage in that it is a transient feature of the site by definition, i.e. a crop of young trees harvested for the Christmas Tree market. It is currently in a state of arrested management and partially harvested; improvements to it's performance, or transition to a wildlife or amenity asset with long-term potential, are not likely without considerable investment and positive planned intervention.

1.4.11 Searches reveal the absence of records for ancient or veteran trees within influence of the site. This has been verified on the ground during the tree surveying process. Accordingly there are no trees that might be judged to be irreplaceable or of

exceptional biodiversity, cultural or heritage value because of their age, size and condition.

2 Statutory Designations

2.1 Conservation Area

2.1.1 Background checks have confirmed that the site does not fall within a conservation Area (Waverley Borough Council, cited November 2022). Accordingly, the amenity value of the trees is not elevated to preserving or enhancing any unique or distinctive interest linked to the setting.

2.2 Tree Preservation Orders

2.2.1 At the time of writing, no Tree Preservation Orders have been confirmed on the site. The nearest TPOs in effect occur on third party land to the north and east, and are beyond the influence of the proposal.

2.2.2 It is known that WBC are considering the making of a TPO as part of their precautionary response to the emerging development proposal, commensurate to the number and maturity of the trees present.

2.2.3 The likelihood of a TPO being served has been anticipated since the early stages of Aspect Arboriculture's appointment, accordingly the iterative process has advanced as if the trees were already protected. This approach has ensured the making of a TPO would not generate additional design constraints, or obligate the need for retrospective, additional consideration in response to an Order being made.

2.2.4 In the interest of assisting WBC make an effective TPO, the tree survey has been agreed to be an appropriate baseline on which an Order could be based[3]. In accordance with government guidelines, the tree survey would allow the council to select trees and tree groups identified within the survey for protection, especially those: 'whose removal would have a negative impact on the local environment and its enjoyment by the public'. Moreover, distinctions between the trees recorded within the survey can be used to: 'show that protection would bring a reasonable degree of public benefit in the present or future'[4].

[3] Appendix A, para ii
[4] Tree Preservation Orders and trees in conservation areas (2012), Paragraph: 007 Reference ID: 36-007-20140306, cited online: www.gov.uk

3 Policy Review

3.1 The National Planning Policy Framework

3.1.1 The NPPF (2021) provides planning policy guidance at a National level. Paragraph 131 of the Framework sets out aspirations to secure increased tree cover within new developments, comprising both new tree planting, and the retention of existing trees where possible: *'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible'.*

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

3.1.1 In respect of Veteran Trees and Ancient Woodland, paragraph 180c requires that development proposals award particular consideration to these features; stating that *'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists'.* For clarity, there are no veteran or ancient trees, or any designated areas of ancient woodland within influence of the application area, against which the tests of paragraph 180c can be applied.

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

3.2 Waverley Borough Council

3.2.1 In terms of development control at a local level, Waverley Borough Council has a statutory obligation to ensure adequate provision is made for the preservation of trees through Section 197 of the Town and Country Planning Act (1990).

3.2.2 Saved Policies within the Waverley Borough Local Plan (2002) and the Waverley Borough Local Plan Part 1: Strategic Policies and Sites (adopted February 2018), are understood to comprise the Council's current primary development control documents, wherein Policies D4, D6, D7 and C7, and Policy NE2, set out the Council's tests considered relevant to trees in the context of development (relevant parts reproduced below).

3.2.3 **Saved Policy D4** (Design and Layout):

'The Council will seek to ensure that development is of a high quality design which integrates well with the site and complements its surroundings. In particular development should:-

(d) pay regard to existing features of the site such as landform, trees, hedges, ponds, water courses and buffer zones, walls or buildings.'

3.2.4 **Saved Policy D6** (Tree Controls):

'The Council will protect significant trees and groups of trees by using Tree Preservation Orders, Planning Conditions and Agreements, and by exercising control over trees in Conservation Areas. In doing so, the Council will have regard to:-

(a) the condition of the trees;

(b) their contribution to the public amenity of the area including the appropriateness of the trees to their surroundings and the amount of tree cover in the area; and

(c) the historical significance of the trees and/or rarity of the species.

The Council will encourage good management of important trees and groups of trees. Where work is proposed to protected trees or groups of trees the Council will take account of public safety and the retention of amenity, historic and wildlife value. Where appropriate, new tree planting will be required.'

3.2.5 **Saved Policy D7** (Trees, Hedgerows and Development):

'Development proposals on sites which contain, or are close to, important trees, groups of trees or hedgerows should provide for their long-term retention. The Council will:-

(a) not permit development which would result in the loss of important trees or groups of hedgerows;

(b) require that trees or hedgerows which are to be retained are adequately protected during construction to avoid damage including activities causing soil compaction or severance of roots;

(c) require adequate separation between important trees or hedgerows and the proposed development so as to secure their long-term retention and allow for their development;

(d) require the planting of new trees and other vegetation where appropriate;

The Council may attach planning conditions, seek planning obligations or make Tree Preservation Orders to ensure future protection and management of important trees including new planting where appropriate.'

3.2.6 **Saved Policy C7** (Trees, Woodlands and Hedgerows):

'The Council will seek to ensure that the extent of tree cover in the Borough is maintained and in particular will resist the loss or seek the replacement of trees woodlands and hedgerows in areas which:

(a) contain features that are characteristic or make a significant contribution to the appearance of the landscape or of the streetscape;

(b) are of wildlife interest;

(c) are of historic significance; and

(d) are of significance for recreation.

Where there are hedgerows on a development site, opportunities for improving the hedgerows through landscape management will be sought.'

3.2.7 **Policy NE2** (Green and Blue Infrastructure):

'The Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough.'

3.3 Emerging Waverley Borough Council Local Plan Part 2

3.3.1 It is also known that Waverley Borough Council are in the process of preparing the second part to their new Local Plan which will be known as the Waverley Borough Council Local Plan Part 2: Site allocations and Development Management Policies. A Pre-submission version has been published for consultation (November 2020); within which, Policy DM8 *Trees, Woodland, Hedgerows and Landscaping* is relevant to trees in the context of development (relevant parts reproduced below).

3.3.2 **Emerging Policy DM11** (Trees, Woodland, Hedgerows and Landscaping):

'Development should:

a) retain woodland, important trees, groups of trees and hedgerows;

b) adequately protect trees and hedgerows during all phases of development to avoid damage including activities causing soil compaction or severance of roots;

c) provide adequate separation between trees or hedgerows and the proposed development, so as to secure their long-term retention and potential growth, including for trees to be planted as part of the development's landscaping scheme;

d) provide suitable, preferably native, species for planting and the creation of wildlife habitats, refuges and connectivity; and

e) incorporate high quality landscape schemes, appropriate to the scale, nature, and location of the development. Proposals should include details of the long term management and maintenance of new and existing trees and landscaping.

Where significant harm to existing woodland and important trees and hedgerows cannot be avoided, it should be adequately mitigated for, or, as a last resort, compensated for. Proposals which would result in the loss or deterioration of irreplaceable habitats or a detrimental impact on the landscape character of the area will not be permitted unless there are wholly exceptional reasons and a suitable compensation strategy exists.

The Council may attach planning conditions, seek planning obligations or make Tree Preservation Orders to ensure future protection and management of important trees including new planting where appropriate.'

4 Arboricultural Impact

4.1 The Iterative Process

4.1.1 The proposals maximise the delivery of trees as natural capital by way of a planned and determined response to the significant number of value that influence the site, seeking their retention and long-term integration as a priority objective.

4.1.2 The aim of retaining important trees has been underpinned by the comprehensive tree survey, which is compliant with accepted industry standards and best practices for arboricultural decision making.

4.1.3 The layout has responded progressively to avoid mis-placed tree retention and avoidable tree loss; eight arboricultural assessments of emerging impact have been prepared to guide the design over 16 months.

4.1.4 The practice of refinement has enabled a high degree of technical confidence for effective mitigation and justified tree removal, per consultation with WBC's arboricultural officers. Proposed tree removal and mitigation are described in subsequent sections of this report and illustrated at Appendix D.

4.2 Net Tree Removals[5]

4.2.1 Trees and hedgerow are recommended for removal where:

a) it is necessary and unavoidable to site development within proximity to existing trees and hedgerow, such that they cannot be confidently retained in the long-term as living features, and/or

b), where the amenity value of the tree or hedgerow will be significantly reduced as a result of the proposals, particularly if already of a low retention priority.

4.2.2 In all cases, tree removal has been assessed in combination with the need for high standards of design and the benefits the development will yield overall.

4.2.3 The development will be delivered in three phases per the phasing Plan at Appendix G. The removal of the trees and hedgerow sections will major in Phase 1 to form the proposed vehicular access alongside cycle/pedestrian links. It is anticipated that mitigation replanting will also be delivered on a phase-by-phase basis, accordingly there will be a soft transition between the existing and proposed degree of canopy coverage on the site. Introducing trees in stages will also provide benefits linked to establishment rates, diversity and appearance.

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

4.2.4 To accommodate the proposed masterplan and access strategy, the trees and hedgerow sections detailed within Table 1 will need to be removed, having first been granted full consideration for retention by default[6].

Table 1: Net Tree Removals by BS5837 Category and Composition

Category A	Category B	Category C
All retained	T28 English Oak	T14 Field Maple
	G17 +Δ	T15 and T27 Ash
		T16 Holly
		T17 English Oak
		T23, T25, T26 Cherry
		T24 and T64 Horse Chestnut
		T30 and T38 English Oak
		T40 Hawthorn
		T131 Goat Willow
		T132 and T133 Sycamore
		G1+Δ, G10+, G14+Δ
		H2Δ , H3+Δ, H4+Δ
		P1 Plantation (remnant)
Category A Total	**Category B Total**	**Category C Total**
Zero	1 individual tree	16 individual trees
	1 partial group of trees	1 group of trees
		2 partial groups of trees
		2 sections of Hedgerow
		1 Plantation (remnant)

+ Denotes assemblage of three or more species (refer to appendix B)
Δ Denotes partial removal of tree group or hedgerow

4.2.5 Eleven of the individual trees proposed for removal occur within the footprint of the proposed Knowle Lane access, including associated earthworks and visibility requirements[7].

4.2.6 Ten of the affected trees are of low quality and outlook; there is agreement that they are not important in maintaining the appearance of the Knowle Lane frontage, nor key trees within the wider, more-established boundary collection which is a higher priority to retain.

4.2.7 The removal of a single moderate Oak Tree (T28) does not constitute loss of a unique or major tree from the boundary collection in which it occurs. By virtue of its current

[6] Appendix A, Para vii
[7] Appendix A, Para iv

size and location, the removal of T28 will not result in the fragmentation of the boundary or significant alteration in its appearance. Its removal must be seen in the context of its proximity to the natural break in the frontage treeline, generated by the present-day driveway leading into the site. Nevertheless, owing to the natural propensity of Oak to eventually attain large crowns and long life expectancy, there is an intention to mitigate for this tree directly, and with a species of similar capacities (per the submitted landscape details).

4.2.8 The remaining trees and hedgerow sections to be cleared occur within the site interior, where their loss is not expected to be publicly perceptible. With the exception of Horse Chestnut T64 and plantation remnant P1, their removal is sought to enable pedestrian and vehicular connectivity between the various site parcels and the wider setting, including the Downs Link[8].

4.2.9 Horse Chestnut T64 is proposed for removal on account of its poor condition and compromised crown development; any existing amenity it currently holds is in part owing to its cohesive form with Horse Chestnut T65. Since T65 is already in a state of terminal decline, deterioration in T64 is expected to accelerate by way of over-exposure. In combination with the effect of Horse Chestnut Leaf Miner *Cameraria ohridella*, the visual and practical outlook for the trees, adjacent to an area of equipped play, is not positive. To retain T64 would be to overlook the occasion to replace it with a specimen tree of improved compatibility and amenity potential[9].

4.2.10 Plantation P1 is a recent and transient feature of the site, established for commercial interest in the Christmas Tree market and not as a wildlife or amenity asset. Harvesting appears to be piecemeal and continued management and restocking arrested. It would not be realistic to consider the plantation to be a long-term feature of the site, i.e. a woodland, without considerable investment and positive intervention. Its origins, outlook and relative amenity currently preclude it from qualifying for protection by way of a Tree Preservation Order.

4.2.11 There are eight additional trees to those detailed within Table 1 that will need to be considered for removal, owing to their qualification as category U trees[10]. The condition and outlook of these particular trees is diminished within the existing usage of the site, such that any existing value is reasoned to be lost within the next decade, irrespective of the development proposals.

4.2.12 The extent of tree removal put forward will only be justified on balance with the confident retention of important trees, and the provision of mitigation replanting[11]. Important trees comprise the boundary assemblages and internal Oaks of Category A and B status. In contextualising these losses against the value of the important, retained tree stock, the affected trees would not qualify for inclusion within a defensible Tree Preservation Order, if such an provision were to be made.

[8] Appendix A, Para v
[9] Appendix A, Para ix
[10] [T29], [T39] and [T41] Ash; [T42] Cherry; [T61] Red Horse Chestnut; [T62], [T63] and [T65] Horse Chestnut
[11] Appendix A, para vii

4.3 Canopy Change Assessment

4.3.1 Canopy cover has been assessed as a two dimensional metric, revealing the spread of canopy cover within influence of the application site. Canopy cover can be defined as the area of leaves, branches, and stems of trees covering the ground when viewed from above. Since canopy cover can be linked to the provision of ecosystem services, the effect of the proposal on canopy cover can also be linked to the capacity of the site to deliver these various benefits[12].

4.3.2 Allowing for trees that are offsite and considered within influence of the application area, circa 19% of the site is affected by canopy cover. Before mitigation, the losses described at 4.1 reduce this to circa 17%. The circa two percent reduction will consequently become the focus of mitigation replanting, aimed at enhancing and uplifting this provision above the extant baseline. The extent and distribution of change before mitigation is illustrated at figure 1.

Figure 2: Canopy Change Assessment

[12] Treeconomics (2014)

4.4 Mitigation Replanting

4.4.1 The principle of tree removal to facilitate development generates a responsibility to consider replacement planting. The illustrative masterplan (Figure 3) reveals that a substantial replanting offering is feasible.

4.4.2 Per the submitted landscape details, the proposals incorporate extensive new tree and hedgerow planting, providing enhancements to hedgerows and tree lines to strengthen the existing network. There is a substantial uplift in specimen and outlying tree provision.

Figure 3: Illustrative Masterplan

4.4.3 There will be improvements in the distribution of canopy within the site interior, mainly by way of a tree-lined street approach. Improvements will also be linked to enhancing the diversity and resilience of the extant tree assemblage, both in terms of its species composition and its structure.

4.4.4 A key benefit to be delivered through mitigation replanting is a substantial uplift in long-term canopy cover, including compensation for the 2% canopy cover to be removed.

4.4.5 Owing to the focus on selecting low quality canopy for removal (per Table 1), the long-term outlook and condition of the overall tree stock providing these services will benefit by way of reliance on high quality, healthy trees sourced from nursery grown stock.

4.4.6 The transition with the Downs Link and proposed vehicular access in particular benefit from replanting, such that the canopy provision within these areas will increase, and deliver more by way of seasonal interest. Per pre-application discussion and the landscape details supporting this application, this already includes the use of large canopy and unusual species i.e. *Juglans nigra* and statement trees of seldom-found seasonal brilliance i.e. *Cornus Kousa*[13].

4.5 Vulnerable Trees

4.5.1 The proposals necessitate works within the root protection areas of twelve separate trees, comprising singular new hard surface introductions and minor excavations. There are no combined impacts of this type.

Table 2: Root Protection Area Encroachment

Tree Number	Supervised Excavation (m^2/%)		Above Soil Surfacing (m^2/%)	
T18 English Oak	116.5m^2	16.5%		
T33 English Oak	32.1m^2	4.7%		
T44 English Oak			6.9m^2	2.1%
T45 English Oak			54.9m^2	8.1%
T57 English Oak			9.5m^2	1.7%
T58 English Oak			15.8m^2	2.2%
T68 English Oak	1.9m^2	0.3%		
T105 English Oak	1.5m^2	0.6%		
T112 Ash	14.3m^2	6.0%		
T134 English Oak			78.2m^2	11.1%
T136 English Oak			70.2m^2	15.5%
T183 English Oak	39.6m^2	8.3%		

4.5.2 The six English Oak affected by new above surface introductions are attributable to the provision of new pedestrian connections. Since these are formed on previously unsurfaced ground, CellWeb™ has been selected as an appropriate and robust solution to mitigate against any risk of harm associate with forming these surfaces. CellWeb™

[13] Appendix A, Para ix

will prevent RPA compaction and restrict excavation alongside associated risk of root severance.

4.5.3 The extent of RPA coverage presented by new hard surfacing is below the threshold guideline put forward at BS5837 clause 7.4.2.3, and is confidently expected to be within the retained trees' capacity to tolerate. Reliance on this form of mitigation has been accepted in principle, however detail will be necessary to show that it is deliverable where it is relied on in due course[14].

4.5.4 The remaining six incursions are instances where it will be necessary to incur a small degree of excavation. These largely relate to areas where encroachment from new hard surfacing is minor and it is not feasible to utilise a no-dig response. Under these scenarios it will be acceptable to adopt the principles of BS5837 concerning manual excavation techniques and root pruning (with the added precaution of arboricultural auditing), to permit the excavation work to occur without undue concerns for the trees' future health or vitality.

4.5.5 Notwithstanding the importance of the affected trees, the extent of effect has been reduced through the iterative process in so far as design principles allow. In combination with our opinion of the tree's capacity to tolerate the change, the impacts have been also been limited to extents that can be managed effectively[15]. The location and relative extent of RPAs encroachment is illustrated within the Preliminary Tree Protection Plan at Appendix D.

4.5.6 In all cases where trees are to receive RPA encroachment, it is recommended that these are installed in conjunction with decompaction measures below the footprint of encroachment (in the case of no-dig installations), or adjacent to them (in the case of excavations). In all instances the retained portion of RPA should receive a one off soil drench application (to apply nutrients) during first consecutive growing season. These measures are considered prudent for encouraging root (re)development and the availability of key nutrients that assist in the trees ensuing response.

4.6 Pruning Works[16]

4.6.1 Pruning works are recommended intermittently throughout the internal edges of retained boundary groups. This is required to provide sufficient clearance to accommodate the erection of scaffolding and vertical clearance over private amenity areas. The work is anticipated to amount to the shortening/removal of secondary branches only, and is considered to be achievable without irremediable harm to amenity, tree health or canopy coverage potential.

4.6.2 Although not required to facilitate construction, it is recommended that dead branches are removed from the canopies of retained trees. This will help mitigate the risk of future tree related hazards emerging and associated apprehension. It should be noted

[14] Appendix A, Para vi
[15] Category A trees: 18, 44, 57, 58, 68, 105, 134, 136 and 183
[16] All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

that the tree a have been managed extensively by way of pruning of deadwood, and this will extend some benefit to controlling risk scenarios in the proposed context by default.

4.6.3 Pruning works should be undertaken in accordance with section 7.3 (for removal of deadwood) and section 7.6 (for crown lifting) of BS3998:2010, by a competent tree contractor, to ensure that cuts are performed correctly and positioned to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

4.7 Protective Barriers

4.7.1 It will be important to protect retained trees' above-ground structures and underlying RPAs from damage during demolition and construction. To achieve this, tree protection barriers should be erected prior to the commencement of any works and consist of the default barrier specification provided in BS5837:2012. The locations for protective fencing should be determined as part of a detailed tree protection strategy which could be secured by condition.

4.7.2 Although barrier positions will need to be reviewed in conjunction with a construction phasing plan, initial locations for default protective fencing are illustrated within the Preliminary Tree Protection Plan (appendix D) with a bold blue line. It is expected that tree protection barriers will need to be relocated to a secondary positions or temporarily removed to facilitate the introduction of hard surfacing within RPAs. Where this is will be necessary fencing must be dismantled under the supervision of the project arboriculturist and secondary positions reviewed to ensure barriers are effective in their purpose. Again, this should be determined as part of a detailed tree protection strategy that is secured by condition.

5 Conclusions

5.1.1 Aspect Arboriculture has carried out a detailed survey of the trees present on the site, including hedgerows. The tree survey has been used to inform pre-application discussion with the Local Authority and to facilitate the iterative design process.

5.1.2 There are no veteran, ancient or protected trees on site, and no protected trees adjacent to the site are harmed by the proposals.

5.1.3 The proposals retain all important trees, groups of trees and hedgerows, including all those identified as priorities to integrate during pre-application engagement.

5.1.4 Where trees, groups of trees and hedgerow are directly affected and must be removed, it cannot be avoided; new tree and hedgerow planting has been proposed to offset the effect. The removal and replacement of trees can be phased to soften effect.

5.1.5 There will be a significant improvement in public access to the trees, which is a prerequisite to maximising public their benefit delivery. There will be no net loss of canopy cover on the site.

5.1.6 Where it has not been practicable to avoid development within close proximity to trees, effective construction methodologies and tree protection measures are relied on.

5.1.7 In conclusion, all requisite measures have been employed to ensure arboricultural harm has been reduced as far as possible, prior to outline examination. Subject to the implementation of appropriate mitigation measures, the proposals will not result in significant harm to the tree cover on the site, and its amenity. The nature of the development is considered acceptable from the arboricultural standpoint.

6 Recommendations

6.1.1 A detailed Arboricultural Method Statement supported by 1:500 scale technical drawings should be prepared which expand on Appendix D. This could be secured by Condition or the scope of Reserved Matters application. Details of proposed levels and service routes should be included; a scheme for auditing tree protection and subsequent reporting to the Council should feature explicitly throughout.

Prepared By:

Patrick Haythornthwaite FdSc MArborA
Principal Arboricultural Consultant

E: patrick.haythornthwaite@aspect-arbor.com
T: 01295 276066

APPENDICES

APPENDIX A

MINUTES OF SITE MEETING (22/11/22)

Minutes of site meeting attended by Ian Brewster and Theo Dyer (WBC) with Richard Curtis (Aspect Arboriculture), dated 22nd November 2022; accepted by email 29th November 2022.

i. The tree survey has been introduced and agreed to be a reliable record on which to make a judgement regarding the emerging arboricultural effect of the proposal. The trees have been considered in full in terms of their emerging constraint to date.

ii. The tree survey will be used to inform the making of a Tree Preservation Order, ensuring efficiency in its relationship to the proposals and the extant tree cover. A combination of Individual, Group and Woodland Type designations will be used; the use of an Area Type Order will be avoided.

iii. We agreed that there would realistically be no defensible break in the TPO to be confirmed along the site's eastern boundary abutting the Downs Link. The effect of creating a pedestrian cycle connection on the boundary would therefore need to be demonstrated in light of a TPO constraint, at the appropriate time.

iv. The tree survey distinguishes between the principal trees on the Knowle Lane frontage, and the those that are not intrinsic to its appearance, functionality, and integrity (typically understory). The TPO will also make this distinction, thereby omitting the weaker trees on this boundary affected by the access proposals T14-T17 and T23-T30. The access focuses effect on these weaker trees by design and seeks to rein the principal trees which would be protected.

v. Proposal to connect the main body of the site with its eastern parcel by way of the central treeline are acceptable, but only on the provision that the principal trees are unaffected (T56-T59). Reliance on the use of no-dig solutions to form a footway within this area is acceptable in principle, however service roads must avoid RPA incursion.

vi. A no-dig solution for creating a footway connection across the RPA of T134 will need to be demonstrated.

vii. The extent of tree removal put forward will only be justified on balance with the confident retention of important trees. Important trees comprise the boundary assemblages and internal Oaks of Cat A and B status

viii. Where trees and hedgerow are shown to be removed, it will need to be unavoidable i.e., the logical process per BS5837 has been applied in full.

ix. T61-T65 (Horse Chestnuts) will be removed and replaced with bespoke large canopy bearing replacements. The use of uncommon trees with visual interest would be encouraged (*Juglans nigra for example). Cornus kousa* would also be a welcome addition linking to the Champion at Milford Hospital. Mitigation opportunities should not seek to replicate the extant tree stock but should instead seek to respond to the proposed setting by way of visual interest, long-term compatibility, and boundary reinforcement.

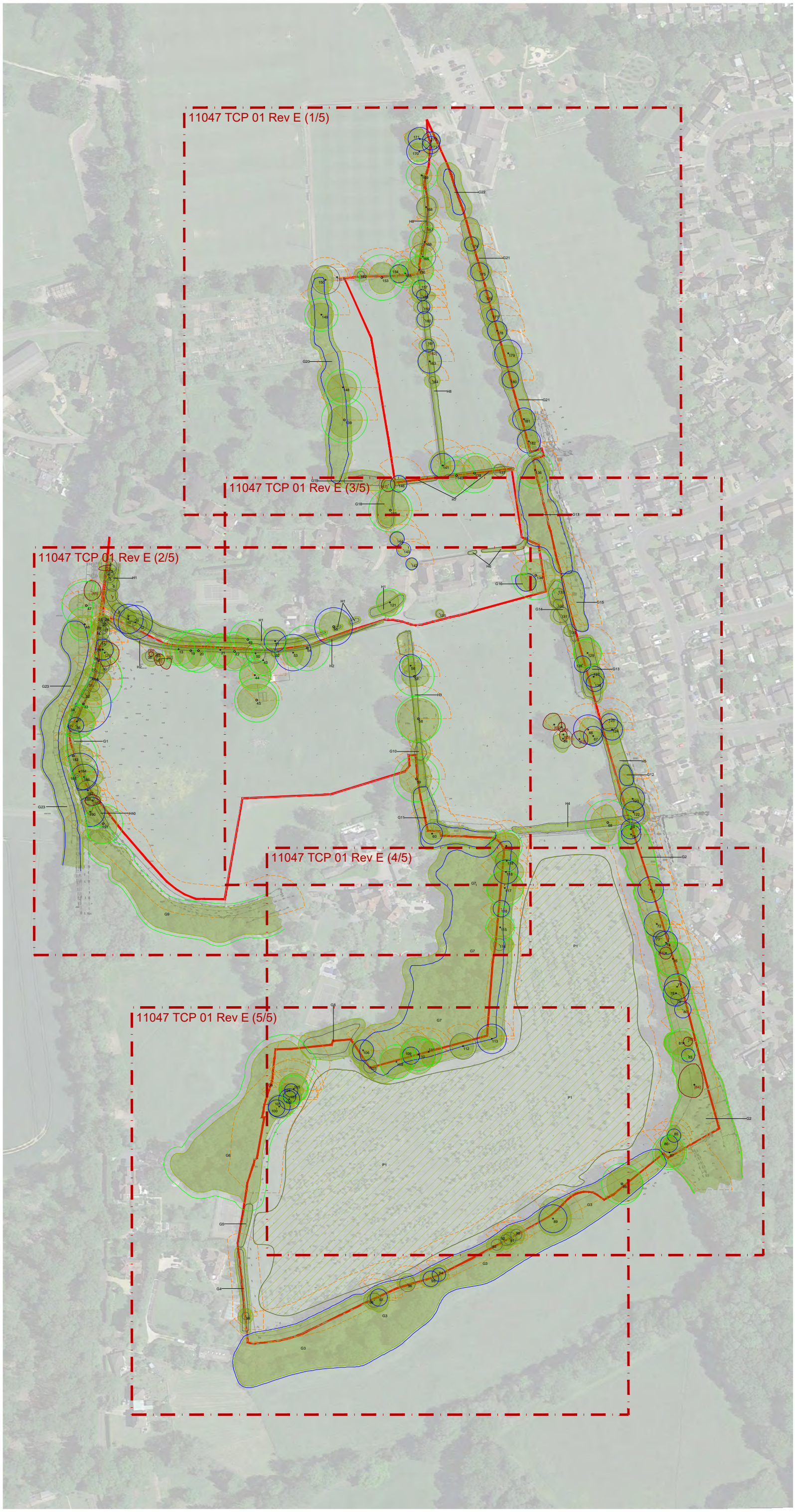
x. Services and below ground infrastructure: new introductions *must* be sited outside of RPAs.

xi. Opportunities to improve the ecological role of the trees would be encouraged i.e., by way of habitat replication tree works and reuse of arisings on site.

DRAFT

APPENDIX B

TREE CONSTRAINTS PLAN (11047 TCP 01 Rev E)



1:2500 @ A3

0m 20m 40m 100m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- Intermittent Plantation

Note: Trees 26, 27, 32, 34, 37, 89, 109, 116, 119-121, 125-127, 135, 142-144, 147, 162, 169-181, 188, 189, Groups G4-G6, Hedgerows H1, H2, H10, parts of Groups G2, G3, G7-G9, G11, G13-G23 and parts of Hedgerows H5, H6 & H9 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 1, 3, 5, 14-18, 26, 28, 32-35, 134, 183, 184, 186-188, 190, 191 and Groups G9 & G16 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Land East of Knowle Lane, Cranleigh
Tree Constraints Plan

CLIENT

Gleeson Strategic Land

SCALE	DATE	DRAWN
1:2500 @ A3	OCT 2022	JH/GW

DRAWING NUMBER	REVISION
11047 TCP 01 Rev E (Overview)	E

Based on: 2207052 - Knowle Green Cranleigh - Topographical Survey Final Rev A.dwg

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
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Note: Trees 26, 27, 32, 34, 37, 89, 109, 116, 119-121, 125-127, 135, 142-144, 147, 162, 169-181, 188, 189, Groups G4-G6, Hedgerows H1, H2, H10, parts of Groups G2, G3, G7-G9, G11, G13-G23 and parts of Hedgerows H5, H6 & H9 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

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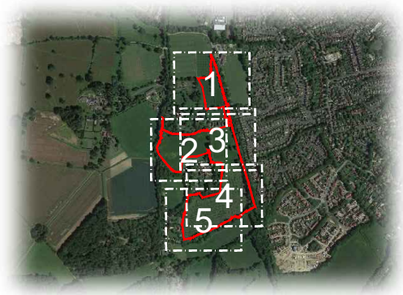

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE

Land East of Knowle Lane, Cranleigh
Tree Constraints Plan

CLIENT

Gleeson Strategic Land

SCALE	DATE	DRAWN
1:1000 @ A3	OCT 2022	JH/GW

DRAWING NUMBER	REVISION
11047 TCP 01 Rev E (1/5)	E

Based on: 2207052 - Knowle Green Cranleigh - Topographical Survey Final Rev A.dwg

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
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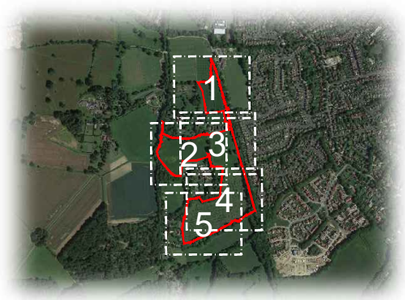

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Land East of Knowle Lane, Cranleigh
Tree Constraints Plan

CLIENT

Gleeson Strategic Land

SCALE	DATE	DRAWN
1:1000 @ A3	OCT 2022	JH/GW

DRAWING NUMBER	REVISION
11047 TCP 01 Rev E (2/5)	E

Based on: 2207052 - Knowle Green Cranleigh - Topographical Survey Final Rev A.dwg

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0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- Intermittent Plantation

Note: Trees 26, 27, 32, 34, 37, 89, 109, 116, 119-121, 125-127, 135, 142-144, 147, 162, 169-181, 188, 189, Groups G4-G6, Hedgerows H1, H2, H10, parts of Groups G2, G3, G7-G9, G11, G13-G23 and parts of Hedgerows H5, H6 & H9 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

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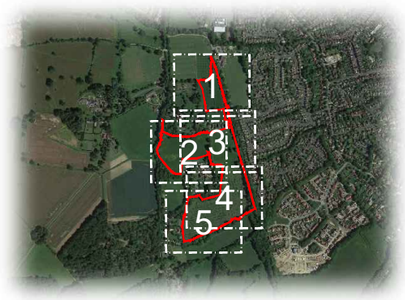

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Land East of Knowle Lane, Cranleigh
Tree Constraints Plan

CLIENT

Gleeson Strategic Land

SCALE	DATE	DRAWN
1:1000 @ A3	OCT 2022	JH/GW

DRAWING NUMBER	REVISION
11047 TCP 01 Rev E (3/5)	E

Based on: 2207052 - Knowle Green Cranleigh - Topographical Survey Final Rev A.dwg

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
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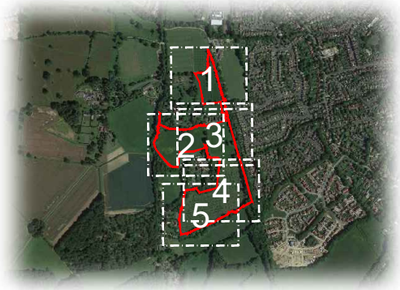

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE

Land East of Knowle Lane, Cranleigh
Tree Constraints Plan

CLIENT

Gleeson Strategic Land

SCALE	DATE	DRAWN
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DRAWING NUMBER	REVISION
11047 TCP 01 Rev E (4/5)	E

Based on: 2207052 - Knowle Green Cranleigh - Topographical Survey Final Rev A.dwg

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0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
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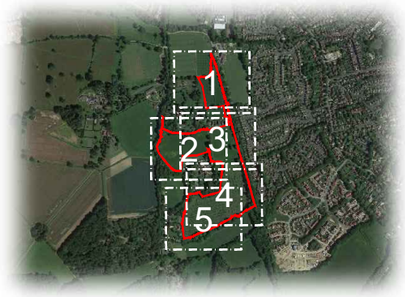

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REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE

Land East of Knowle Lane, Cranleigh
Tree Constraints Plan

CLIENT

Gleeson Strategic Land

SCALE	DATE	DRAWN
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DRAWING NUMBER	REVISION
11047 TCP 01 Rev E (5/5)	E

Based on: 2207052 - Knowle Green Cranleigh - Topographical Survey Final Rev A.dwg

APPENDIX C

TREE SURVEY SCHEDULE (11047 TS 01 Rev C)

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BS 5837:2012 Tree Schedule: Land East of Knowle Lane, Cranleigh

11047 TS 01 Rev C

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BS5837:2012 Tree Survey: Explanation of Survey Criteria

*Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority. *The RPA has been manipulated to allow for various site features, i.e. roads, structures or changes in levels. Please refer to the Tree Constraints Plan for these changes.*

e.g.: young, semi-mature, early-mature, mature or over-mature

Sequential reference number cited on all aspect drawing.

Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities.

Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.

Category U trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long term.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial							

Measured to the nearest 10mm; # denotes estimated diameter where access is not possible.

e.g.: above-average, average, below average or dead

General observations, i.e. defects, preliminary management recommendation, presence of pests/disease, perceived significance.

Height of first significant branch and/or canopy

e.g.: good, indifferent, poor, or hazardous

Colour band key:

Category A
Category B
Category C
Category U

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

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
1	Sycamore	350#	19	7.5	1#	2	7.5		7.25	6.25	Early Mature	Average	Poor	Inaccessible, situated within third party land Clad and obscured by Ivy, therefore unable to thoroughly inspect Etiolated form Component of mutually supressed group Unremarkable example of the species	C1	4.2
2	Sycamore	300#	19	2.75	0	1#	7.75		9	10	Early Mature	Dead	Hazardous	Standing deadwood Hazardous	U	N/A
3	Sycamore	300#	19	1#	5#	4.75	4		13	13	Early Mature	Average	Poor	Inaccessible, situated within third party land Clad and obscured by Ivy, therefore unable to thoroughly inspect Etiolated form Component of mutually supressed group Unremarkable example of the species	C1	3.6
4	English Oak	180#	15	3.5	0	4.25	7.5		7.5	3	Semi Mature	Average	Poor	Inaccessible, situated within third party land Clad and obscured by Ivy, therefore unable to thoroughly inspect Leans to the west Component of mutually supressed group Low arboricultural quality	C1	2.1
5	Sycamore	300#	19	5	5#	4.75	6		12#	12#	Early Mature	Average	Poor	Inaccessible, situated within third party land Clad and obscured by Ivy, therefore unable to thoroughly inspect Co-dominant stems from c.4.25m, tight over included union with lobed reactionary growth Etiolated form Component of mutually supressed group Unremarkable example of the species	C1	3.6
6	Ash	2* 280#	24	5#	4#	5#	4.75		16.5	16.5	Early Mature	Average	Poor	Inaccessible, situated within third party land Bifurcates from ground level Component of mutually supressed group Unremarkable example of the species	C1	4.8

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
7	Ash	360#	24	4#	3#	8.75	9.75		14	14	Early Mature	Average	Indifferent	Inaccessible, situated within third party land Etiolated form Component of mutually supressed group Unremarkable example of the species	C1	4.2
8	Ash	350#	24	5#	7	7.5	5.25		11	11.5	Early Mature	Below Average	Poor	Inaccessible, situated within third party land Clad and obscured by Ivy, therefore unable to thoroughly inspect Etiolated form Above average large diameter deadwood within the lower crown Slightly sparse at time of survey Component of mutually supressed group Unremarkable example of the species	C1	4.2
9	English Oak	825	24	6#	4	6.5#	8.5		9	10	Mature	Below Average	Indifferent	Situated on boundary of neighbouring third party land Restricted access Clad and obscured by Ivy, therefore unable to thoroughly inspect Etiolated form Above average internal deadwood Slightly sparse at time of survey Moderate example of the species at maturity	B12	9.9
10	Beech	295	18	6#	3.5	8#	4.25		5.5	5.25	Semi Mature	Average	Poor	Situated on boundary of neighbouring third party land Restricted access Supressed by companions to the west and the east Reduced future potential	C1	3.6
11	English Oak	940 oi	24	8#	12	10#	6.5		7	5	Mature	Below Average	Indifferent	Situated on boundary of neighbouring third party land Restricted access Clad and obscured by Ivy, therefore unable to thoroughly inspect Failed scaffold limbs within the southern aspect of the crown Etiolated form Above average internal deadwood Slightly sparse at time of survey Moderate example of the species at maturity	B12	11.4

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
12	Sweet Chestnut	395 oi	9	4#	7	3.75	2		5.25	5.5	Early Mature	Below Average	Poor	Clad and obscured by Ivy, therefore unable to thoroughly inspect Co-dominant stems from c.2m, western previously failed at c.2.25m Supressed by dominant companion Low arboricultural quality	C12	4.8
13	English Oak	900	20	8#	4	9.75	9		5.5	4.5 to the south	Mature	Average	Indifferent	End component of semi formal field boundary collection Average internal deadwood Overhead utility cable runs under northern aspect of the crown Large diameter limb removals Unbalanced form, biased to the south Structure typical for the species within the current context High collective value	A2	10.8
14	Field Maple	425 oi	16	5.5	4.5	7	7.75		4.75	5	Early Mature	Below Average	Indifferent	Clad and obscured by Ivy, therefore unable to thoroughly inspect Sparse crown for species Dominant component of G1 Low individual merit	C1	5.1
15	Ash	280#	17.5	5.5	5.5	4.5	5.5		6.5#	8	Semi Mature	Average	Poor	Clad and obscured by Ivy, therefore unable to thoroughly inspect Stem inaccessible due to steep embankment and dense understory Etiolated form Dominant component of G1 Low individual merit	C1	3.3
16	Holly	425 270 210 160	13.5	5.25	4.5	4.5	5.25		3	0.5 to the east	Early Mature	Average	Poor	Multi stemmed from ground level to c.1.5m Dominant component of G1 Unremarkable example of the species	C12	6.9
17	English Oak	435 oi	12	5	5	5.25	7.25		5.75	5	Early Mature	Below Average	Poor	Clad and obscured by Ivy, therefore unable to thoroughly inspect Above average internal deadwood Sparse crown for species Dominant component of G1 Reduced future potential	C1	5.1

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
18	English Oak	1315 oi	19	7	11.75	14.5	12#		3.25	7 to the west 3.25 to the east	Mature	Below Average	Indifferent	Clad and obscured by dense Ivy, therefore unable to thoroughly inspect Unbalanced crown scaffold structure, biased to the south Above average large diameter deadwood within the lower crown Minor storm damage within the upper crown Principal component of roadside collection	A2	15
19	English Oak	1125 at c.1.75m	22	9.5#	7.5	11.75	10.5		6 to south	4.25 to south	Mature	Below Average	Indifferent	Mid component of semi formal field boundary collection Average internal deadwood Overhead utility cable runs under northern aspect of the crown Large diameter limb removals Unbalanced form, biased to the south Storm damage throughout crown Minor dieback to upper crown High collective value	A2	13.5
20	English Oak	1200	22	8#	11.25	10.25	7.75		5.5 to south	2.25 to south	Mature	Below Average	Indifferent	Mid component of semi formal field boundary collection Average internal deadwood Overhead utility cable runs under northern aspect of the crown Large diameter limb removals Large partially occluded pruning wound with signs of active decay on south side of trunk at c.2.5m Large tear out wound to western scaffold structure from c.8m to c.11m Tear out wound at c.6.25m on northern aspect of crown Multiple woodpecker holes throughout crown scaffold structure High collective value	A2	14.4
21	English Oak	880	18.5	11#	8.25	11.75	8.5		4.5 to south	2.5 to south	Mature	Average	Indifferent	Mid component of semi formal field boundary collection Average internal deadwood Overhead utility cable runs under northern aspect of the crown Large diameter limb removals Large partially occluded pruning wound with signs of active decay at c.4.25m Unbalanced form, biased to the south Storm damage throughout crown Minor dieback upper crown High collective value	A2	10.5

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
22	English Oak	1080	21	11#	9.5	11.75	7.25		4 to south	4 to the south	Mature	Below Average	Indifferent	End component of semi formal field boundary collection Average internal deadwood Overhead cable runs under northern aspect of the crown Large diameter limb removals Unbalanced form, biased to the south Structure typical for the species within the current context Minor cavities between buttresses Slightly sparse crown for species High collective value	A2	12.9
23	Cherry	120	6	5.5	2.25	0	3.5		4	3.25	Semi Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Readily replaceable at current size Low arboricultural value	C12	1.5
24	Horse Chestnut	150	6.5	3.5	3.5	2.75	2.5		1	0.5	Semi Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Readily replaceable at current size Low arboricultural value	C12	1.8
25	Cherry	165	9	3.25	3.25	3	2.5		4	4	Semi Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Readily replaceable at current size Low arboricultural value	C12	2.1
26	Cherry	245 oi	8	9.5	2.75	0	6.5		6	5.5	Semi Mature	Average	Poor	Heavily clad and obscured by Ivy, unable to thoroughly inspect Significant lean to north from ground level Low arboricultural quality	C12	3
27	Ash	195	8.5	6.25	3.75	0	4.75		2.25	2	Semi Mature	Below Average	Poor	Significant lean to north from ground level Significant dieback to eastern aspect of crown Low arboricultural quality	C12	2.4
28	English Oak	550 oi	13.5	7.25	7.75	4.75	7.75		5 to east	4 to east	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Unbalanced scaffold structure, biased to north Supressed by neighbouring companion T29 Prominent within moderate distance views form the highway to west	B2	6.6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
29	Ash	790	25	7.5	9.75	9	3.75		7.5 to east	4.25 to east	Mature	Below Average	Poor	Wide spreading primary union at c.6.25m Sparse crown for species Wound to northern aspect of base at c.0.5m, suspected *Kretzschmaria deusta* within wounding Leans to east from ground level Hazardous structural condition, unsuitable for retention	U	N/A
30	English Oak	410	9.5	7.25	6.25	3.5	4.25		4.75	4.5	Early Mature	Below Average	Indifferent	Leans to east from c.5.5m Multiple large dimeter limb removals to lower crown Dieback to single leader Unremarkable example of the species	C1	4.8
31	Norway Spruce	325	12	3.5	2.75	4.25	3.25		4.75	2.75	Early Mature	Average	Indifferent	Unbalanced scaffold structure, biased to the south Actively supressed by neighbouring companion T18 Unremarkable example of species	C1	3.9
32	Field Maple	220	11	3.25	3.25	3	3		3 to east	2.75 to east	Semi Mature	Average	Indifferent	Actively supressed by neighbouring companion T33 Readily replaceable at current size, low arboricultural value	C12	2.7
33	English Oak	1240	12.5	12	12.25	14	7		3 to east	3.75 to east	Mature	Below Average	Indifferent	Squat crown form Significant large diameter deadwood within the crown Sparse crown at time of the survey Dieback to upper crown Unbalanced crown form Prominent in moderate views highway to west Moderate example of species	B12	15
34	Sycamore	210 170	11	4.75	7.25	4.5	4.25		5	3.75	Semi Mature	Below Average	Indifferent	Appears self set Unremarkable example of species	C12	3.3
35	English Oak	790	19	8.75	12.25	11	8.75		5 to the east	3.25	Mature	Average	Indifferent	Co-dominant stems from c.4.25m union appears sound Significant soil erosion to the western aspect of base, exposing large diameter primary root structure Over extending limb to east Fibre buckling at c.4.5m to the trunk Principal component of roadside collection	A2	9.6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
36	English Oak	430	13.5	2.5	3.5	6.75	3		4 to east	2.5 to east	Early Mature	Below Average	Indifferent	Heavily supressed by neighbouring companion T35 Previous lower limb removals to crown lift Prominent within moderate distance views	B2	5.1
37	Holly	250	10	3	3.25	3	3		1.5	1	Semi Mature	Average	Indifferent	Readily replaceable at current size Low arboricultural value	C12	3
38	English Oak	310 120	12.5	2.5	5.5	7	6.25		3.25	2.5	Early Mature	Average	Indifferent	Unbalanced scaffold structure and crown, biased to south Leans to south from ground level Low arboricultural quality	C12	3.9
39	Ash	150	11	1.25	1.5	1.75	1.5		3.75	3.25	Semi Mature	Below Average	Poor	In a state of terminal decline, unlikely to offer a long-term future contribution	U	N/A
40	Hawthorn	195	7#	2.75	3.75	2.75	2.75		1.25	1	Semi Mature	Average	Indifferent	Large cavity with column of active decay to stem Readily replaceable at current size Low arboricultural value	C12	2.4
41	Ash	225 190 90	13	3.25	3.5	4.5	3.25		3.5	4.25	Semi Mature	Below Average	Poor	In a state of terminal decline, unlikely to offer a long-term future contribution	U	N/A
42	Cherry	235	10	0.5	3	6.5	5.25		2.5	3	Semi Mature	Below Average	Poor	Co-dominant stems from ground level, western stem has failed Significant lean to the south Anticipate future failures	U	N/A
43	English Oak	815	18	6.25	8	8.75	6		6.5	5	Mature	Average	Indifferent	2no minor bacterial bleeds at c.0.5m to eastern aspect of trunk Burring throughout stem Average internal deadwood Structure appears typical for species within current context Previous lower limb removals to crown lift Above average epicormic growth throughout Slight lean to south from ground level Crown cohesive with companion to south Principal component of internal collection	A2	9.9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
44	English Oak	845	21	9.25	11	8.75	9.75		5.5	4	Mature	Below Average	Indifferent	Average internal deadwood Slightly sparse crown for species Structure appears typical for species within current context Previous lower limb removals to crown lift Crown cohesive companion to south Principal component of internal collection	A2	10.2
45	English Oak	1240	17	10.5	13.25	11.25	12.75		4	3.5	Mature	Average	Indifferent	Previous lower limb removals to crown lift Woodpecker hole at c.8m within western aspect of crown Large tear out wound at c.8.5m within the western aspect of the crown Partially occluded wound to base at southern aspect Above average large diameter deadwood within southern aspect of the crown Principal component of internal collection Good example of species at maturity	A12	15
46	English Oak	825	22.5	6	7.5	9	9.5		5	7.5	Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Average internal deadwood and epicormic growth Prominent within views from adjacent highway Considered to be of high arboricultural value	A12	9.9
47	English Oak	1100#	18	8	10.5	8	11.5#		2.5	6.75	Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Large wound to the eastern aspect at c.3.5m Overhead utility cable runs through north aspect of crown at c.6.5m Above average large diameter deadwood within the lower crown Prominent within views from adjacent highway Considered to be of high arboricultural value	A12	13.2
48	Ash	380 330 oi	23	7	6.5	6.25	4.75		12#	12#	Early Mature	Below Average	Hazardous	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Heavily clad and obscured by Ivy, unable to thoroughly inspect Unbalanced biased north east Co-dominant ground level, union appears sound Northern stem has split on tension side of stem, future stem failure anticipated	U	N/A

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
49	English Oak	1050#	19.5	10#	9	9.75	8		1.75	5	Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Minor epicormic growth on scaffold structure Overhead utility cables run west to east through the southern aspect of the crown Large diameter limb failure to the northern aspect at c.1.75m Principal component of offsite collection Good example of species	A12	12.6
50	Holly	490 270 #	10	3.25	3.75	4	3.25		2.75	1	Mature	Below Average	Indifferent	Heavily clad and obscured by Ivy, unable to thoroughly inspect Ivy becoming overbearing and supressing upper crown Estimated diameter measurement due to excessive Ivy on stem Sparse upper crown Unremarkable example of species	C12	6.6
51	English Oak	600	17.5	9.5	8.25	9	9		4.5	3.75	Early Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Balanced radial crown scaffold structure Ivy has been previously severed, minor damage caused to trunk from cutting tool Above average large diameter deadwood within lower crown, average small diameter deadwood throughout upper crown Dominant component of offsite collection Moderate example of species	B12	7.2
52	Holly	170 90	8.5	2.5	3	3#	2.75		3	3	Semi Mature	Average	Poor	Situated on steep embankment Unsympathetic co dominant stem removal at c.1.5m Leans to the north from ground level, corrects at c.1.5m Unremarkable example of species	C12	2.4
53	English Oak	1010 oi	14.5	10#	6.75	9	7		4.25	2.5	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Minor internal deadwood Mutually supressed, cohesive and reliant on companion shelter Multiple tear out wounds from previously failed secondary scaffold limbs throughout the crown Prominent within moderate distance views Moderate example of species	B12	12

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
54	English Oak	1330 oi	18.5	10#	8.5	12.25	8.75		4.25	3	Mature	Below Average	Indifferent	Partially clad and obscured by Ivy Dieback to the northern aspect of the crown Large diameter limb removals to lower eastern aspect of the crown Crown cohesive with T53 Dominant component of internal collection	A2	15
55	English Oak	1050#	17	10#	11.75	9.75	9.5		1.75	3	Mature	Below Average	Poor	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Sparse crown for species Short annual extension growth Several pockets of decay within old pruning wounds to lower stem Unsympathetic reductions on lower scaffold limbs, leaving large dimeter wounding throughout Fruiting body in decay pocket within previous pruning wound at c.2.75 on the southern aspect of the trunk, unable to inspect from ground level - Recommend a climbing inspection for detailed assessment Multiple large diameter tear out wounds throughout crown scaffold structure Impact wound to western aspect at c.5m to western aspect Prominent within moderate distance views	B2	12.6
56	English Oak	620	14	6.5	6.75	4.75	5.5		5	3	Early Mature	Average	Indifferent	Previous lower limb removals to crown lift Cohesive crown with T58 Previous co-dominant stem removal from the southern aspect Slight lean to the east from ground level Prominent within moderate distance views Moderate example of species	B12	7.5
57	English Oak	1100#	17	9.25	9.75	6.75	8.25		3.25	3	Mature	Average	Indifferent	Heavily clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Average internal deadwood Cohesive with T57 Lower aspect of crown maintained by flail, from ground level to c.4.5m Principal component of internal collection Good example of species	A12	13.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
58	English Oak	1440	22	13.5	13.5	15.75	13.75		4	3	Mature	Average	Indifferent	Large diameter tear out wound to southern aspect at c.6.5m Above average internal deadwood Minor cavity between most northern buttress Principal component of internal collection Good example of species	A12	15
59	English Oak	1250#	19.5	13.25	10	9.5	11#		6.5#	4.25	Mature	Below Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Average internal deadwood of large diameter in lower crown Epicormic growth on lower stem Tip die back to northern aspect of crown Principal component of internal collection	A2	15
60	English Oak	570	19	9.5	10.5	3.75	4.5#		3.75	4.5	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Unbalanced scaffold structure and crown Barb wire attached and enveloped by lower trunk at c.1m Dominant component of linear belt situated along site boundary	B2	6.9
61	Red Horse Chestnut	555	9	7.75	5.25	3.5	7.25		2.25	1.25	Early Mature	Below Average	Poor	Large cavity and decay pocket at c.1m, extensive decay pocket ascends up trunk Future stem failure anticipated Hazardous structural condition, unsuitable for retention	U	N/A
62	Horse Chestnut	520	8.5	3.25	2.5	2.75	2.5		4	4	Early Mature	Dead	Hazardous	Standing deadwood Hazardous structural condition, unsuitable for retention	U	N/A
63	Horse Chestnut	530	16.5	5.5	5.75	5.75	5.25		2.5	1.25	Early Mature	Below Average	Poor	2nosStem failures at c.5.5m, significant decay pockets descend from wounding Future stem failure anticipated	U	N/A
64	Horse Chestnut	560	16.5	3.25	4.5	9	6.5		2	1.75	Early Mature	Average	Indifferent	Unbalanced scaffold structure and crown Tapering to lower trunk Unremarkable example of species	C12	6.6
65	Horse Chestnut	285 750	8	2.5	2.5	4.5	2.5		2.25	2	Mature	Below Average	Poor	Large cavity at c.1m, no occlusion, extensive decay pocket within In a state of terminal decline, unlikely to offer a long-term future contribution	U	N/A

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
66	Horse Chestnut	815	17.5	7.75	9#	9	5.75		2.5	1.25	Mature	Average	Indifferent	Tapering and minor ribbing to the trunk Minor scalping to surface roots adjacent to the base Prominent within moderate distance views Moderate example of species	B12	9.9
67	Red Horse Chestnut	540	13.5	3.25	5.75	6.5	3.5		2.5	2	Early Mature	Average	Indifferent	Unbalanced scaffold structure and crown Prominent within moderate distance views	B2	6.6
68	English Oak	1305 oi	19.5	11.75	5.75	12.5	11.25		2.5	4	Mature	Average	Good	Standalone specimen Above average epicormic growth throughout scaffold structure Well developed broad scaffold structure Prominent within views from the north and the south Good example of species	A12	15
69	Douglas Fir	540	15	6	4#	5#	5.25		8.5	8	Early Mature	Average	Indifferent	Slightly sparse crown at time of survey Dominant component of G2	B2	6.6
70	Scots Pine	550	14	5#	4.5	6#	6#		7.5	7.5	Early Mature	Below Average	Indifferent	Slightly sparse crown at time of survey Dominant component of G2	B2	6.6
71	Corsican Pine	700#	17					7#	8#	8#	Early Mature	Below Average	Indifferent	Partially obscured by Bramble, unable to thoroughly inspect Radial crown measurement due to restricted access Dominant component of G2	B2	8.4
72	Corsican Pine	700#	17	6.5#	6.5#	9#	8.25		4.5	3.5	Mature	Below Average	Indifferent	Partially obscured by Bramble, unable to thoroughly inspect Radial crown measurement due to restricted access Sparse crown for species Dominant component of G3	B2	8.4
73	Scots Pine	430#	13	4#	1#	5#	8.5		5.5#	5.5#	Early Mature	Average	Indifferent	Leans to the west from ground level Dominant component of G2	B2	5.1
74	Corsican Pine	650#	15					7#	5#	5#	Early Mature	Below Average	Indifferent	Radial crown measurement due to restricted access Dominant component of G2	B2	7.8

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
75	Scots Pine	650#	13					4#	5#	5#	Early Mature	Dead	Hazardous	Standing deadwood Hazardous structural condition, unsuitable for retention	U	N/A
76	English Oak	950#	21	11#	12#	13#	11.75		7#	8#	Mature	Above Average	Good	Maintains single leader for majority of height Dense crown, showing good signs of vitality Good example of the species	A12	11.4
77	Corsican Pine	700#	18					8#	9#	7#	Mature	Below Average	Indifferent	Radial crown measurement due to restricted access Dominant component of G2	B2	8.4
78	Corsican Pine	700#	18	5#	4#	6.5#	8		8.5	3	Mature	Below Average	Indifferent	Dominant component of G2	B2	8.4
79	Ash	300#	12.5	7#	4.5#	5#	7#		2#	3.5	Early Mature	Average	Indifferent	Leans to the west from ground level Unremarkable example of species	C1	3.6
80	Scots Pine	450#	15.5	4#	4#	0	4#		8#	6#	Early Mature	Average	Indifferent	Partially obscured by Bramble, unable to thoroughly inspect Leans to the north from ground level Dominant component of G2	B2	5.4
81	English Oak	830	21	8#	6#	8	13.25		5	3	Mature	Average	Indifferent	Unbalanced crown and scaffold structure Large tear out wound to the southern aspect of the trunk at c.4.25m to c.6m, active decay pocket within Principal component of G2	A2	9.9
82	Scots Pine	400#	12					3#	6	5	Early Mature	Dead	Hazardous	Standing deadwood Hazardous structural condition, unsuitable for retention	U	N/A
83	English Oak	370#	12	6#	4#	5.5	10.25		2.75	1.5	Early Mature	Average	Indifferent	Dominant component of G2 Unbalanced crown scaffold structure	B2	4.5
84	Grey Poplar	450 380 #	14	14#	6#	8.5#	10.5		0.5	0.5	Early Mature	Below Average	Poor	Partially obscured by Bramble, unable to thoroughly inspect Co-dominant stems from ground level, western stem has failed Unlikely to offer a long-term future contribution	U	N/A

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
85	Corsican Pine	370	12	6.75	5#	4#	5#		7#	8#	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Dominant component of G2	B2	4.5
86	Corsican Pine	470	15					4.5#	8#	8#	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Dominant component of G2 Moderate example of species	B12	5.7
87	English Oak	950	15	11	10#	10#	9.5		4	3	Mature	Above Average	Indifferent	Dense crown, showing good signs of vitality Principal component of G2 Good example of species	A12	11.4
88	English Oak	900 680	18	11#	14	11.75	10		3	1.5	Mature	Average	Good	Dense crown, showing good signs of vitality Co-dominant stems from ground level, union obscured by Ivy Principal component of G2 Good example of species	A12	13.5
89	Hybrid Black Poplar	680 370 #	20	14.5	12#	11#	10#		6	2	Early Mature	Average	Indifferent	Sub dominant stem from c.1.25m, union tight but sound Dominant component of G3	B2	9.3
90	English Oak	220 190 #	12	6.25	5.5#	6#	6.25		1.75	1.5	Semi Mature	Average	Indifferent	Bifurcates from c.1m, poor tight union Unremarkable example of species	C1	3.6
91	English Oak	320 120 #	12	6.5	5#	5#	5.5		1.5	1.75	Early Mature	Average	Indifferent	Sub dominant stem from ground level, union sound Unremarkable example of species	C1	4.2
92	English Oak	300	12	5.5	5#	6#	4.75		1.25	1.25	Early Mature	Average	Indifferent	Unremarkable example of species	C1	3.6
93	English Oak	290#	10	6	5#	5#	6.75		2.5	2.5	Semi Mature	Average	Indifferent	Unremarkable example of species	C1	3.6
94	English Oak	380#	12	6.5	6.5#	5#	5		1.75	1	Early Mature	Average	Indifferent	Moderate example of species	B1	4.5

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
95	English Oak	420#	12.5	7.25	7#	6#	7.25		1.25	1	Early Mature	Average	Indifferent	Moderate example of species	B1	5.1
96	Ash	2* 300 #	12	6.75	5#	4#	7#		2#	2#	Early Mature	Average	Indifferent	Unremarkable example of species	C1	5.1
97	Grey Poplar	470#	16	8	7#	9.5#	6.5		3#	5#	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Dominant component of G3	B2	5.7
98	Ash	400#	14.5	6.25	4#	6#	6.75		5	5#	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Unremarkable example of species	C1	4.8
99	Cherry	190#	8					5	2.75	2.75	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Radial crown measurement due to restricted access Unremarkable example of species	C12	2.4
100	English Oak	450#	14	7#	10.5	7#	5#		6#	2.5	Early Mature	Average	Indifferent	Dominant component of G6 Moderate example of species	B12	5.4
101	English Oak	600#	16	8#	10	7	8		52	2	Early Mature	Average	Indifferent	Dominant component of G6 Moderate example of species	B12	7.2
102	English Oak	570#	19	5#	8.5	4.5#	6#		8#	9#	Early Mature	Average	Indifferent	Dominant component of G6 Moderate example of species	B12	6.9
103	English Oak	360#	19	7#	8	5#	7#		9#	20#	Early Mature	Average	Indifferent	Dominant component of G6 Moderate example of species	B12	4.2
104	English Oak	380#	20	4.5#	8.25	6#	8@		9#	9#	Early Mature	Average	Indifferent	Dominant component of G6 Moderate example of species	B12	4.5

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
105	English Oak	750#	20	10.25	9.75	9#	10#		5.5	4.5	Mature	Average	Indifferent	Dense crown, showing good signs of vitality Well balanced radial crown and scaffold structure Principal component of G6 Good example of species	A12	9
106	English Oak	580#	15.5	7#	6#	9#	9.5		2.75#	1.75	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Slight lean west from ground level Dominant component of G7 Moderate example of species	B12	6.9
107	English Oak	370#	11	7#	4#	8#	7.25		6#	1.5	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Large tear out wound to eastern aspect of crown, limb still attached Reduced future potential	C1	4.5
108	Corsican Pine	950#	26#	9#	10#	11#	10.5#		7#	6#	Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Slightly sparse crown for species Principal component of G7 Good example of species	A12	11.4
109	English Oak	480#	16.5	6#	4#	8	7#		9#	1.75	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Actively supressed by neighbouring companion Dominant component of G7	B2	5.7
110	English Oak	900#	18.5	12#	11#	13	12#		2#	5#	Mature	Above Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Dense crown showing good signs of vitality Well balanced radial crown and scaffold structure Principal component of G7 Good example of species	A12	10.8
111	English Oak	750#	16	7#	9#	10	5#		6#	3.75	Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Actively supressed by neighbouring companions Principal component of G7	A2	9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
112	Ash	550 300 290 270 2*170#	15	8#	7#	8#	8.5#		7#	4.5#	Early Mature	Below Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Sparse crown for species Dieback to tips Multi stemmed from ground level, unions obscured by Bramble Reduced future potential	C1	8.7
113	English Oak	490 470 450 170#	15	8#	8#	7.25	7.5#		2.5#	1.25	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Forks at c.1.25m, unions obscured by Bramble Dominant component of G7 Moderate example of species	B12	9.9
114	English Oak	320#	14	6#	9.75	7#	6#		4#	4#	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Unremarkable example of species	C1	3.9
115	English Oak	800#	17.5	7#	9#	6#	8#		7#	2.5	Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Principal component of G7 Good example of species	A12	9.6
116	Ash	450#	18	5#	6.5	6#	7#		7#	5#	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Dominant component of G7	B2	5.4
117	Ash	1000#	22	11#	12.5	9#	12#		8#	5#	Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Slightly sparse crown for species Dieback to tips throughout Average internal deadwood of large diameter in lower crown Slight lean north from c.5m Principal component of G7	A2	12
118	English Oak	670#	16.5	9#	11.75	8#	7#		8#	1.75	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Well balanced radial crown and scaffold structure Slight lean north from ground level Dominant component of G7	B12	8.1

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
119	Ash	600#	16.5	7#	6#	6#	8#		5#	5#	Early Mature	Below Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Slightly sparse crown for species Above average internal deadwood Above average epicormic growth Tip dieback throughout Reduced future potential	C1	7.2
120	English Oak	870#	17	9#	9	13#	12#		2.75	1	Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Principal component of G7 Good example of species	A12	10.5
121	English Oak	750#	18	8#	6	9	8.75		2.5	4	Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Impact wound at c.2.75m on southern aspect of trunk Overhead utility cable running through southern aspect of crown Prominent within long distance views Good example of species	A12	9
122	English Oak	600#	17	9#	11#	10#	6.5		9#	8	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Above average epicormic growth Prominent within moderate distance views to east Moderate example of species	B12	7.2
123	English Oak	670#	17	10#	8#	9#	9#		7#	5#	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Above average epicormic growth Prominent within moderate distance views to east Moderate example of species	B12	8.1
124	English Oak	565	14	6#	8#	10#	7.25		2.25	2.5	Early Mature	Average	Indifferent	Above average epicormic growth Prominent within moderate distance views to east Moderate example of species	B12	6.9
125	Ash	470#	16.5	8#	8#	7	6		7	7	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Above average epicormic growth Prominent within moderate distance views to east Moderate example of species	B12	5.7

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
126	English Oak	650#	13	7#	8#	8#	6#		4.5#	6#	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Mutually supressed and cohesive with companion shelter Above average epicormic growth Prominent within moderate distance views to east Moderate example of species	B12	7.8
127	English Oak	580#	13	8.5#	6#	5#	7#		2.5#	2.5#	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Mutually supressed and cohesive with companion shelter Prominent within moderate distance views to east Moderate example of species	B12	6.9
128	Ash	440	15	5#	3#	6#	4.5		2.75	0.5	Early Mature	Below Average	Indifferent	Above average epicormic growth Foliage coalesced to tips Bifurcates from c.1.5m, stems occluded to c.3m Fence post partially enveloped by trunk	B2	5.4
129	English Oak	770#	18.5	10#	9#	10#	9		6.5#	3.5	Mature	Average	Indifferent	Stem inaccessible due to dense understory Mutually supressed and cohesive with companion shelter Good example of species	A12	9.3
130	Goat Willow	185 200 155 145	10	3#	2#	4	4.5		1.25	1.25	Semi Mature	Average	Indifferent	Forks at c.0.5m, unions obscured by Bramble Unremarkable example of species	C12	4.2
131	Goat Willow	175 225 170 190 165	11	5.5#	5#	6.5	7.25		1.5	0.5	Semi Mature	Average	Indifferent	Forks at c.0.5m, unions sound Unremarkable example of species	C12	5.1
132	Sycamore	155 145 120 100#	11	3#	3.5#	3#	4.5		2.5	2.5	Semi Mature	Average	Indifferent	Mutually supressed and cohesive with companion shelter Etiolated form Unremarkable example of species	C12	3.3
133	Sycamore	3*150 140 120 90 #	10	4#	3#	6#	4#		1.5	1.5	Semi Mature	Average	Indifferent	Mutually supressed and cohesive with companion shelter Unremarkable example of species	C12	3.9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
134	English Oak	1300#	21	11#	13#	12#	10#		6#	1.75	Mature	Above Average	Indifferent	Clad and obscured by Ivy Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Dense crown, showing good signs of vitality Well balanced radial crown and scaffold structure Prominent within long distance views to south Good example of species	A12	15
135	Cherry Plum	2*100 2*90#	5.5					3#	1.5	1.75	Semi Mature	Average	Indifferent	Radial crown measurement due to restricted access Multi stemmed from c.0.75m Unremarkable example of species	C12	2.4
136	English Oak	1000#	17	10.25	9.75	9#	8		3	2	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Average internal deadwood of large diameter in lower crown Minor die back to upper crown Principal component of G17 Good example of species	A12	12
137	Ash	330#	11.5	4.5	5#	3#	4#		3.5	2	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Unremarkable example of species	C1	3.9
138	English Oak	1100#	18.5	11.25	12	10#	8		2.5	2.5	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Well balanced radial crown and scaffold structure Minor internal deadwood Bifurcates from c.3m, union appears sound Prominent within long distance views Good example of species	A12	13.2
139	English Oak	1440	22	9.5	11.75	11.75	10.5#		3.5	5.5	Mature	Average	Indifferent	Well balanced radial crown and scaffold structure Minor internal deadwood Woodpecker holes throughout *Fistulina hepatica* fruiting body on northern aspect of base Upper crown slightly sparse Habitat box on southern aspect at c.3.5m Unsympathetic pruning to lower crown Prominent within long distance views to north and south Good example of species	A12	15

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
140	English Oak	1030	19	10	6	11.5	11.25		3.5	5	Mature	Average	Indifferent	Average internal deadwood of large diameter in lower crown Multiple tear out wound within lower crown Prominent within long distance views to north and south Good example of species	A12	12.3
141	Ash	670	18	9.5	5.5	7.75	9		4	4.75	Early Mature	Average	Indifferent	Minor dieback to tips Slightly sparse crown for species Above average internal deadwood Leans west from ground level Exposed roots to western aspect of base Prominent within moderate distance views Moderate example of species	B12	8.1
142	Silver Birch	320	15	4	3.5	4.25	3		2.5	1.5	Early Mature	Average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Etiolated form Overhead utility cables within proximity on northern aspect of crown Prominent within moderate distance views to the east	B2	3.9
143	Silver Birch	390	17					3.75	2.5	1.25	Early Mature	Average	Indifferent	Mutually supressed and cohesive with companion shelter Well balanced radial crown and scaffold structure Overhead utility cables running through lower western crown Bifurcates from c.4m, union appears tight Prominent within moderate distance views to east	B2	4.8
144	Silver Birch	400#	16	5#	5	4	5#		2	0.5	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Mutually supressed and cohesive with companion shelter Overhead utility cables running through lower western crown Prominent within moderate distance views to east Moderate example of species	B12	4.8
145	Ash	1200#	21	13	12.5	10	9#		5.25	4	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Situated within sites boundary Above average internal deadwood Tree house attached within lower crown Forks at c.2m, union obscured by Ivy Unbalanced crown, biased to east Leans east from ground level Prominent within long distance views Good example of species	A12	14.4

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
146	Ash	2*200 230 250#	18	6	5.5	5.25	4#		4	5.5	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Above average internal deadwood Multi stemmed from c.0.5m, poor tight unions Prominent within moderate distance views	B2	5.4
147	Ash	2*200 250#	16					4.5	5#	5#	Semi Mature	Dead	Hazardous	Clad and obscured by Ivy Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Standing deadwood Hazardous structural condition, unsuitable for retention	U	N/A
148	English Oak	1010	24	8.75	9.25	10	10#		3.25	3	Mature	Average	Indifferent	Dense crown, showing good signs of vitality Well balanced radial crown and scaffold structure Multiple tear out wounds within lower crown Slight lean east from ground level Prominent within long distance views Good example of species	A12	12
149	English Oak	930	19	7.5	8	9	9#		3	2	Mature	Average	Indifferent	Cavity on eastern aspect of base, heartwood exposed Prominent within long distance views Good example of species	A12	11.1
150	English Oak	800	15	9#	5	8.5	7.5#		2.5	2.5	Mature	Below Average	Indifferent	Entering a state of decline, reduced future potential	C1	9.6
151	English Oak	650#	9					0	0	0	Early Mature	Dead	Hazardous	Standing deadwood Hazardous structural condition, unsuitable for retention	U	N/A
152	Cherry	180 60#	6					4.5	0.75#	2	Semi Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Unremarkable example of species	C12	2.4

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
153	English Oak	1350	20	10#	10	10.5	8.5		2.25	3.5	Mature	Average	Indifferent	Dense crown, showing good signs of vitality Well balanced radial crown and scaffold structure Previous sympathetic reduction to all aspects of lower crown Multiple tear out wounds within crown Bacterial exudation on southern aspect of trunk at c.1m Barbed wire enveloped by stem on southern aspect of trunk at c. 1m Prominent within long distance views to north and south Good example of species	A12	15
154	English Oak	500#	12	6#	5.75	6.5	6.5		5	2.5#	Early Mature	Average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Woodpecker holes throughout Actively supressed by neighbouring companions Prominent within moderate distance views	B2	6
155	English Oak	800#	15	8#	7	8	6		2	4	Mature	Average	Indifferent	Mutually supressed and cohesive with companion shelter Roots exposed beneath bole Leaning west from ground level Prominent within long distance views	A2	9.6
156	English Oak	800#	16	9	9.75	8	7		4.5	3	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Mutually supressed and cohesive with companion shelter Leans east from ground level Previous sympathetic reduction on all aspects of lower crown Prominent within long distance views Good example of species	A12	9.6
157	Ash	500#	16	5.5	6	7.5	8		4	3.5	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Mutually supressed and cohesive with companion shelter Previous unsympathetic reduction on lower aspect of crown Prominent within moderate distance views Moderate example of species	B12	6
158	English Oak	300#	16	3	8.75	5.5	7		3	3.5	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Mutually supressed and cohesive with companion shelter Leans south from c.2m Prominent within moderate distance views	B2	3.6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
159	Ash	350#	16	5	6	4.75	6.5		4.5	3.75	Early Mature	Average	Poor	Stem inaccessible due to dense understory Mutually supressed and cohesive with companion shelter Cavity within bole on northern aspect Slight lean west from ground level Previous unsympathetic reduction on lower aspect of crown Prominent within moderate distance views	B2	4.2
160	Ash	420#	17	4.5	6	7.25	6		4	4	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Mutually supressed and cohesive with companion shelter Previous unsympathetic reduction on lower aspect of crown Prominent within moderate distance views Moderate example of species	B12	5.1
161	Ash	350#	14	5	5.5	4	6.25		3	3	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Mutually supressed and cohesive with companion shelter Previous unsympathetic reduction on lower aspect of crown Prominent within moderate distance views	B2	4.2
162	Elm	180#	9					0	0	0	Semi Mature	Dead	Hazardous	Stem inaccessible due to dense understory Standing deadwood Hazardous structural condition, unsuitable for retention	U	N/A
163	Ash	650#	16.5	8.25	8	8.75	8		4.25	4.25	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Mutually supressed and cohesive with companion shelter Previous unsympathetic reduction on lower aspect of crown Stem kinks south from ground level, corrects at c.1m Prominent within moderate distance views Moderate example of species	B12	7.8
164	Ash	200#	11	4.25	5	5.25	5.25		4.25	3.75	Semi Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Standalone Specimen Unremarkable example of species	C12	2.4
165	English Oak	700#	10	5.25	6.5	6.75	5#		2	4	Mature	Below Average	Poor	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Longitudinal wound on eastern aspect of stem with active decay from ground level to c.4m Leans east from ground level Entering a state of decline, reduced future potential	C1	8.4

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
166	English Oak	870#	16	7.5	7	7	8#		3	3	Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Minor internal deadwood Scaffold structure biased to east Prominent within long distance views to the west Good example of species	A12	10.5
167	Ash	300#	10	4	4.5	4	5#		4	4	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Previous unsympathetic reduction on all aspects of crown Unremarkable example of species	C1	3.6
168	Ash	550#	16	8	7.75	8.5	6#		5.5#	5.5	Early Mature	Average	Poor	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect *Inonotus hispidus* on northern aspect of trunk at c. 6m Sub dominant stem failure at c. 6m Reduced future potential	C1	6.6
169	English Oak	850#	13	6.5	6.5	6.5	7		5.25	4.5	Mature	Average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Tag number 113 Good example of species	A1	10.2
170	English Oak	700	15	5.5	6	6.75	7		3.25	4.5	Early Mature	Average	Indifferent	Mutually supressed and cohesive with companion shelter Habitat boxes on stem at c.4.5m Ditch within 3m of stem to east Tag number 2384 Prominent within moderate distance views Moderate example of species	B12	8.4
171	Ash	640	18.5	6.75	4	6	10		6.5	4	Early Mature	Average	Indifferent	Mutually supressed and cohesive with companion shelter Above average epicormic growth Tag number 3343 Prominent within moderate distance views Moderate example of species	B12	7.8
172	Ash	510	20	5.75	6.25	3.25	5.25		5.5	4.5	Early Mature	Average	Indifferent	Above average epicormic growth Impact wound on eastern aspect of base with active decay Stem kinks east from c.1.5m, corrects at c.4m Tag number 110 Prominent within moderate distance views	B2	6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
173	Ash	480	20	1	5.5	7.75	3.5		4	6	Early Mature	Average	Indifferent	Mutually supressed and cohesive with companion shelter Cavity within old pruning wound on southern aspect of trunk c.1.25m and 3m Leans south from ground level Crown biased south Tag number 3344 Prominent within moderate distance views	B2	5.7
174	English Oak	400#	14	5	7#	6.5	7		4.75	4	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Mutually supressed and cohesive with companion shelter Dominant component of G21	B12	4.8
175	Ash	300 400#	18	6.75	8#	6.75	8		4.25	3.5	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Mutually supressed and cohesive with companion shelter Bifurcates from ground level, unions obscured by understorey Dominant component of G21	B12	6
176	Ash	350#	18	6	7#	5.5	6.5		6	3.75	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Mutually supressed and cohesive with companion shelter Etiolated form Dominant component of G21	B2	4.2
177	English Oak	350#	18.5	5.75	2#	6.25	8		4	3.75	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Mutually supressed and cohesive with companion shelter Dominant component of G21	B2	4.2
178	English Oak	550#	18.5	6.25	7#	7	9.75		4.75	4	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Mutually supressed and cohesive with companion shelter Dominant component of G21	B12	6.6
179	English Oak	430 360 510	16	5.25	7#	10.25	10.25		2.5	3.5	Early Mature	Average	Indifferent	Mutually supressed and cohesive with companion shelter Low crown break, cavity on eastern aspect of union with active decay Trunk set back 4m from boundary Mutually supressed and cohesive with companion shelter Dominant component of G21	B2	9
180	English Oak	320 300	15.5	7	5#	6.5	7.5		2	2.25	Early Mature	Average	Indifferent	Bifurcates from c.0.25m, union obscured by understorey Mutually supressed and cohesive with companion shelter Dominant component of G21	B12	5.4

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
181	Goat Willow	310 400 380	14	6	8#	7.5	10		1.75	2.5	Early Mature	Average	Indifferent	Multi stemmed from ground level Mutually supressed and cohesive with companion shelter Dominant component of G21	B2	7.5
182	English Oak	650#	19	10	5#	4.75	7.75		2	1.75	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Mutually supressed and cohesive with companion shelter Dominant component of G21	B12	7.8
183	English Oak	775	16.5	7.25	11.25	11	9#		6.5	3	Mature	Average	Indifferent	Bifurcates from c.4.75m, union appears to be sound Significant soil erosion to the western aspect of base, exposing large diameter primary root structure Prominent within views from adjacent highway Considered to be of high arboricultural value	A12	9.3
184	English Oak	420#	12	0	3.5	7	6#		3.5	2.5	Early Mature	Average	Indifferent	Inaccessible due to dense understory Actively supressed by T183 Unbalanced crown scaffold structure Unremarkable example of the species	C1	5.1
185	Holly	330#	8	3#	2#	2.75	4#		1.25	0.5	Early Mature	Average	Indifferent	Inaccessible due to dense lower crown Actively supressed by neighbouring companions Unremarkable example of the species	C12	3.9
186	English Oak	1035	18	8#	13.25	7#	10#		2.75	4.25	Mature	Average	Indifferent	Multiple large diameter failed scaffold limbs throughout Fibre buckling to the western aspect of the trunk at c.1m Above average epicormic growth throughout scaffold structure Prominent within views from adjacent highway Considered to be of high arboricultural value	A12	12.3
187	English Oak	865 oi	16	6.75	10.75	8#	4#		4.75	5	Mature	Average	Indifferent	Clad and obscured by Ivy, therefore unable to thoroughly inspect Leans to the east from ground level Unbalanced crown scaffold structure Prominent within moderate distance views from adjacent highway Moderate example of the species	B12	10.5
188	Sycamore	205 oi	14.5	3#	0	3#	4#		8	8	Semi Mature	Average	Indifferent	Clad and obscured by Ivy, therefore unable to thoroughly inspect Unremarkable example of the species	C12	2.4

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
189	English Oak	675	18	7.25	12.75	7.5	10#		2.75	2.75	Early Mature	Average	Indifferent	Clad and obscured by Ivy, therefore unable to thoroughly inspect Prominent within moderate distance views from adjacent highway Moderate example of the species	B12	8.1
190	Ash	550#	13	6	8.5	4.5	8#		4.5	4	Early Mature	Below Average	Poor	Clad and obscured by Ivy, therefore unable to thoroughly inspect Inaccessible due to dense understory Dieback within the upper crown Low arboricultural quality	C12	6.6
191	Beech	300 180 #	10	8#	6.25	0	8#		1.75	0.5	Early Mature	Average	Indifferent	Inaccessible due to dense understory Co-dominant stems from ground level, union tight but sound Unremarkable example of the species	C12	4.2
192	English Oak	750#	12.5	4#	5.25	3#	5#		4	4	Mature	Below Average	Poor	Bifurcates from c.6m, eastern co-dominant stem is standing deadwood Dieback within the western crown Reduced future potential	C12	9
193	English Oak	700#	18	7.75	11.25	10#	9#		2	2.5	Mature	Average	Indifferent	Inaccessible due to dense understory Forks at c.2m, stems occlude to c.4m Previous reductions to the lower eastern aspect of the crown Prominent within moderate distance views Moderate example of species	B12	8.4
194	English Oak	1075	18	12#	9.25	13#	12#		5	2.75	Mature	Average	Good	Clad and obscured by Ivy, therefore unable to thoroughly inspect Prominent within views from adjacent highway Considered to be of high arboricultural value	A12	12.9
G1	Cherry Cherry Laurel Field Maple Hazel Holly	100 max	5 av					1.75 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Understory scrub collection Situated on steep embankment Eastern aspect maintained by flail Readily replaceable at current size, low arboricultural value	C12	1.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
G2	Ash Apple Blackthorn Corsican Pine Elder English Oak Field Maple Hawthorn Horse Chestnut Norway Maple Scots Pine Spindle	410 av 955 max	22 max					4 av 12 max	0.5 to 11	0.5 to 11	Semi Mature to Mature	Average	Indifferent	Cohesive collection majoring on moderate quality components with occasional high value individuals throughout Structures and habit appear typical for the species within current context	A12	4.8 av 11.4 max
G3	Ash Blackthorn Elm English Oak Field Maple Goat Willow Grey Poplar Hawthorn Hazel	290 av 680 max	14 av 18 max					3.5 av 7 max	0.5 to 9	0.5 to 9	Young to Early Mature	Average	Indifferent	Cohesive collection of moderate quality components Structures and habit appear typical for the species within current context	B12	3.6 av 8.1 max
G4	Goat Willow Lawson Cypress	250# av	12 av					4.5#	0.5 to 2	0.5 to 2	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Unremarkable collection	C12	3
G5	Blackthorn	75 av	3 av					1 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Unmaintained colonising scrub Low arboricultural quality	C12	0.9
G6	English Oak Field Maple Hawthorn Hazel Holly Yew	1100# max 500# av	20 max					6 av 9 max	0.5 to 5	0.5 to 5	Semi Mature to Mature	Average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Cohesive collection majoring on moderate quality components with occasional high value individuals throughout	A12	6 av 13.2 max

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
G7	Ash Blackthorn Cherry Laurel Elder English Oak Field Maple Goat Willow Hawthorn Hazel Holly Horse Chestnut Silver Birch Spindle	400 max	11 av					5 av 10 max	0.5 to 9	0.5 to 9	Young to Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Individually of low significance, moderate value as collective only	B2	4.8
G8	Alder Goat Willow Weeping Willow	200# av	6 av 12 max					6 av	0.5 to 3	0.5 to 2	Young to Semi Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Partially clad and obscured by Bramble Parcel of cohesive scrub Unremarkable collection	C12	2.4
G9	Ash English Oak Hawthorn Holly Hornbeam	1200# max	21 max					7 av 12 max	0.5 to 5	0.5 to 6	Semi Mature to Mature	Average	Indifferent	Surveyed from a distance Linear collection situated along to driveway High value collection	A12	14.4
G10	Field Maple Holly Sycamore	445 max	6 av 9 max					4 av 8 max	0.5 to 1.75	0.5 to 2	Semi Mature to Early Mature	Average	Indifferent to Poor	Lapsed, overgrown hedgerow Low arboricultural quality	C12	5.4
G11	Ash Beech Cherry Cherry Laurel Field Maple Hawthorn	450# av	14# av					6.5 av	1.5 to 4.5	1.75 to 5	Semi Mature to Early Mature	Average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Intermittent collection of predominantly ornamental specimens Moderate quality collection	B12	5.4
G12	English Oak	450# av	14 max					6 av	5 av	4 av	Semi Mature to Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Cohesive collection of English Oak standards Moderate quality collection	B12	5.4

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
G13	Blackthorn Hawthorn	75 av	3 av					2 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Understory collection of unmanaged scrub Low arboricultural quality	C12	0.9
G14	Ash Blackthorn Elder Goat Willow Hawthorn Sycamore	120 av	6 av					2.5 av	0.5 to 3	0.5 to 3	Young to Semi Mature	Average	Indifferent	Intermittent parcel of colonising scrub Low arboricultural quality	C12	1.5
G15	Ash Blackthorn Elder English Oak Goat Willow Hawthorn	370# av	14 max					4 av	0.5 to7	0.5 to 7	Semi Mature to Early Mature	Average	Indifferent	Limited access due to dense understory Understory made up of unmanaged scrub Cohesive collection of buffer plantings situated on steep embankment Moderate quality collection	B12	4.5
G16	Field Maple	320# av	13 av					4 av	3 to 5	2 to 4	Semi Mature to Early Mature	Average	Indifferent	Cohesive collection of Field Maple standards Treehouse attached to lower trunks Individually of low significance, moderate value as collective only	B2	3.9
G17	Ash Blackthorn Elder English Oak Field Maple Goat Willow Hawthorn Hazel Holly Norway Maple Sycamore Yew	685 max	16 max					5 av 10 max	0.5 to 5	0.5 to 6	Semi Mature to Early Mature	Below Average to Average	Poor to Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Predominantly clad and obscured by Ivy, unable to thoroughly inspect Cohesive collection of established standards Moderate quality collection	B12	8.1
G18	Ash Elm Hawthorn Hazel	130# max	8 av					2.5 av	0.5 to 2	0.5 to 2	Young to Semi Mature	Dead to Average	Hazardous to Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Partially managed scrub group, maintained on lower canopies only Occasional standing dead occurring throughout Unremarkable collection	C12	1.5

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
G19	Beech English Oak Horse Chestnut	180 max	10 av					5.5 max	1.5av	0.5 av	Young to Semi Mature	Average	Indifferent	Linear collection majoring on Beech standards Lower crowns maintained with flail Unremarkable collection	C12	2.1
G20	Cherry Field Maple Hawthorn Silver Birch	300 max	20 max					6 av	0.5 to 2	0.5 to 3	Semi Mature to Early Mature	Average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Intermittent collection of buffer plantings Filters views across neighbouring land Occasional standing dead within Moderate quality collection	B12	3.6
G21	Ash Blackthorn Elm English Oak Goat Willow Hawthorn Hazel	250 av 400 max	11 av					4 av	0.5 to 3	0.5 to 2	Young to Early Mature	Average	Indifferent	Cohesive collection of buffer planting Hawthorn and Blackthorn understorey maintained by flail Unremarkable collection	C12	3 av 4.8 max
G22	Ash Blackthorn Field Maple Hawthorn	200 300# max	17 max					8.5 max	0.5 to 4	0.5 to 3	Young to Early Mature	Average	Indifferent	Limited access due to dense understory Cohesive collection of buffer planting Hawthorn and Blackthorn understorey maintained by flail Individually of low significance, conferred moderate value as a collective only	B2	4.2
G23	Holly Hazel Ash English Oak Hawthorn Sycamore	585 max 240 av	15 max					4 av	0.5 to 6	0.5 to 6	Young to Early Mature	Average	Indifferent	Offsite and inaccessible, situated on a steep embankment ascending to a public highway Individually of low significance, conferred moderate value as a collective only	B2	6.9 max 3 av
H1	Laurel Beech Blackthorn Hawthorn Hazel Yew Holly Lawson Cypress Privet Rhododendron	250# max	2 to 8					4 max	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Partially maintained field boundary hedgerow Screens views of neighbouring third party land	C12	3
H2	Hazel Holly Privet Ash	80 av	2.5 max					1.5 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Partially maintained field boundary hedgerow Largely obscured by dense nettle growth	C12	0.9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
H3	Apple Cherry Elder Elm Field Maple Hawthorn Hazel Holly Spindle	75 av	2.5 av					1.25 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Maintained field boundary hedgerow Occasional layed sections	C12	0.9
H4	Ash Elm English Oak	150 max	2.5 max					1 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Maintained field boundary hedgerow Occasionally intermittent	C12	1.8
H5	Ash Blackthorn English Oak Hawthorn Hazel Horse Chestnut	120 max	3 av					1 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Maintained field boundary hedgerow	C12	1.5
H6	Hornbeam	75 max	1.5 av					0.75 av	0.5 av	0.5 av	Young	Average	Indifferent	Maintained domestic hedgerow	C12	0.9
H7	Ash Blackthorn English Oak Hawthorn Hazel	3*80 av	2.5 av					1.5 av	0. 5av	0.5 av	Young to Semi Mature	Average	Indifferent	Predominantly clad and obscured by Ivy, unable to thoroughly inspect Maintained field boundary hedgerow	C12	1.5
H8	Ash Blackthorn English Oak Hawthorn Hazel	3*80 av	2.5 av					1.5 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Components predominantly clad and obscured by Ivy, unable to thoroughly inspect Maintained field boundary hedgerow Unremarkable collection	C12	1.8
H9	Blackthorn English Oak Hawthorn	75 av	3.5 av					2 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Partially managed field boundary hedgerow, maintained on lower canopies only	C12	0.9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
H10	Rhododendron Cherry laurel	75 av	1.5 av					1 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Short section of maintained hedgerow	C12	0.9
P1	Pine Spruce Fir	150 max	6m max					1 av	0.25	0.25	Young	Average	Indifferent	Young Christmas tree plantation, partially harvested and not restocked. Does not appear to be under any active management. Negligible amentity and transient value	C1	0.9

APPENDIX D

PRELIMINARY TREE PROTECTION PLAN (11047 TPP 01)

1:2500 @ A3

0m 20m 40m 100m

KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Trees to be Removed
- Pruning Works
- Manual Excavation
- Above Soil Surfacing
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)
- Tree Protection Barrier (2nd Position)

Note: Trees 26, 27, 32, 34, 37, 89, 109, 116, 119-121, 125-127, 135, 142-144, 147, 162, 169-181, 188, 189, Groups G4-G6, Hedgerows H1, H2, H10, parts of Groups G2, G3, G7-G9, G11, G13-G23 and parts of Hedgerows H5, H6 & H9 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 1, 3, 5, 14-18, 26, 28, 32-35, 134, 183, 184, 186-188, 190, 191 and Groups G9 & G16 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Land East of Knowle Lane, Cranleigh
Tree Protection Plan

CLIENT

Gleeson Strategic Land

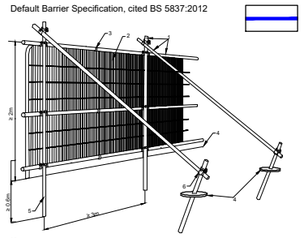
SCALE	DATE	DRAWN
1:2500 @ A3	DEC 2022	JH/GW

DRAWING NUMBER	REVISION
11047 TPP 01 (Overview)	

Based on: 1321_Cranleigh_Application plans_151122.dwg

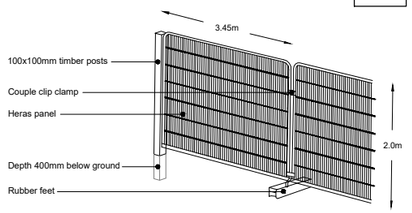
DRAFT

Default Barrier Specification, cited BS 5837:2012



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

Tree Protection Barrier Specification



Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

Pavilion

Pond

Oaklands

G22
G21
H9
H8
H7
G20
G19
G18
G17
[151]
[147]
[162]

aaT136: Proposed footpath within RPA to be installed above soil.

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- 8 Trees to be Removed
- Pruning Works
- Manual Excavation
- Above Soil Surfacing
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)
- Tree Protection Barrier (2nd Position)

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE
Land East of Knowle Lane, Cranleigh
Tree Protection Plan

CLIENT
Gleeson Strategic Land

SCALE	DATE	DRAWN
1:1000 @ A3	DEC 2022	JH/GW
DRAWING NUMBER		REVISION
11047 TPP 01 (1/5)		

DRAFT

Based on: 1321_Cranleigh_Application plans_091222.dwg

aaT57 & T58: Proposed footpath within RPA to be installed above soil.

aaT45: Proposed footpath within RPA to be installed above soil.

aaT18: Soil re-grading works within RPA to be excavated under arboricultural supervision.

aa T18, T33 & T183: Footprint of proposed road within RPA to be excavated under arboricultural supervision.

aaG2: Pruning Works to create formal edge.

aaT112: Footprint of proposed parking bays within RPA to be excavated under arboricultural supervision.

KNOWLE LANE

Pond

The Coach House

Coldharbour Farmhouse

West Barn

Coach House Cottage

Stable Cottage

Littlefold

Craneswood

Redhurst

Hernshaw

1:1000 @ A3

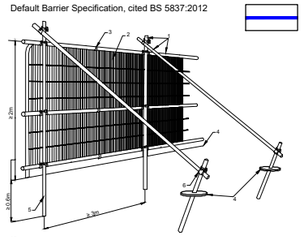
0m 10m 20m 40m

KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Trees to be Removed
- Pruning Works
- Manual Excavation
- Above Soil Surfacing
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)
- Tree Protection Barrier (2nd Position)

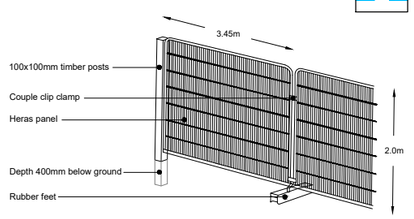
Cited from Google Earth

Default Barrier Specification, cited BS 5837:2012



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

Tree Protection Barrier Specification



Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE
Land East of Knowle Lane, Cranleigh
Tree Protection Plan

CLIENT
Gleeson Strategic Land

SCALE	DATE	DRAWN
1:1000 @ A3	DEC 2022	JH/GW

DRAWING NUMBER	REVISION
11047 TPP 01 (2/5)	

Based on: 1321_Cranleigh_Application plans_091222.dwg

DRAFT

aaT57 & T58: Proposed footpath within RPA to be installed above soil.

5: Proposed footpath within
A to be installed above soil.

aaT134: Proposed footpath within RPA to be installed above soil.

aaT68: Footprint of proposed footpath within RPA to be excavated under arboricultural supervision.

aaG2: Pruning Works to create formal edge.

Coldharbour Farmhouse

West Barn

The Brew

Pond

Coach House

Stable Cottage

House Cottage

Littlefold

NORTHDOWNS

CAMERON Cl

G19 G18 G17 G16 G15 G14 G13 G12 G11 G10 G7 G2

H1 H2 H3 H4 H5 H6 H7

[147] 146 145 144 143 142 140 139 138 137 136 135 134 133 132 131 130 129 128 127 126 125 124 123 122 121 120 119 118 117 [61] [62] [63] [64] [65] 66 67 68 69 70 58 57 56 55 54 53 52 51 50 49 45 44 43 60 59

Tree Protection Barrier Specification

3.45m

100x100mm timber posts

Couple clip clamp

Heras panel

Depth 400mm below ground

Rubber feet

2.0m

Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

Default Barrier Specification, cited BS 5837:2012

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

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
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- Manual Excavation
- Above Soil Surfacing
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)
- Tree Protection Barrier (2nd Position)

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

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TITLE
Land East of Knowle Lane, Cranleigh
Tree Protection Plan

CLIENT
Gleeson Strategic Land

SCALE	DATE	DRAWN
1:1000 @ A3	DEC 2022	JH/GW
DRAWING NUMBER		REVISION
11047 TPP 01 (3/5)		

Based on: 1321_Cranleigh_Application plans_091222.dwg

DRAFT

Littlefold

Craneswood

Redhurst

Hernshaw

G7

G8

G2

G3

P1

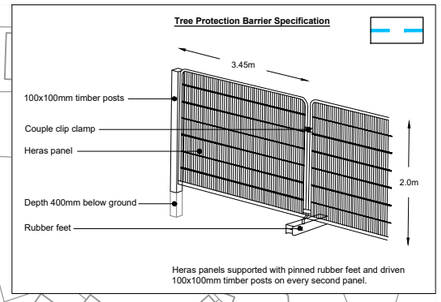
T112: Footprint of proposed parking bays within RPA to be excavated under arboricultural supervision.

G7: Pruning Works to create formal edge.

G2: Pruning Works to create formal edge.

T84: Pruning works to create monolith for ecological interest.

Tree Protection Barrier Specification



1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
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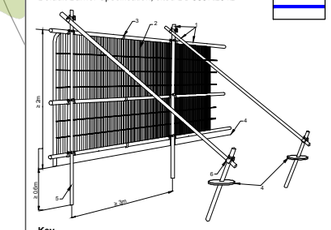
Cited from Google Earth

Default Barrier Specification, cited BS 5837:2012



Key

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

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Land East of Knowle Lane, Cranleigh
Tree Protection Plan

CLIENT

Gleeson Strategic Land

SCALE	DATE	DRAWN
1:1000 @ A3	DEC 2022	JH/GW

DRAWING NUMBER	REVISION
11047 TPP 01 (4/5)	

Based on: 1321_Cranleigh_Application plans_091222.dwg

DRAFT

aaT105: Footprint of proposed parking bays within RPA to be excavated under arboricultural supervision.

G8 G7 G6 G5 G4 G3 P1

100 101 102 103 104 105 106 107 108 109 110 111 112 113 88 89 90 91 92 93 94 95 96 97 98 99

Tree Canopies

Tree Protection Barrier

Tree Protection Barrier (2nd Position)

Tree Protection Barrier (Secondary Specification)

Pruning Works

Manual Excavation

Above Soil Surfacing

Tree Protection Barrier

Tree Protection Barrier (2nd Position)

Tree Protection Barrier (Secondary Specification)

Tree Protection Barrier Specification

3.45m

100x100mm timber posts

Couple clip clamp

Heras panel

Depth 400mm below ground

Rubber feet

2.0m

Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

Default Barrier Specification, cited BS 5837:2012

Key

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

Three Oaks

Frogley Cottage

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
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Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Land East of Knowle Lane, Cranleigh
Tree Protection Plan

CLIENT

Gleeson Strategic Land

SCALE	DATE	DRAWN
1:1000 @ A3	DEC 2022	JH/GW
DRAWING NUMBER		REVISION
11047 TPP 01 (5/5)		

Based on: 1321_Cranleigh_Application plans_091222.dwg

DRAFT

APPENDIX E

TREE SURVEY METHODOLOGY (11047 TSM 01)

Tree Survey Methodology

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

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

Species: listed by common name

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

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

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

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

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

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

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

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

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

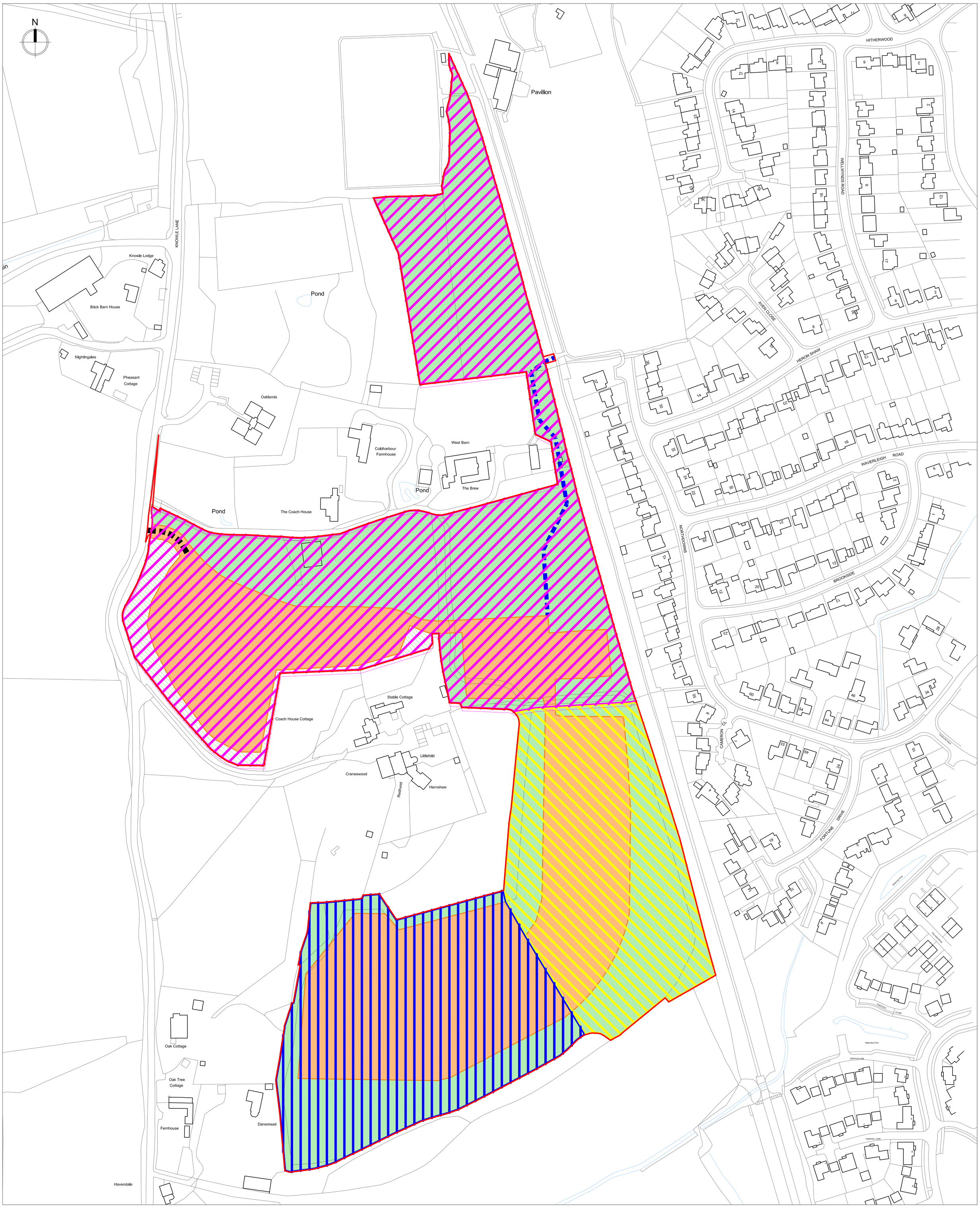
Estimated Remaining Contribution. Described` as a guideline only and in terms of years: <10, 10+, 20+ and 40+ relevant to category U, C, B and A respectively. This information is not provided on the tree schedule to avoid conclusions based upon 'life expectancy'.

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

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*		
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**
Trees to be considered for retention			
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

APPENDIX F

PHASING PLAN (132104_Land east of Knowle Lane_Phasing plan_091222)



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KEY

- Site boundary
- Residential Development
- Green / Blue Infrastructure
- Proposed vehicular access
- Proposed cycle / pedestrian access

PHASES

- Phase 1
- Phase 2
- Phase 3

richards urban design

Site

LAND EAST OF KNOWLE LANE, CRANLEIGH

Drawing

Phasing plan

Scale

1:1250@A1

Date

09.12.22

Drawing ref

1321.**04**

landscape planning • ecology • arboriculture

aspect

Aspect Arboriculture Ltd
South Court
Hardwick Business Park
Noral Way
Banbury
Oxfordshire OX16 2AF

T: 01295 276066
F: 01295 265072
E: info@aspect-arbor.com
W: www.aspect-arbor.com