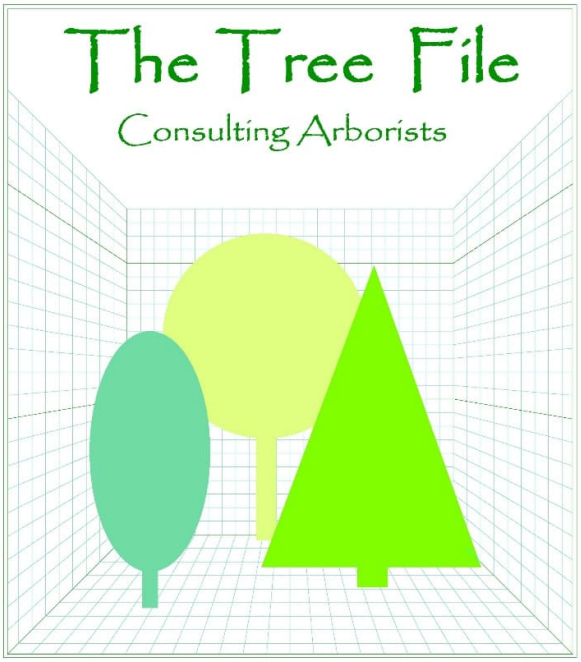

Arboricultural Report

Trees at Proposed Site at
Fortfield Road
Terenure
Dublin 6W

December 2024

The Tree File Ltd
Consulting Arborists
4 Mulberry Court
Castleknock
Dublin 15
D15 F2V4
086-3819011

Contents

Associated Drawings

This report is for reading in conjunction with the drawings noted below

	Drawing Title	Drawing Subject
1)	Fortfield Road Tree Constraints Plan	Tree Constraints Plan A plan depicting the predevelopment location, size, calculated constraints, and simplified tree quality category system
2)	Fortfield Road Tree Impacts Plan	Tree Impacts Plan This plan represents the effects of the proposed development works on the above tree population and depicts trees to be retained and removed.
3)	Fortfield Road Tree Protection Plan	Tree Protection Plan This plan depicts the nature, location and extent of tree protection measures required for sustainable tree retention.

1 Report Summary

1.1 This planning stage report attempts to assess and describe the likely implications of the proposed development works on the site's existing tree population. The assessment is based on drawn architectural and engineering details provided by the design team and as outlined at 11.3. The report structure and content is based on the recommendations made within "BS 5837, Trees in Relation to Design, Demolition and Construction – Recommendations" *.

1.2 Ultimately, sustainable tree retention is based on protecting and conserving existing ground, particularly soil conditions. Excavation works can directly sever, and damage tree roots, and general site activity and vehicular and plant passage denatures soil to a point where it cannot support tree roots or root function. If a tree is to be retained, then such activity must be excluded from a minimum area surrounding the tree, as defined in the tree survey table at Appendix 2, Table 1.

1.3 Though the overall site area supports many trees, the form and location of the proposed development works are such as to affect very few. Much of the historic landscape and wooded area to the north of the ponds remains wholly unaffected. Those trees that are most likely to be adversely affected, tend to be small enough to be readily replaced, or of poor quality and offering limited sustainability.

1.4 The proposed development will retain 192 of the 213 trees reviewed. This accounts for the immediate loss of all 17 category "U" trees; however, some might be retained with management for the short term. This represents a retention rate of circa 98%, of the site's sustainable category A, B and C trees (see category system at "Survey Key, Appendix 2). Notwithstanding the issues outlined in this report, this outcome is considered particularly positive.

1.5 All 17 trees attain their "U" grade categorisation because of their poor conditions (see category system at "Survey Key, Appendix 2). The loss of these trees is not linked with the development of the eastern site. These trees must be regarded as unsustainable and the future use and occupancy of the area will likely require the removal of these trees within the short term and on site-safety grounds.

1.6 The Lombardy Poplars to the north of the development will be retained. These trees are of reduced quality, all having been severely decapitated in the past. This has resulted in sucker growth, some of which is breaking, as well as varying degrees of decay and deterioration about the cutting zone. While potentially suitable for retention, such retention will require ongoing maintenance over time, both to address the deterioration and also to manage size development in light of the potential for growth associated with Lombardy Poplars.

1.7 The Lombardy Poplars will be encroached upon to a minor extent by the proposed work, though the terracing of garden spaces to address floor levels disparities and the restriction of construction activities to the building footprints with access from the south only, will assist in limiting such effects. The trees will be retained in what will become private open space.

* "BS 5837, Trees in Relation to Design, Demolition and Construction – Recommendations" is currently under review with an updated version expected in 2025.

1.8 Along Fortfield Road, several trees, typical Small Hornbeams, will be affected by secondary works associated with site entrances, the provision of site services and the provision of traffic and particularly bus infrastructure. Though inarguably an impact on the tree population, many of these trees are particularly small and could, if required, be replaced with new stock. In this respect and appreciating that their loss can be mitigated if required, then the loss in the short term might be considered acceptable.

1.9 Elsewhere near Fortfield Road and College Drive, we note that the majority of works will occur within existing road structures where encountering tree roots is far less likely. Note is also made that in some instances, much of the infrastructure already exists in situ and thus will not require tree disturbance, an example of this being the existing water main lines along Fortfield Road near Hornbeams Nos.29 to 38 and at the entrance to College Drive near Sycamore No.39 (See western side of drawing "Fortfield Road Tree Constraints Plan West" and "Fortfield Road Tree Impacts Plan West")

1.10 Tree retention and protection during the construction phase will be achieved by simple "construction exclusion". This will entail the erecting of robust tree protection fencing prior to the commencement of any on-site works (See drawing inserts on drawing "Fortfield Road Tree Protection Plan" – East and West and guidance at "Appendix 1"). The intention of such fencing is to prevent inadvertent access by plant, machinery and vehicles and to limit works to manual landscape works or other controlled works only.

1.11 As standard tree protection methodologies will interfere with existing pedestrian access, discussion and agreement with local authorities regarding tree protection within public realm areas will be required. Some trees, for example, on Fortfield Road and College Drive, may require temporary and localised tree protection at certain times of the construction process. However, this must be coordinated with public access and the closure or restriction of pedestrian footpaths. In most instances, the tree protection will be orientated to protecting open/soft ground from disturbance; consideration must be given also to tree canopies, for example, where overhanging existing hard surfaces or roadways that would otherwise offer protected access.

1.12 Longer-term tree and woodland management will also require discussion and agreement, for example as part of a site-wide management scheme. Though the historic woodland area has already gained some impromptu social use, it is likely that the level of use will increase. In this respect, a management plan should be agreed upon that addresses both site safety and the conservation of a historic landscape context.

2 Introduction

2.1 This report was commissioned by-
1 Celbridge West Land Limited

This report was prepared by-
Andy Worsnop BSc Env Mngt, Tech Arbor A, NCH Arb (PTI LANTRA)
The Tree File Ltd
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Dublin 18
D18 R2K1

2.1.1 Andy Worsnop holds a bachelors degree in Environmental Management, a Technician Certification in Arboriculture, a National Certification (UK) in Arboriculture and is a certified "Professional Tree Inspector". He has been Director and owner of The Tree File Ltd from 2007 to date. From 1996, he was Ireland Manager for FA Bartlett Tree Expert Co (IRL) Ltd. Prior to that and from 1987, he managed Southern Tree Surgeons (IRL) Ltd, prior to which and from 1983, he was a Forman Arborist for the same firm. Since 1987, he was responsible for all inspections, reporting and planning application compilations in each organisation.

Report Brief

2.2 The Tree File Ltd has been requested by **1 Celbridge West Land Limited** to provide an Arboricultural report in respect of the proposed development.

Report Context

2.3 This arboricultural report examines and discusses how development and construction may affect the trees on the site. The report evaluates the site's tree population and estimates sustainable tree retention in light of the proposed development. This report reviews the proposed project specifications provided by the design team in light of the tree survey information in "Appendix 2". A preliminary "Arboricultural Method Statement" is provided in "Appendix 1". The drawing "Fortfield Road Tree Protection Plan" details the necessary tree protection to achieve the outcomes suggested in the report.

Report Limitations

2.4 This report provides the Arborist's interpretation of development design details provided (see 11.3) and tree survey data (see Appendix 2, Table 1). "Inspection and Evaluation Limitations and Disclaimers" in "Appendix 2" limits site review data. The Arborist's expertise informed this report's findings and suggestions.

2.5 The report's "Implication Assessment" relies on assumptions and projections regarding likely construction practice and recognises the project's "design" stage rather than

"detail design" or "construction" information. The method statement is intentionally broad and general, reflecting the "design" stage. Review by an Arborist will be required before construction begins to accommodate changes at the "detail design" or "construction detail" stages or due to planning conditions.

2.6 The outcomes outlined in this assessment is premised on all its findings and recommendations, the omission or alteration of any part of it, particularly the application of tree protection methodologies, can radically alter outcomes regarding sustainable tree retention

3 Site Description

3.1 The receiving site is diverse and variable, including open space (playing fields), woodland, a lake and public realm roadways, open space and pedestrian footpaths. It is located north of the Terenure College campus, east of Fortfield Road and south of the existing dwellings on Greenlea Road.

3.2 The area of principal development work comprises an area previously used as sports pitches. The area is nearly level, supporting only a minor slope descending to the north. Much of the area is devoid of trees or vegetation, though note is made of a tree line dominated by Poplar near the northern boundary, and a dense, hedge-like planting beside the boundary wall at Fortfield Road.

3.3 The site "red line" includes the ornamental pond and woodland area to the north of the pond, they will see no major interventions. The red line also includes a proportion of Fortfield Road and College Drive, as will be affected by the provision of site services. However, this area, (including tree no. 40) is the subject of a separate planning application, as it is outside the Dublin City Council administrative area.

4 Pre-Development Arboricultural Scenario

4.1 The survey has described 213 individual trees as well as some groups, for example those arising from the lake islands. The site's tree population is diverse, including many species, trees of various conditions and an immense age range.

4.2 Review of accessible historical mapping (Ordnance Survey 1st and 2nd edition 6 inch and 25 inch mapping) provides imagery from circa 1843 and 1907. Both depict a landscape supporting numerous trees and woodland belts. Note is made that much of the tree cover shown on the 1843 mapping appears to have been lost by 1907. However, the significant belt along the northern edge of the pond and which exists today, is represent in both historical mapping periods.

4.3 Of particular interest, is the existence of a small number of particularly large and old trees, typically close to the northern edge of the pond. It is quite possible that some of these date back to the early 18th century, though it is most likely that many relate to plantings of the early 19th century.

4.4 Overall, the tree population offers substantial sustainability, with a majority of trees being eminently suitable for retention. Nonetheless, the tree survey has identified trees that are of poor quality and some that should be considered for removal on site-safety grounds.

4.5 The tree population associated with the site will require management over time. The woodland areas near the pond already gain incidental social use, and note is made of various elements of tree work having been undertaken over time. Equally however, note is also made of evidence of tree failures and breakage, raising some concern regarding site safety. Therefore, further discussion is required with all stakeholders, regarding the expected nature of future use and how the area can be managed in the future to address site safety concerns as well as the conservation of a significant and historic tree dominated landscape.

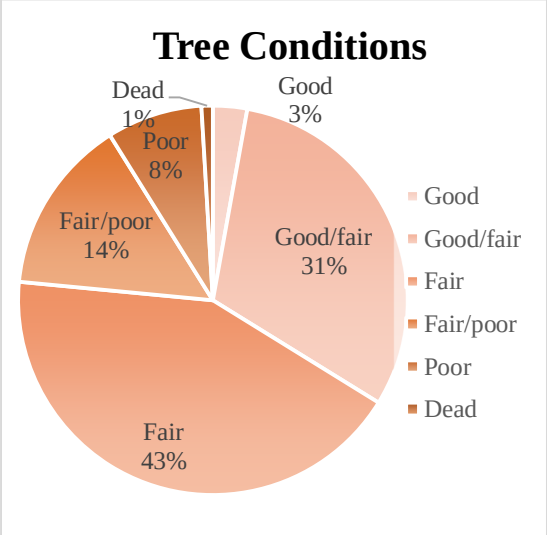

Fig 1

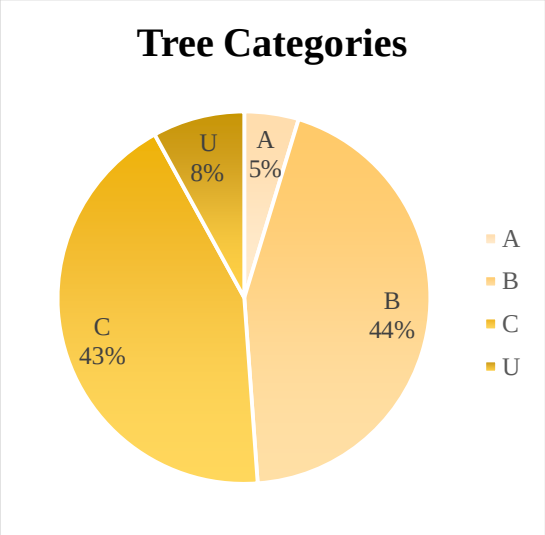

Fig 2

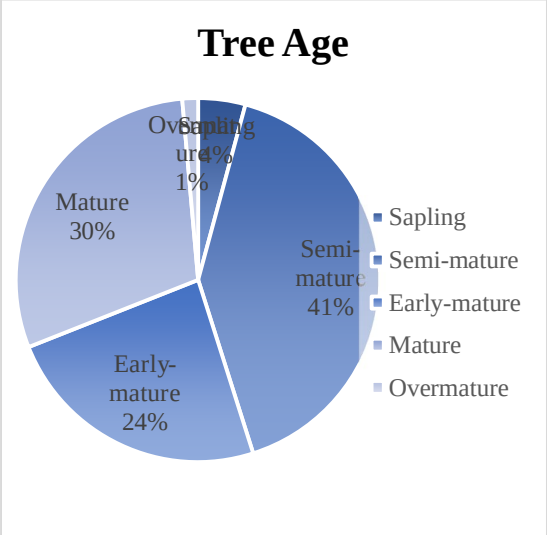

Fig 3

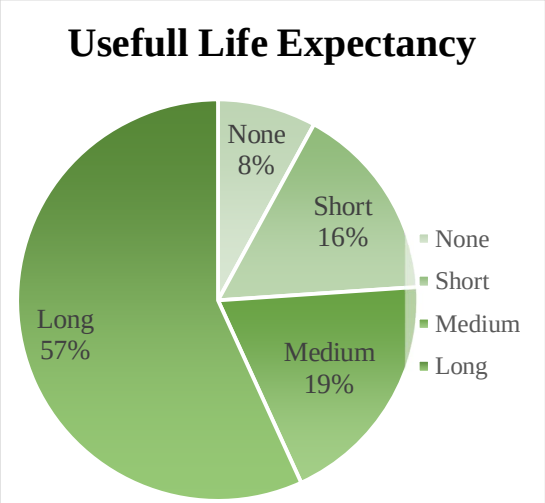

Fig 4

4.6 The individual tree review has been broken down into various categories in figures 1 to 4 above. These categorisations are in line with the descriptions associated with the tree survey table and are defined in the "Survey Key" at Appendix 2. As can be seen, there is a good age spread and the population appears to offer substantial sustainability. As noted above, there appears to be evidence of ongoing management as depicted by the particularly small proportion of dead and poor quality trees remaining on the site.

4.7 The species combination shows that the overall tree population is artificial and deliberately planted as opposed to naturally arising. It is noted that within the wooded areas, there is a degree of natural regeneration. This tends to be dominated by Sycamore and Ash, the latter potentially offering limited sustainability in light of the threats posed by "Ash Dieback" disease.

4.8 Some of the trees are well suited to their current environs, however other raise some concerns in respect of sustainability. Examples of this relate to the young hornbeams growing from within limited apertures within cement footpaths. Equally, the already large Lombardy Poplars along the site's northern boundary have been crudely decapitated in the past and are subject to localised decay. Their retention will require ongoing management over time.

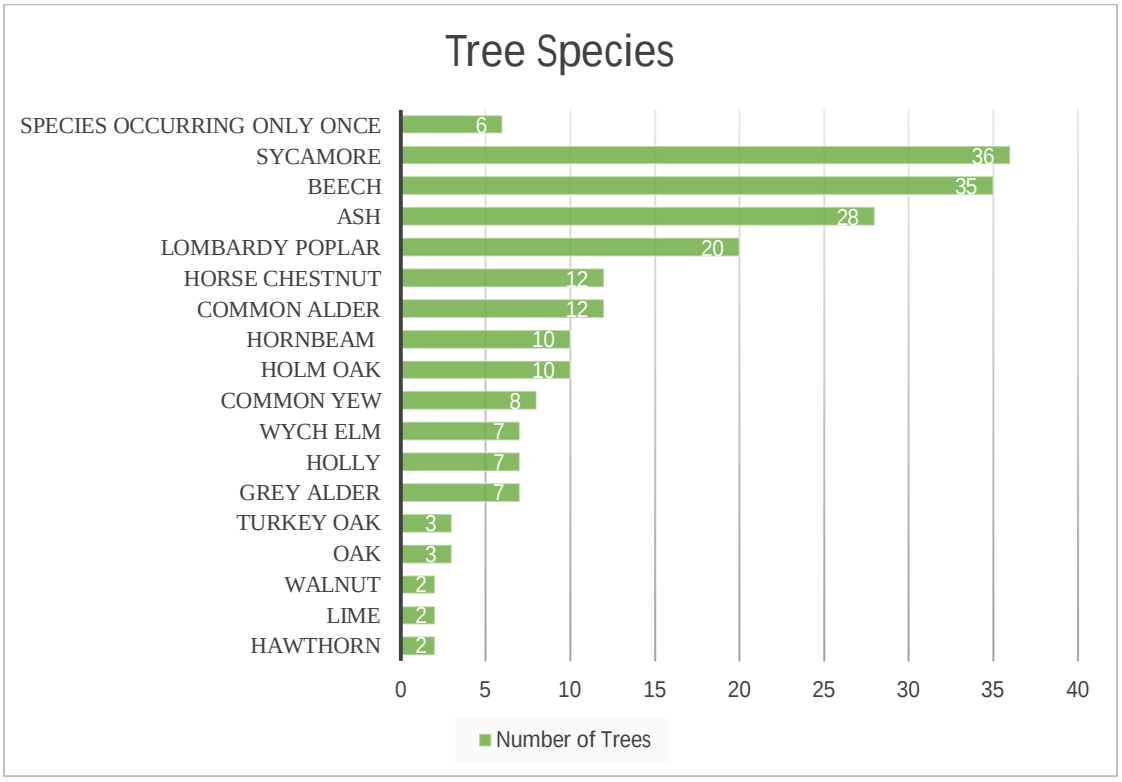

Fig 5

4.9 As can be seen from figure 5 above, the site's species spectrum is distinctly artificial, notwithstanding the large numbers of Ash and Sycamore. Further scrutiny shows that the oldest and largest trees are predominantly Beech, Holm Oak, Turkey Oak and Horse Chestnut, all of which would be regarded as typical of 18th century period dwelling plantings

5 Planning Scenario in Respect of Trees

5.1 In respect of trees as they relate to planning within the **Dublin City Council** area, note is made of two areas of guidance including – **The Dublin City Council Development Plan 2022-2028** and **Dublin City Tree Strategy 2016-2020**, as well as **DCC Climate Action Plan 2021-24**, the Local Authority Climate Action Plan 2024-29 and the **Dublin City Council Biodiversity Action Plan 2021-25.**

5.2 In their 2022-2028 development plan, **Dublin City Council** have made numerous references to trees in respect pf planting, retention and protection. In broader and more

general terms, trees and tree planting is specifically mentioned in Chapter 3 – Climate Action, Chapters 7 – The City Centre, Urban Villages and Retail, Chapter 9 – Sustainable Environmental Infrastructure and Flood Risk and Chapter 13 – Strategic Development Regeneration Areas. In respect of site development and construction, tree retention and management is dealt with in, Chapter 15 – Development Standards (see 5.4 below), but most of the guidance relating to tree retention and management is to be found in Chapter 10 – Green Infrastructure and Recreation.

5.3 Chapter 10 outlines a desire to retain and increase tree canopy cover throughout the county. This is to be achieved by a combination of new planting and the management of existing trees. In this respect, particular attention is drawn to the various policies and objectives as below.

5.3.1 Policy GI40 To require appropriate and long-term tree and native hedgerow planting in the planning of new development, urban spaces, streets, roads and infrastructure projects. New development should seek to provide for additional tree planting using a diversity of species including native species as appropriate to the location of the development in the interests of natural heritage, amenity, environmental quality and climate resilience

5.3.2 Policy GI41 Protect Existing Trees as Part of New Development. To protect existing trees as part of new development, particularly those that are of visual, biodiversity or amenity quality and significance. There will be a presumption in favour of retaining and safeguarding trees that make a valuable contribution to the environment.

5.3.3 Policy GI42 Tree Management. To adopt a pro-active and systematic good practice approach to tree management with the aim of promoting good tree health, condition, diversity, public amenity and a balanced age-profile and as per Dublin City Tree Strategy 2016

5.3.4 Policy GI43 Hedgerows. To protect and enhance the City's hedgerow network, in particular, hedgerows that form townland, parish and barony boundaries. It is Council policy to increase hedgerow coverage and promote the planting of hedgerows in new developments using native species.

5.3.5 Policy GI44 Resilient Urban Forest. To deliver and manage a resilient urban forest for the City to help increase resilience to the effects of climate change to consist of native and exotic trees and to target and prioritise locations in the city with a low canopy cover for an increased level of tree cover.

5.3.6 Objective GIO41 Dublin City Tree Strategy 2016. To support the implementation of the Dublin City Tree Strategy 2016 and any future revision thereof, which sets a vision for the long-term planting, protection and maintenance of trees, hedgerows and woodlands within Dublin City.

5.3.7 Objective GIO42 Trees as Wildlife Corridor or 'Stepping Stones'. To protect trees, hedgerows or groups of trees which function as wildlife corridors or 'stepping stones' in accordance with Article 10 of the EU Habitats Directive.

5.3.8 Objective GIO43 Urban Tree Canopy Plan. To support the preparation of an Urban Tree Canopy Plan for the city centre area and inner city in the lifetime of this plan. To increase the tree canopy cover to a minimum of 10% in all areas with an emphasis in increasing the tree canopy cover in areas where there is a deficit, and a minimum of 5% each year in the city centre (a minimum of 5% per year over 6 years = a minimum of 30% over the life time of the plan).

5.4 In addition to tree planting, it is also noted that Chapter 15 – Development Standards also requires specific Arboricultural reporting where sites support trees (sections 15.6.8 and 15.6 9). Section 15.6.10 deals with tree loss and stipulated methodologies for the financial evaluation of public realm trees and section 15.6.11 deals with financial securities relating to non-compliance and the non-protection of trees on sites

5.5 Particular note is made of the "**Dublin City Tree Strategy 2016-2020**". This document outlines and enshrines the broader development plan objectives in respect of trees. provides more detail in respect of development, design and construction related issues. Section 3 "Development, Planning and Trees" outlines objectives to maximise the retention of trees on new development sites. It is also this section that stipulates the use of "British Standard 5837 (2012): Trees in Relation to Design, Demolition and Construction – Recommendations", that is the basis for this report.

5.6 The **"Dublin City Council Biodiversity Action Plan 2021-25"** mentions planting new trees in respect of their value in combating biodiversity loss, as well as regarding their potential provision of wildlife shelters, for example in respect of bat roosts. Particular reference is made of the Dublin City Tree Strategy 2016-2020 at Section 5.15

5.7 The "**Dublin City Council Climate Action Plan 2024-29"** notes that value of trees, for example in respect of the sequestration of carbon. The Climate Action Plan references the implementation of the **"Dublin City Tree Strategy 2016-2020"** as action number OS26, as well as the planting of trees as part of nature based infrastructure systems (City Council Action Number B4) and the promotion of tree planting activities (City Council Action Number EP25)

5.8 Other than the specific objectives noted throughout the development plant, it is noted that the subject site supports no specific tree related objectives of "Tree Preservation Orders".

6 Other Legislative and Legal Constraints

6.1 Under the Forestry Act 2014 (as amended), the felling of a tree standing in a county area requires a felling license unless the trees are otherwise exempted.

6.2 However, as this site stands within an “Urban Area” that comprised a city, town or borough specified in Part 2 of Schedule 5 and in Schedule 6 of the Local Government Act 2001 (as amended) before the enactment of the Local Government Reform Act 2014 (as amended), then the tree felling license requirements do not apply to this site. For further clarification, can be gained from Forest Service (Department of Agriculture, Fisheries and Food). The Felling Section of the Forest Service is based in Johnstown Castle, Co. Wexford.

6.4 Nonetheless, it is possible that Dublin City Council may, for example by the application of various conditions, afford protection to some trees described in this report.

6.3 Other legislation may affect tree cutting and felling. Particular note should be made of the "Wildlife Act 1976 (as amended), as well as the EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora). These offer protection to animals, including Bats that often root or breed in trees. The protection afforded by the above legislation means that particular care must be taken in the pruning or felling of trees, for example that may contain Bats, of the undertaking of any tree related works that may damage or disturb protected species or environments. For this reason, specific specialist ecological guidance must be sought from the project Ecologist during the planning of and prior to the commencement of any tree works.

6.3.1 This report note additional legislation including “European Communities (Birds and Natural Habitats) Regulations 2011”, the “Birds Directive 2009/147/EC” and Wildlife (Amendment) Act 2023. While these pieces of legislation afford protection to various species and habitats, it is noted from the ecological review of the site, carried out by Altemar Ltd, that ecological impacts are regarded as “not significant long term residual impacts”, that no local NATURA 20000 site will be affected and that no Bats or Bat roosts will be affected.

7 Construction Activities and their Effect on Trees

7.1 Retaining trees takes up space. There is a big difference between physically preserving a tree and ensuring its future survival. Sustainable tree retention often depends on the extent and nature of construction protection.

7.2 Like all living things, trees are highly dependent on their environment in which the exist. A tree continuity in supplies of water and nutrients from the soil. Any long-term change in ground conditions can easily affect a tree's metabolism, health, and sustainability.

7.3 Particularly, development and construction activities can easily damage the soil environment. Removing, disturbing or denaturing soil can irreparably damage tree roots and can render the soil incapable of supporting plant root function. Most modern

construction requires large plants, equipment, and vehicles. Such machinery causes soil profile destruction and compaction that denatures the soil.

7.4 Where the above issues occur within the minimum "root protection area" as defined by "BS5837-2012", the tree's sustainability and safety may be compromised.

7.5 Sustainable tree retention must accept changing contexts and increased management in the future. Where rates of human or structural occupation and use increases near trees, then such trees have an increased potential to cause harm or damage to those people or structures. Such risks may be exacerbated where retained trees suffer shelter-loss and exposure.

7.6 Retained trees should be considered in respect of shadow-cast, light admission, and view-blocking. Wind patterns can affect leaf shedding, causing drifts and accumulations creating management issues around drains and gullies, or the creation of slippery surfaces.

8 Nature of Project Works

8.1 The development description below is provided in the statutory notices.

8.1.1 The development will comprise a Large-Scale Residential Development (LRD) on a site at Fortfield Road, Terenure of 284 no. units delivering 19 no. houses and 265 no. apartments made up of studios; 1 beds; 2 beds; 3 beds; and 4 beds. The development will also provide community, cultural and arts space and a creche. Communal internal space for residents will also be delivered. Provision of car, cycle and motorbike parking will be provided throughout the development, including at basement and surface level. Vehicular/pedestrian/cyclist access from Fortfield Road. Proposed upgrade works to the surrounding road network is also included. All associated site development works, open space, services provision, ESB substations, plant areas, waste management areas, landscaping (both public and communal) and boundary treatments.

8.2 Considering the scope and scale of the proposed development, then many of the issues dealt with at "Construction Activities and their Effect on Trees" above could apply if trees are not protected during construction works, including-

a) Direct conflict with proposed structures, thus requiring tree removal.
b) A partial conflict where the "Root Protection Area" is encroached upon by works or ground amendments and cannot be preserved/protected in full.
c) Environmental damage e.g. compaction, capping, sealing – changing the existing ground environment to one that can no longer support tree root function.
d) Construction activity and the use of large plant and machinery that can denature the ground.
e) A change in site context or a change in occupation or use which makes a tree unsuitable for retention.

9 Development Related Issues and Arboricultural Concerns

9.1 The greatest issues affecting trees occur where work is required near trees. In this report, the successful retention of some trees is wholly dependent upon the application of specific construction measures and procedures.

9.2 The above issues are most acute about the site's north-western corner and northern boundary, where substantial construction activity is required close to trees whose retention is desired by the broader design team. In this instance, successful tree retention requires the adoption of strategies dealing with the elevated floor levels relative to the proposed garden levels beside tree Nos.5 to 29 and general construction works. Additionally and to facilitate landscape and path related works to the north and east of the lake, the protection of nearby trees will be reliant upon the adoption of careful works including low impact creation of the western bridge support and much of the works being executed from the roadway to the east.

9.3 The site's tree population is subject to ongoing deterioration relating to increasing age, incidental damage and pathogen attack. The tree population includes many mediocre to poor trees that will deteriorate further over future years. This is particularly pertinent considering the high number of Ash trees on the site and the national spread of Ash Dieback disease. The long-term sustainability of many of the site's trees, and particularly the Ash is questionable, regardless of any site development.

9.4 Many trees across the site have been subject to impromptu mechanical damage, often related to high winds and storm conditions. This issue will continue into the future and may be exacerbated because of tree removal related shelter loss and exposure regarding those trees that may be retained.

10 Design Iterations and Arboricultural Considerations

10.1 The tree constraints data, in the form of the tree constraints plan was distributed to the design team early in the design process, thus providing a graphic and dimensioned representation of the spatial constraints the trees presented to the broader site area.

10.1.1 The compilation of this report relates to clause 4.4.2.1 of BS5837-2012, in that its finding relate to a predefined concept that was issued by the design team for review. Accordingly, the report assesses Arboricultural implications and impacts of the proposals, making recommendations in respect of tree protection for those trees that might be retained and as outlined at section 12 below.

* “BS 5837, Trees in Relation to Design, Demolition and Construction – Recommendations” is currently under review with an updated version expected in 2025.

11 Identification of Development Impacts to Trees

11.1 Though listed in this report, the expected tree impacts have also been represented graphically on the tree impacts drawing "**Fortfield Road Tree Impacts Plan**". This drawing combines the tree constraints plan information (survey data) with the development details, including the architectural and services layouts below, thereby allowing for simple and direct comparisons between the existing site context and the development proposals regarding new structures.

11.2 In this drawing, trees denoted with "Broken Pink" crown outlines are to be removed, and those denoted with "Continuous Green" crown outlines are to be retained.

11.3 Detail of the development proposals were gained from project drawings provided by-

- Urban Agency - Architectural Design (ground florr and basement detail)
- Punch Consulting - Consulting Engineers – Drainage and Engineering information overlaid on Masterplan (foul, surface and mains water layouts)
- John Montgomery and Partners - Landscape Design

11.4 The assessment attempts to consider both direct and indirect consequences. Estimated construction requirements and a tree's likely interaction with the development are considered. In addition to growth, the assessment considers changes in the context and their impact on tree amenity value.

12 Tree Retention and Loss

12.1 Tree retention and loss relating to the proposed development.

	Category A	**Category B**	**Category C**	**Category U**	**Total**
Total No. of Trees	10	94	92	17*	213
No. of Trees Retained	10	93	89	0*	188
No. of Trees Removed	0	1	3	17	21
Total Hedges/Groups	0	0	1	0	0
Hedges/Groups Retained	0	0	0	0	0
Hedges/Groups Removed	0	0	1	0	1

Table 1, Numeric Representation of Tree Loss/Retention Scenario

(* Not all category “U” trees need to be removed immediately. By discussion and ongoing management, some might be retained for short term or subject to regular review and management intervention.

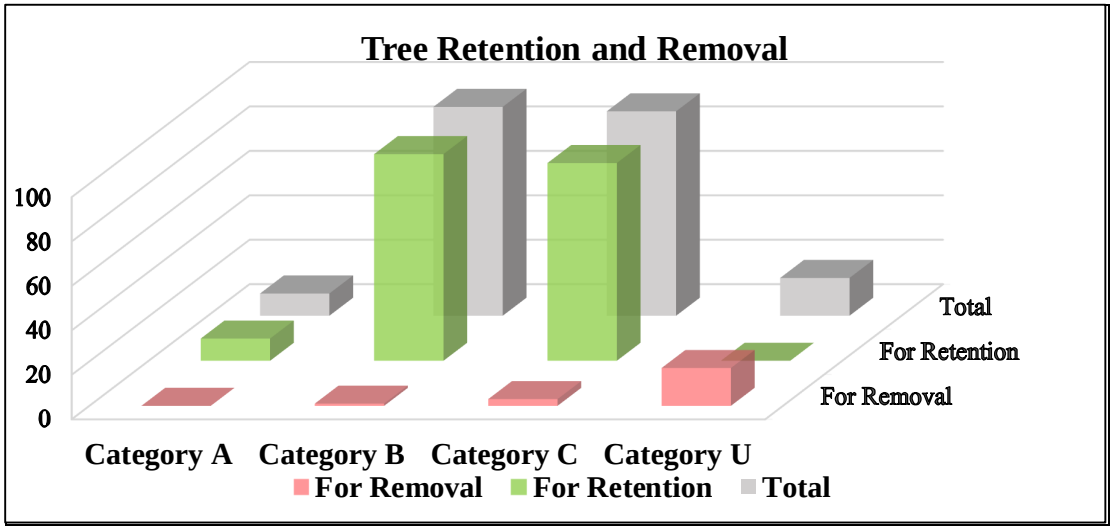

Fig 6 Graphic Representation of Tree Loss/Retention Scenario

12.2 While most poor-quality category "U" trees would be removed regardless of development, note must be made that none of these trees require removal to facilitate or as a result of the proposed works. The category "U" trees listed in the table below are those of poor condition, offer no realistic sustainability or present a tangible threat through failure. Some of these trees should be removed immediately, however others might be retained, for example for the short term or subject to regular review.

12.3 The proposed development will require the removal of trees other than category "U" trees. These trees are identified by their survey numbers in the list below-

Category A	None
Category B	1
Category C	35, 36 and 39.
Category U	1625, 1642, 1651, 1669, 1670, 1672, 1674, 1689, 1699, 1801, 1804, 1808, 1810, 1826a, 1843 and1863.
Groups/Hedges	Hedge 1

Table 2, Itemised Tree Loss List

13 Tree Protection within the Scope of a Development

13.1 This report provides a "Preliminary Arboricultural Method Statement" at "Appendix 1" to this report, as well as the associated "Tree Protection Plan" drawing "**Fortfield Road Tree Protection Plan**".

13.2 In the drawing, the "Construction Exclusion Zone" is defined by an orange hatching with bold "Orange" lines representing the proposed location of the primary protective "Construction Exclusion Fencing".

13.3 The aforesaid drawing provides only a representation of the protection locations and extents that must be located, positioned and erected under the guidance of the project Arborist. This drawing may require referral to a figured and dimensioned, "construction stage" version of the "Tree Protection Plan" drawing. All recommended protection measures will be installed before the commencement of any site works and must remain in situ (unless under the guidance of the site Arborist) until the completion of all site works.

14 Preliminary Management Recommendations

14.1 Provided in the tree survey table(Table 1, Appendix 1), reviewed and updated in January of 2024 are "Preliminary Management Recommendations". These recommendations relate to the trees as they existed when reviewed and updated in January of 2024. Therefore, and in line with the changing context of the site, such recommendations may no longer apply. Examples include where the felling of trees or other specific works are necessary to facilitate development requirements, or changes applicable to developing pathological issues or other deterioration.

14.2 Many of the concerns raised in the tree survey relate to evidence suggesting mechanical failure to trees, ill-health or contextual issues. These may continue to a point where the suitability of a tree for retention may change over time.

14.3 Additionally, any development related loss of trees can result in exposure and shelter loss issues. Therefore all retained trees must be reviewed immediately after the primary site clearance works. A review will allow for the updating and amending of the "preliminary management recommendations" of the primary survey. Such amendments would address such issues as may arise and may include additional structural pruning works. Regular reviews of all retained trees must be maintained, so that early and prompt intervention and action can be applied as required.

15 Bibliography

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A1 Appendix 1 - Arboricultural Method Statement (and Tree Protection Plan)

Method Statement Outline

A1.1 This method statement intends to provide guidance in respect of tree protection on a development site. This is a broad and prescriptive method statement, intended to provide general advice and guidance in respect of trees and tree protection on a typical development site, dealing with issues known at planning stage.

A1.2 Any inability to conform to the recommendations of this method statement or the associated tree protection plan could readily change the sustainability of trees and/or their suitability for retention.

A1.3 This method statement addresses, amongst others, two primary issues, those being –

a) The avoidance/prevention of physical damage to a tree to be retained.

b) The avoidance/prevention of physical damage or disturbance to the ground/earth upon which a tree is reliant.

Drawings

A1.4 This Arboricultural Method Statement must be read with the associated "Tree Protection Plan" drawing, "**Fortfield Road Tree Protection Plan**". The "planning stage" drawing must be updated for "Construction" stage purposes, to include tree protection ranges/dimensions as defined for that tree within the tree survey table or unless otherwise defined by the project Arborist.

Method Statement Use

A1.5 This Method Statement should be used under the direct guidance of the project Arborist. As limited "construction stage" detail was available at planning stage, it may require amendment and adjustment to address construction stage issues.

Amendments and Modifications to Tree Protection Plan

A1.6 Any amendment to the tree protection plan must be agreed with the project Arborist, including the adoption of specific methodologies and/or procedures and structures for access into/use of certain parts of the above defined "Construction Exclusion Zones". Such procedures, including the provision of suitable ground protection may allow for the relocation of the "Construction Exclusion Fencing" to provide access to and across the previously protected areas.

Works Related Impacts

A1.7 In respect of any necessary and unavoidable structures or works required within or requiring entry into the "RPA" (root protection area), all reasonable efforts must be

made to minimise impacts. Aerial issues may require "access facilitation pruning" or clearance pruning. Subterranean works that require excavation must, by design, location, and action, minimise impacts to trees.

Tree Works Specification Updates

A1.8 Many of the tree management recommendations stipulated within the "Preliminary Management Recommendation" section of the primary tree survey, relate to the "as was" site scenario. Because of changing site contexts, these may no longer apply and may require modification to account for the changes that the built project will cause.

General Method Statement

1.0) Overview and Implementation

1.1 **Prior to any site works or construction/demolition related works or access, this method statement will be addressed and discussed by all member of the construction team management.**

1.2 The project Arborist or another suitably qualified person will oversee the application of all tree protection measures and any necessary modifications to this Method Statement (any issues as may have arisen in respect of planning conditions or details as may have changed between the design stage) to provide a basis upon which tree protection will be managed on the construction site.

1.3 Any situation that requires entry into the "root protection zones" of a tree intended for retention must be brought to the attention of the Project Arborist regarding the adoption/amendment of suitable tree protection measures.

1.4 As unforeseen tree losses may compromise project planning permissions, it is imperative that issues relating to tree protection and/or tree damage be brought to the immediate attention of the project Arborist for review and depending on the significance and severity of the damage, this could include taking responsive measures, such as having discussions with the planning authority.

2.0) Works Sequence

2.1 No construction related works or mechanised site access will occur until the agreed level of tree protection, in accordance with the "Tree Protection Plan", is completed.

2.2 The only exception to the above will relate to the undertaking of tree works and felling as defined in the Arboricultural Report and/or grant of permission.

2.3 On completion of tree felling/site clearance works, the tree management plan will be reviewed, accounting for (if necessary) the updating of the "preliminary Management Recommendations" stipulated in the original Tree Survey.

2.4 Any revised pruning/cutting works will be agreed with the local authority and applied at the earliest possible opportunity.

2.5 After the completion of primary tree clearance, but prior to the commencement of construction works, all "Construction Exclusion" and "Protective" fencing must be erected and "signed-off" as complete, by the Project Arborist.

2.6 Only on completion of all construction works will any/all tree protective measures be removed, and only then in a manner, that does not compromise the "Protection Zones". Such works must be agreed and overseen by Project Arborist.

2.7 At construction works completion stage, all retained trees will be reviewed regarding their condition and longer-term management recommendations and regarding site hand-over.

3.0) Tree Protection

3.1 All tree protection measures and locations must be agreed, overseen, and verified by the Project Arborist prior to works commencement.

3.2 All construction, works or access areas must be enclosed and defined by protective fencing, this comprising the "Construction Exclusion Zone" based upon drawings "Fortfield Road Tree Protection Plan" (Construction Stage version).

3.3 Unless specifically stipulated by the project Arborist, the default minimum range of the protective fencing from a tree is the range stipulated for that tree within the "RPA" (root protection area) column of the original survey.

3.4 Such a fence must be fit for purpose and commensurate with the nature of activity expected upon the site and should comply with "Section 6.2" of BS5837: 2012.

3.5 The fence should be affixed with notification signs such as "TREE PROTECTION AREA - KEEP OUT".

3.6 Structures such as "lock-ups", offices or other temporary site building, not requiring excavation or underground ducting, might be positioned such as to comprise part of the "Construction Exclusion Zone" fencing. All remaining fencing must be continuous with such features and effectively prevents access to protected ground.

3.7 If entry into the RPA zones becomes unavoidable, ground protection systems agreed with the project Arborist, will be utilised.

3.8 No amendment, alteration, relocation, or removal of the tree protection fencing shall occur without prior liaison and approval from the Project Arborist.

4.0) Provision of Ground Protection (If Required)

4.1 No vehicular/mechanised access whatsoever will be allowed onto unprotected "Construction Exclusion Area" ground.

4.2 Ground protection can comprise the use of proprietary materials/structures (installed to manufacturer's specifications and recommendations) or procedures that avoid ground damage/disturbance/compaction, or the use of procedures that avoid such effects e.g. manual/pedestrian installation procedures.

4.3 Any system utilised must effectively spread load-weight, avoid compaction, maintain drainage/percolation/aeration, and be installed in a manner that avoids these issues.

4.4 Newly provided access will be strictly limited to the area of the new protection structure.

4.6 Protection installation will require a progressive laying down of ground protection, with previously laid material providing vehicular access to the next zone will be accepted as an approved methodology.

5.0) Works within "RPA" Zone

5.1 Only works and construction practices, agreed with the Project Arborist prior to commencement, will be allowed in the "RPA" area.

5.2 All works will be undertaken under the supervision and guidance of the Project Arborist who will have the authority to stop works if activities are considered such as to have the potential to damage trees.

5.3 Preference must be given to manual labour and techniques within the fenced "RPA" zone.

5.4 On completion of the required works, the area will be inspected by the Project Arborist regarding the reinstatement of the original protection and the relocation of the protective fencing to a position relating to the original "RPA" area.

6.0) Service Installation

6.1 The "Project Arborist" must be consulted for advice and procedural recommendations, in respect of any installation of services within or requiring entry into the "Root Protection Area" of any tree intended for retention.

6.2 Any such works found to be unavoidable, must be undertaken with special care, incorporating the recommendations of both "BS5837: 2012 and the National joint utility groups, guidelines for the planning, installation and maintenance of utility services in proximity to trees (NJUG 10)

6.3 Preference must be given to trench-less techniques including Mole-piping, Directional-drilling manual hydro-trenching (high-pressure water), "Air-Spade" or broken-trench techniques.

7.0) Tree Management and Works

7.1 All tree works should be undertaken under the guidance of the Project Arborist

7.2 The primary site clearance and felling should be undertaken at the earliest stage of the overall development works, but in line with any ecological constraints. This is to enable the re-assessment of all ostensibly retainable trees and the updating of the "Preliminary Management Recommendations" to account for context changes and construction access and/or other issues coming to light.

7.3 All Tree Works must adopt safe work procedures and must be undertaken by staff suitably trained for the purpose at hand and compliant with all legislative, safety and insurance requirements.

7.5 Any significant additional works, beyond the reasonable management of retained trees will be agreed with the local authority and/or other stakeholders and applied at the earliest possible opportunity.

7.6 On completion of site works, the retained tree population will be reviewed and re-evaluated regarding its ongoing condition and the likely requirements of any ongoing or future monitoring or management needs.

8.0) Demolition

8.1 All demolition procedures near trees must be agreed and overseen by the Project Arborist to monitor for damage and to protect exposed roots/cut-trim exposed roots/oversee backfilling of exposed roots.

8.2 Where access into unprotected "RPA" zone becomes unavoidable then suitable ground protection, provided in accordance with an engineer's direction and agreed with the Project Arborist will be installed.

8.3 Care will be taken to avoid damage to soil volumes beneath and adjoining demolished structures that may contain tree root material.

8.4 Whilst existing foundations/structures may provide temporary protected access to areas within the "RPA" zone, preference must be given to the location of demolition plant outside of the "RPA" zone.

8.5 Where tree(s) exist near a structure to be demolished then the demolition should be undertaken inwards within the footprint of the existing building (top down, pull back).

8.6 Underground structures (services etc.) within the "RPA" zone should be reviewed with regards to decommissioning and retention in situ in the interest of avoiding tree damage.

8.7 Preference should be given to the retention existing sub-bases where hard surfaces are removed, particularly if the hard surface is to be replaced.

9.0) Ancillary Precautions

9.1 The methodologies as set out in this document apply to all undertakers of work upon or adjoining the site as may require access to the "Construction Exclusion Zone" or the "RPA" area of any tree.

9.2 This document will be disseminated to all persons requiring access to the work site, with all persons undertaking works either before or after the principal development (site investigation works, Landscape Contractors) are subject to the above requirements

9.3 Works outside the "Construction Exclusion Zone" must be controlled to create no potential secondary hazard to tree health.

9.4 Large vehicles or loads requiring access site areas near trees must be reviewed by the Project Arborist regarding clearance, potential tree damage and any need for access facilitation pruning.

9.5 Care must be taken regarding materials that may contaminate the ground. No concrete mixings, diesel or fuel, washings or any other liquid material may be discharged within 10 metres of a tree.

9.6 No fires can be lit within 5 metres of any tree canopy extent.

9.7 No tree will be used for support regarding cables, signs etc.

9.8 The trees should be reviewed on a regular basis throughout the development process and on completion. At that time, additional recommendations regarding tree management may be required.

9.9 Any issue that has the potential to affect site trees must be brought to the attention of the Project Arborist for review and comment.

9.10 Any circumstances that become known whilst the development project is ongoing that either involves trees or access to/works within the construction exclusion zone must be brought to the attention of the Project Arborist for evaluation and advice regarding approach and methodology.

9.11 It is possible that liaison/agreement will be required with the Local Planning Authority regarding compliance with, as well as the verification of the required tree protection measures.

A2 Appendix 2 - Tree Survey

Nature of Survey

A2.1 The criteria put forward in "BS5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations" have provided a basis for this report.

A2.2 The data collected has been represented in table form as "Table 1" within "Appendix 1" to this report. This appendix includes a Survey Methodology, Survey Key, Survey Abbreviations, Condition Category Definitions and a brief resume of the typical application of Tree Protection measures as defined within the above standard and as relates to the RPA zones defined both within the survey table and on the "TCP" (Tree Constraints Plan) drawing.

A2.3 The survey, its findings and management recommendations relate to the site and the conditions thereon at the time of the survey. It relates to a "do nothing" or "as is" scenario and intends to provide an impartial representation of the site's tree population, regardless of any possible development works. It is likely that changes in site usage, development or other environmental changes will require an amendment of any tree's potential retention status and its preliminary management recommendations, and in some instances, may require the re-classification of a tree's suitability for retention.

Drawing References

A2.4 The survey must be read with the "Tree Constraints Plan" drawing "Fortfield Road Tree Constraints Plan" regarding the representation of tree positions, crown forms, "RPA" extents and colour reference to category systems. Trees omitted from the supplied drawing may be "sketched in" to "Fortfield Road Tree Constraints Plan". Any such trees should be located and plotted by professional means to identify the constraints such trees have upon the site.

A2.5 A green coloured outline represents each tree crown. It is scaled to represent the north, east, south, and west crown radii as denoted in the survey table. Each tree (categories A-green, B-blue, and C-grey only) have been apportioned a "Root Protection Area" (RPA see below) denoted as a dashed orange circle.

A2.6 The development of a Tree Constraints Plan (TCP) provides a design tool regarding tree retention. Such a plan combines the topographical land survey drawing with additional information as provided by the tree survey. The aspects of the tree's existence recorded on the "TCP" are, firstly, the tree canopies, represented by the four cardinal compass point radii (Sp: R in survey Table 1). Secondly, and following paragraphs 4.6.1, 4.6.2 and 4.6.3 of BS5837: 2012, we represent each tree's "Root Protection Area" (RPA). For design purposes, it approximates the position of the tree protection fencing to be erected before the commencement of any site works, thus excluding all site

activities other than those dealt with by way of the "Arboricultural Implication Assessment" and "Arboricultural Method Statement".

A2.7 The "Tree Constraints Plan" (TCP) depicts the extent and location of constraints, placed upon the site by the trees. The "TCP" represents both the true canopy form (north, east, south, and west radii) but also the "RPA" as defined above. These constraints are provided to advise regarding the design and layout of a proposed development.

Survey Intent and Context

A2.8 This document intends to highlight the extent and nature of the material of Arboricultural interest on the site in question.

Survey Data Collection and Methodology

The Survey

A2.9 An earlier survey was submitted as part of the spring 2022 application. This survey information was reviewed and updated in January of 2024. This survey portion of the overall report is not an Implication Assessment though but provided some of the basic information regarding its compilation. The compilation of this survey was guided by the recommendations of BS 5837: 2012. This survey typically includes trees of stem diameters exceeding 150mm at approximately 1.50 metres from ground level. The survey relates to current site conditions, setting and context.

A2.10 Each tree in the survey has a consecutive number that relates directly to the survey text. Measurements are metric and defined in metres and millimetres. All trees referred to in the survey text have been measured to provide information regarding canopy height and canopy spread (north, east, south, and west radii), level of canopy base and stem diameter at 1.50 meters from ground level. The dimensions provided are intended to provide a reasonable representation of a tree's size and form. While efforts are made to maintain accuracy, visual obstruction, especially regarding trees in groups, requires that some tree dimensions be estimated only.

Inspection and Evaluation Limitations and Disclaimers

A2.11 The information set out in this report relates to the review of a tree population on the site in question. As such, the information provided is based on a general review of trees and does not constitute a detailed review of any one of the individual specimens. Such an evaluation (tree report) would require the gathering of substantially more information than that dealt with in this survey.

A2.12 The survey is not a safety assessment and the parameters reviewed within this survey context would be substantially deficient in extent to provide for a reliable safety

assessment. The survey is intended to provide a general and qualitative review to assist in gauging the suitability of an individual tree for retention within a development context. All trees are subject to impromptu failure and damage. The assessment of risk as may be presented by a tree requires the review of numerous factors more than those noted herein and as such, remains outside the scope of this document and any attempt to use the information herein for such proposes will render the information invalid.

A2.13 A competent and experienced Arborist has completed all inspection and tree assessment. The inspection involves visual tree assessment (Mattheck and Breloer 1994) only, which has been carried out from ground level. No below ground, internal, invasive, or aerial (climbing) inspection has been carried out.

A2.14 Trees are living organisms whose health, condition and safety can change rapidly. All trees should be re-evaluated regarding their condition on an annual basis or after substantial trauma such a storm event, other damage, or injury. The results and recommendations of this survey will require review and reassessment after one year from the date of execution. This survey does not constitute a review of tree or site safety. Attempts to use the contents herein for such purposes will render the contents invalid.

A2.15 Throughout the undertaking of the survey, several factors acted against the inspectors, contriving to reduce the accuracy of the survey.

Seasonality

A2.16 Various surveys have been completed during different seasons. Some of the signs, typically symptomatic of ill-health or defect within a tree, may not have been available to view at the time of the survey or may have been obscured by seasonality related factors. Some of the fruiting bodies of various fungi, parasitic upon or causing decay or disease in trees, may have been out of season and unavailable to view. This survey can only comment upon symptoms of ill-health or defects visible at the time of the inspection.

Survey Key

Species	Refers to the specific tree species
Age	Referred to in generalised categories including: -
Y - Young	A young and typically small tree specimen.
S/M - Semi-Mature	A young tree, having attained dimensions that allow it to be regarded independently of its neighbours but typically, would be less than 50% of its ultimate size.
E/M - Early-Mature	A specimen, typically 50% - 100% of ultimate dimensions but with substantial capacity for mass and dimensional increase remaining.

M - Mature	A specimen of dimensions typical of a full-grown specimen of its species. Future growth would tend to be extremely slow with little if any dimensional increase.
O/M - Over-Mature	An old specimen of a species having already attained or exceeded its naturally expected longevity.
V - Veteran	An extremely old, veteran specimen of a species, usually of low vigour and typically subject to rapid decline and deterioration or of very limited future longevity.
Tree Dimensions	All dimensions are in meters. See notes regarding limitation of accuracy.
Ht.	Tree Height
CH	Lowest canopy height
N, E, S, W	Tree Canopy Spread measured by radii at north, east, south, and west
Dia.	Stem diameter at approx. 1.50m from ground level.
RPA	Root Protection Area, as a radius measured from the tree's stem centre.
Con	Physical Condition
G Good	A specimen of generally good form and health
G/F Good/Fair	
F Fair	A specimen with defects or ill health that can be either rectified or managed typically allowing for retention
F/P Fair/Poor	
P Poor	A specimen whom through defect, disease attack or reduced vigour has limited longevity or maybe unsafe
D Dead	A dead tree
Structural Condition	Information on structural form, defects, damage, injury, or disease supported by the tree
PMR – Preliminary Management Recommendations	Recommendation for Arboricultural actions or works considered necessary at the time of the inspection and relating to the existing site context and tree condition. Works considered as urgent will be noted.
Retention Period	
S – Short	Typically, 0 -10 years
M – Medium	Typically, 10 -20 years
L – Long	Typically, 20 – 40 years
L+	Typically, more than 40 years
Category System	The Category System is intended to quantify a tree regarding its Arboricultural value as well as a combination of its structural and physical health.
Category U	Particularly poor quality, dangerous or diseased trees that offer no realistic sustainability
Category A	A typically a good quality specimen, which is considered to make a substantial Arboricultural contribution
Category B	Typically including trees regarded as being of moderate quality
Category C	Typically including generally poor-quality trees that may be of only limited value.

	The above categories are further subdivided regarding the nature of their values or qualities.
Sub-Category 1	Values such as species interest, species context, landscape design or prominent aspect.
Sub-Category 2	Mainly cumulative landscape values such as woods, groups, avenues, lines.
Sub-Category 3	Mainly cultural values such as conservation, commemorative or historical links.

Table 1 – Tree Data Table

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1602	Ash *(Fraxinus excelsior)*	S/M	F	9.00	4.00	3.00	2.50	2.50	3.00	1	180	2.16	Young and vigorous but supports notable imbalance to north.		L	C2
1603	Ash *(Fraxinus excelsior)*	S/M	F	13.00	3.00	2.00	3.00	2.00	1.00	1	261	3.13	A young tree of good vigour. Proximity to power lines raises some concern regarding sustainability over time.	Review regularly regarding ash decline.	L	B2
1604	Ash *(Fraxinus excelsior)*	S/M	F	13.00	3.00	1.00	3.00	2.50	1.00	2	271	3.25	Badly distorted and drawn up. Proximity to power cables raises some concern.	Review regularly regarding ash dieback disease.	L	B2
1605	Ash *(Fraxinus excelsior)*	S/M	F	13.00	3.00	1.50	3.00	2.50	0.00	1	251	3.02	A young tree of good vigour. Proximity to power lines raises some concern regarding sustainability over time.		L	B2
1606	Ash *(Fraxinus excelsior)*	S/M	F	13.00	4.50	2.00	3.50	2.50	1.00	1	229	2.75	Young and vigorous. Heavily divided at 3.00 m. Review regularly regarding ash dieback.		L	B2
1607	Sycamore *(Acer pseudoplatanus)*	S/M	G/F	12.00	2.00	2.00	1.00	1.00	2.00	1	216	2.60	Young and vigorous, likely to be naturally arising.	Review regularly.	L	B2
1608	Ash *(Fraxinus excelsior)*	S/M	G/F	13.00	5.00	1.00	2.00	2.50	2.00	1	197	2.37	Young and vigorous. Proximity to power lines raises some concern.	Review regularly regarding ash dieback disease.	L	B2
1609	Ash *(Fraxinus excelsior)*	S/M	G/F	13.00	4.00	2.00	3.50	1.00	2.00	1	207	2.48	Young and vigorous. Proximity to power lines raises some concern.		L	B2
1610	Ash *(Fraxinus excelsior)*	S/M	G/F	12.00	4.00	2.50	4.50	3.00	2.00	1	248	2.98	Young and vigorous. Proximity to power lines raises some concern.		L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1611	Ash *(Fraxinus excelsior)*	S/M	G/F	12.00	3.00	2.00	1.50	1.00	1.00	1	197	2.37	Drawn up and whiplike,		L	B2
1612	Ash *(Fraxinus excelsior)*	S/M	G/F	12.00	3.00	2.00	2.50	2.00	1.00	1	207	2.48	Young and vigorous. Proximity to power lines raises some concern.		L	B2
1613	Horse Chestnut *(Aesculus hippocastanum)*	S/M	G/F	11.00	3.00	2.00	2.00	2.50	1.50	1	197	2.37	Young and vigorous. Arising a position directly adjoining railing where future growth will affect rail structure.	Review regularly.	L	B2
1614	Sycamore *(Acer pseudoplatanus)*	S/M	G/F	12.00	2.00	2.00	3.00	2.50	1.00	1	306	3.67	Young and vigorous with minor imbalance to east.	Review regularly.	L	B2
1615	Sycamore *(Acer pseudoplatanus)*	S/M	F	10.00	1.50	1.50	2.50	2.50	0.00	1	229	2.75	Young specimen arising from wall structure. Future growth and sustainability remains questionable.	Review regularly.	M	C2
1616	*Ash (Fraxinus excelsior)*	S/M	F	13.00	6.00	4.50	2.50	2.00	1.00	1	229	2.75	Young and vigorous. Proximity to power lines raises some concern.		L	B2
1617	Ash *(Fraxinus excelsior)*	S/M	G/F	13.00	3.00	2.50	2.50	2.50	1.50	1	220	2.64	Young and vigorous. Proximity to power lines raises some concern.		L	B2
1618	Common Alder *(Alnus glutinosa)*	E/M	F	11.00	0.00	2.00	2.50	2.50	4.50	1	452	5.42	Young and still vigorous, arising from pond age. Ivy is developing about lower crown.	Cut Ivy.	L	B2
1619	Ash *(Fraxinus excelsior)*	E/M	G/F	14.00	2.00	5.00	5.50	4.50	4.00	1	592	7.10	Appears to be naturally arising. Lower crown supports extensive Ivy cover. Some deadwood but appears be abroad broadly good vigour and vitality. See notes regarding ash dieback disease.	Cut Ivy and Clean-out.	L	B2
1620	Sycamore *(Acer pseudoplatanus)*	S	F	5.50	1.00	0.50	2.00	2.50	1.50	1	178	2.14	Young and vigorous specimen arising from pond edge.		L	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1621	Common Alder Group *(Alnus glutinosa)*	S/M	G/F	6.50	0.00	1.50	3.00	3.00	2.00	5	334	4.01	Young and vigorous but multi-stem from ground level and arising from bank edge.	Review regularly. Clean-out to remove deadwood and cut Ivy.	L	B2
1622	Lime *(Tilia europea)*	M	F	17.00	0.00	5.00	5.00	4.50	4.50	1	716	8.59	A large and mature specimen exhibiting evidence of prior decline and re-suckering. Crown supports some deadwood and evidence of prior storm damage. Basal region is heavily obscured by dense epicormic growth.	Attempt to cut Ivy to control upward growth stem. Clean-out to remove large deadwood. Review regularly.	L	C2
1623	Horse Chestnut *(Aesculus hippocastanum)*	E/M	F	10.00	0.00	0.00	3.00	4.00	5.50	1	548	6.57	Large specimen growing from pond bank and orientated out across water at angle of circa 30°. General vigour and vitality is good.	Review regularly.	L	B2
1624	White Willow *(Salix alba)*	M	F	17.00	3.00	4.00	0.00	4.50	6.00	1	780	9.36	Heavily one-sided and unbalanced towards and over Lake. Higher crown is subject to notable decline and deterioration including deadwood development and stack heading.	Clean-out and apply crown reduction works. Review annually with regard to continued decline.	M	C2
1625	Horse Chestnut *(Aesculus hippocastanum)*	M	P	16.00	2.00	5.50	7.00	6.00	6.00	1	844	10.12	A large specimen subject to chronic and extensive decay. Collapse in short to medium term is inevitable.	Remove.	N/A	U
1626	Sycamore *(Acer pseudoplatanus)*	S/M	G/F	12.00	0.00	5.00	2.50	5.00	5.00	1	430	5.16	A multi-stemmed group arising from position close to Swan nest. General vigour and vitality is good with material arising from pond bank.	Rereview after nesting.	L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1627	Horse Chestnut *(Aesculus hippocastanum)*	S/M	F/P	5.50	1.00	4.00	3.00	1.00	3.00	1	248	2.98	Distorted and of poor quality exhibiting evidence of bark damage attributable to bleeding canker attack. Tree remains vigorous but is likely to offer limited sustainability.		S	C2
1628	Common Alder *(Alnus glutinosa)*	E/M	G/F	14.00	1.50	5.00	4.00	3.00	3.00	2	452	5.42	Twin stemmed from ground level and arising from bank side scenario. General vigour and vitality appears good.		L	B2
1629	Common Alder *(Alnus glutinosa)*	S/M	F	9.00	1.75	3.00	2.50	2.00	2.50	1	191	2.29	Young and vigorous, arising from bank side position.		L	B2
1630	Horse Chestnut *(Aesculus hippocastanum)*	M	G/F	18.00	0.00	6.00	5.00	4.00	4.00	1	751	9.01	Unbalanced and north, across pond. General vigour and vitality appears good at present.	Review regularly.	L	B2
1631	Sycamore *(Acer pseudoplatanus)*	M	F	15.00	4.00	4.00	5.00	4.50	3.50	1	592	7.10	Tree is of reduced vigour and vitality. Note is made of substantial, now decaying stump to North of base that may relate to trees ill-health. Tree should be reviewed when in leaf.		M	C2
1632	Beech *(Fagus sylvatica)*	S/M	G/F	10.00	1.25	4.00	3.50	4.50	4.50	1	379	4.55	Young and vigorous specimen arising from higher-level of ornamental mound.		L	B2
1633	Ash *(Fraxinus excelsior)*	E/M	G/F	13.00	2.50	5.00	5.00	4.50	4.00	1	420	5.04	Young specimen arising from elevated position on ornamental mound. Higher crown exhibit evidence of twiggy decline, possibly attributable to ash dieback disease.	Cut Ivy and rereview annually in summer.	M	C2
1634	Sycamore *(Acer pseudoplatanus)*	E/M	F	12.00	1.50	1.00	4.50	4.00	3.00	1	407	4.89	Arises from position adjoining bridge abutment. Is one-sided and unbalanced to south. Prior pruning and wounding has resulted in localised decay.	Clean-out cut Ivy.	M	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1635	Ash *(Fraxinus excelsior)*	S/M	F	10.00	3.50	1.50	1.00	2.00	1.00	1	191	2.29	A drawn up whip arising from path side position above masonry. Tree remains vigorous however future growth is likely to compromise built structures.	Rereview regularly with regard to sustainability.	M	C2
1636	Sycamore *(Acer pseudoplatanus)*	S/M	G/F	10.00	2.50	2.50	2.50	1.50	1.00	1	216	2.60	Young specimen arising from elevated position on ornamental mound. Higher crown exhibit evidence of twiggy decline, possibly attributable to ash dieback disease.		M	C2
1637	Sycamore *(Acer pseudoplatanus)*	S/M	G/F	11.00	1.00	4.00	2.00	2.50	4.00	1	306	3.67	Young and vigorous arising from lower pond bank side.		L	B2
1638	Sycamore *(Acer pseudoplatanus)*	S/M	G/F	12.00	2.50	2.50	3.00	4.00	1.50	1	366	4.39	Suppressed and distorted but maintaining reasonable vigour and vitality. Arises from upper edge of bank close to path.	Review regularly.	L	B2
1639	Ash *(Fraxinus excelsior)*	E/M	F/P	13.00	6.00	4.50	1.50	4.00	4.50	1	452	5.42	One-sided and typically unbalanced to pond. Arises from pond edge. Is affected by extensive cavity at 2.50 m and exhibit signs of reduced vigour and vitality, deadwood development and decline about higher crown. Tree offers limited sustainability.	Rereview annually in summer.	S	C2
1640	Sycamore *(Acer pseudoplatanus)*	S/M	F	8.00	1.50	3.50	1.50	1.00	4.00	1	242	2.90	Young and vigorous though distorted through suppression. Arises from bank side position.		L	C2
1641	Sycamore Group *(Acer pseudoplatanus)*	S/M	F	12.00	2.00	4.00	3.00	3.00	3.00	3	347	4.16	Young and vigorous naturally arising multi-stemmed group.		L	C2
1642	Sycamore *(Acer pseudoplatanus)* Beech *(Fagus sylvatica)*	S/M	F	13.00	5.00	2.00	2.50	2.50	2.00	1	207	2.48	Beech stem has sustained notable bark damage and south-western stem of sycamore is in chronic decline. Group should be regarded as unsustainable.	Remove.	N/A	U

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1643	Sycamore *(Acer pseudoplatanus)*	S/M	F	13.00	3.00	2.00	1.50	4.50	2.50	2	274	3.29	Heavily suppressed and of reduced vigour and vitality with decline noted within higher crown.	Rereview annually with regard to ongoing suitability for retention.	S	C2
1644	Sycamore *(Acer pseudoplatanus)*	M	G/F	15.00	2.50	5.50	6.50	5.00	3.00	1	837	10.05	Large slightly one-sided specimen appears be maintaining reasonable vigour and vitality. One-sided nature appears natural is likely to relate to prior or early life suppression.	Clean-out to remove deadwood.	L	B2
1645	Ash *(Fraxinus excelsior)* Holly *(Ilex aquifolium)*	S/M	F	10.00	0.00	2.00	3.00	3.50	3.00	1	261	3.13	Ash remains young and vigorous arising from lower level Holly thicket.	Review regularly.	L	B2
1646	Holly *(Ilex aquifolium)*	E/M	G/F	5.50	0.50	2.50	2.50	1.50	2.50	1	306	3.67	Young and vigorous comprising typical element of understory.		L	C2
1647	Beech *(Fagus sylvatica)*	S/M	F	11.00	0.50	3.00	3.00	3.50	2.50	1	372	4.47	Young and vigorous but potentially compromised by low level forks. Review regularly.		L	B2
1648	Common Yew *(Taxus baccata)*	M	F/P	9.00	0.00	3.50	3.00	3.00	3.50	1	592	7.10	Is of highly variable vigour and vitality with substantial deadwood throughout crown.	Clean-out and review on annual basis.	M	C2
1649	Beech *(Fagus sylvatica)*	S/M	F	8.00	0.00	1.00	2.50	3.00	1.50	1	290	3.48	Drawn up and whip like arising from pond edge. Suppression has led to imbalance to south.	Review regularly.	L	B2
1650	Sycamore *(Acer pseudoplatanus)*	S/M	G	10.00	2.00	3.00	1.50	3.00	3.50	1	293	3.51	Young and vigorous, arising from pond side position.		L	B2
1651	Common Alder *(Alnus glutinosa)*	S/M	P	9.00	0.00	0.00	2.00	4.50	2.00	1	325	3.90	In a state of ongoing decline and deterioration with substantial deadwood. Tree is heavily unbalanced towards Lake and arises from Lake edge.	Review annually with regard to need to remove.	N/A	U

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1652	Horse Chestnut *(Aesculus hippocastanum)*	S/M	F	5.50	0.50	2.50	2.50	2.50	2.50	1	290	3.48	Young and vigorous but has suffered mechanical damage through vandalism/climbing.	Clean-out.	L	B2
1653	Hawthorn *(Crataegus monogyna)*	M	F	4.00	0.00	1.00	2.00	1.50	2.00	1	175	2.10	Young and vigorous, comprising part of a recent planting.		L	B2
1654	Common Yew *(Taxus baccata)*	M	G/F	8.00	2.00	5.00	5.00	5.00	4.50	1	551	6.61	Squat and spreading specimen of reasonably good vigour and vitality.	Clean-out.	L	B2
1655	Ash *(Fraxinus excelsior)*	S/M	F	10.00	2.50	2.00	2.00	2.00	2.00	1	207	2.48	Young and vigorous.		L	B2
1656	Holly Group *(Ilex aquifolium)*	E/M	G/F	6.00	0.00	2.50	2.50	2.50	2.50	1	271	3.25	Young and remaining vigorous.		L	B2
1657	Beech *(Fagus sylvatica)*	S/M	G/F	13.00	2.00	4.00	4.00	4.00	4.00	1	433	5.19	Young and vigorous but potentially mechanically compromised by development of compression fork at 1.75 m.	Review regularly.	L	B2
1658	Beech *(Fagus sylvatica)*	S/M	G/F	10.00	2.00	2.50	2.50	2.50	2.00	1	251	3.02	Young and vigorous.		L	B2
1659	Beech *(Fagus sylvatica)*	S/M	F	7.00	0.00	0.00	2.00	4.00	2.00	1	229	2.75	Heavily one-sided as a bank side position suppression.	Review regularly.	M	C2
1660	Beech *(Fagus sylvatica)*	S/M	F	10.00	2.00	3.00	3.00	3.00	3.00	1	306	3.67	A young and vigorous specimen potentially affected by loss of adjoining Hawthorn.	Review regularly.	L	B2
1661	Beech *(Fagus sylvatica)*	S/M	G/F	12.00	1.50	5.00	3.00	3.50	4.00	1	328	3.93	Heavily distorted and typically unbalanced to North. General vigour and vitality remains good.		L	B2
1662	Beech *(Fagus sylvatica)*	S/M	G/F	12.00	1.75	5.50	6.00	4.00	5.00	1	411	4.93	Of good vigour, supporting minor imbalance to north.		L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1663	Common Yew *(Taxus baccata)*	S/M	F	4.50	1.25	1.00	3.00	2.50	3.00	1	274	3.29	Heavily suppressed because of position beneath canopy of adjoining trees. Vigour and vitality is fair but variable.	Review regularly.	M	C2
1664	Holly *(Ilex aquifolium)*	E/M	F	9.00	0.00	2.00	2.00	2.00	2.00	1	207	2.48	Comprises typical element of understory.		L	B2
1665	Beech *(Fagus sylvatica)*	S/M	G/F	11.00	1.00	4.50	4.50	4.50	4.50	1	439	5.27	Young and vigorous specimen.		L	B2
1666	Common Yew *(Taxus baccata)*	S/M	F	5.00	0.00	2.50	4.50	3.50	3.00	1	325	3.90	Distorted through suppression. Appears be maintaining reasonable vigour and vitality.		L	B2
1667	Sycamore Group *(Acer pseudoplatanus)*	S/M	F	10.00	3.00	2.50	2.50	2.50	2.50	1	191	2.29	A close-knit group of multiple stems combining to create a singular higher crown. Young and vigorous with immense potential for continued growth.		L	B2
1668	Holm Oak *(Quercus ilex)*	S/M	G/F	7.00	1.00	3.50	3.00	2.00	4.00	1	325	3.90	Suppressed and distorted, arising within a dense thicket like area of shrubbery.		L	B2
1669	Sycamore *(Acer pseudoplatanus)*	S/M	P	9.00	1.00	0.00	3.00	6.00	3.00	1	312	3.74	One-sided and unbalanced towards and over. Higher crown completely dead as result of decline. Appears unsuitable for retention.	Remove.	N/A	U
1670	Wych Elm *(Ulmus glabra)*	S/M	D	9.00	3.00	2.00	2.00	2.00	2.00	1	207	2.48	Completely dead, killed by Dutch Elm disease.	Remove.	N/A	U
1671	Beech *(Fagus sylvatica)*	S/M	G/F	12.00	2.00	2.50	2.00	2.00	2.00	1	220	2.64	Young and still vigorous.		L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1672	Sycamore *(Acer pseudoplatanus)*	E/M	P	11.00	1.00	3.00	4.00	5.50	4.50	2	592	7.10	Large specimen arising from pond edge. Show signs of severe decline and dieback. Tree arises from heavily eroded compacted ground conditions.	Limited retention would require severe Crown reduction. Alternatively remove.	N/A	U
1673	Holm Oak *(Quercus ilex)*	M	P	10.00	0.00	5.00	5.00	2.50	4.00	1	780	9.36	A remnant a once larger tree having suffered traumatic mechanical failure with major wound to lower southern stem base. Tree is now subject to decay. Small stature of tree may allow for limited retention with substantial crown reduction works.		S	C2
1674	Turkey Oak *(Quercus cerris)*	O/M	P	22.00	4.00	6.00	13.00	12.00	8.00	1	1502	18.03	A particularly large and aged tree. Tree is subject to chronic decay partly relating to Ganoderma infection to South West of stem. Additionally, stem exhibits evidence of fracture. Major limb has been removed to north-west in past considering location of tree relative to area of known use and other occupied structures then potential for harm cannot be ignored. nature and extent of defect is considered visually obvious.	Consider removal. Alternatively and if limited retention has required, consider severe Crown reduction works.	N/A	U
1675	Beech *(Fagus sylvatica)*	E/M	G/F	18.00	2.00	5.50	5.00	5.00	6.00	1	522	6.26	Slightly distorted but remaining vigorous.	Review annually. Review with particular regard to possible loss of larger near neighbour.	L	B2
1676	Beech *(Fagus sylvatica)*	M	G	22.00	3.00	7.00	7.00	8.00	6.00	1	872	10.47	Large specimen apparently good condition.		L	A1-2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1677	Oak *(Quercus robur)*	E/M	G/F	19.00	2.50	6.00	4.50	3.00	4.50	1	579	6.95	one sided with minor imbalance to north. Vigour and vitality is good.		L	A1-2
1678	Common Alder *(Alnus glutinosa)*	S/M	F/P	6.00	0.00	0.00	3.00	5.00	1.00	1	411	4.93	Arising from bank side and heavily unbalanced across water. Crown supports deadwood.	Clean-out review regularly.	M	C2
1679	Beech *(Fagus sylvatica)*	M	G	18.00	2.00	6.50	6.00	7.50	7.00	1	719	8.63	A broad and spreading specimen that appears be maintaining good vigour and vitality. Crown contains some deadwood.	Clean-out.	L	A1-2
1680	Common Alder *(Alnus glutinosa)*	E/M	F	14.00	5.00	0.00	3.00	6.00	2.00	2	493	5.92	Appears to have suffered partial collapse into lake.	Review regarding retention context	S	C2
1681	Wych Elm *(Ulmus glabra)*	E/M	G/F	14.00	3.00	5.00	4.00	4.00	4.00	1	407	4.89	Young and vigorous but at immense risk from Dutch Elm disease, evidence of which exist elsewhere on site.	Review on annual basis.	M	B2
1682	Common Alder *(Alnus glutinosa)*	E/M	P	7.00	0.00	0.00	2.00	4.00	1.50	3	525	6.30	A particularly poor specimen having suffered substantial partial collapse.	Clear broken me material and remove deadwood. Review regularly.	S	C2
1683	Common Yew *(Taxus baccata)*	E/M	F/P	7.00	0.00	5.00	5.50	3.00	2.00	1	430	5.16	Distorted with primary stem so suffering substantial cavity development. Small stature appears to present limited threat.	Review regularly.	M	C2
1684	Common Alder *(Alnus glutinosa)*	M	G/F	19.00	0.00	0.00	6.00	12.00	5.00	1	611	7.33	Wholly one-sided and unbalanced towards and over Lake. General vigour and vitality appears good.		L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1685	Holm Oak *(Quercus ilex)*	M	F/P	17.00	3.00	6.00	13.00	2.00	4.50	1	1229	14.74	Large tree of reasonable vigour and vitality. Tree has been subject to extensive damage in past with major decay and historic damage noted to limb above footpath and ascending limb and west side of crown.	Tree retention may be desirable but would require substantial pruning intervention including crown reduction type works.	S	C2
1686	Common Alder Group *(Alnus glutinosa)*	M	F	17.00	3.00	0.00	5.00	9.00	4.00	3	592	7.10	One stem remains of triple stemmed tree with 2 stems now having collapsed into Lake. Failed and stems reveal evidence of decay which raises additional concern regarding standing stem.	Review with regard to retention context.	S	C2
1687	Holm Oak *(Quercus ilex)*	M	F/P	18.00	3.00	8.00	6.00	12.00	13.00	1	1235	14.82	Large specimen having suffered prior damage. Tree is affected by decaying stumps some of which are located at critical limb juncture is. Primary stem supports cavities illustrating decay and substantial evacuation of primary stem. General vigour remains good.	Retention of tree would require substantive intervention including crown reduction type works.	S	C2
1688	Common Alder *(Alnus glutinosa)*	E/M	F	16.00	3.00	0.00	2.00	6.00	3.00	2	525	6.30	Wholly one-sided and unbalanced towards and over Lake.	Review regularly.	M	C2
1689	Holm Oak *(Quercus ilex)*	M	P	16.00	3.00	1.00	8.00	12.00	0.00	1	748	8.98	Heavily unbalanced to south-east. Tree has suffered catastrophic loss of principal stem in past with extensive decay at lower stem bending point. Decay and fracture of lower stem raise particular concern regarding the high likelihood of collapse. Tree is considered such as to present a tangible threat.	Remove.	N/A	U

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1690	Holm Oak *(Quercus ilex)*	M	G/F	17.00	2.00	2.00	9.00	4.00	5.00	1	993	11.92	Large unbalanced specimen whose canopy development is wholly to question wholly one-sided and unbalanced towards and over Lake. Tree crown does support multiple defects and will be subject to impromptu failure however location would appear to suggest any threat would be minimal.	Clean-out.	L	C2
1691	Holm Oak *(Quercus ilex)*	M	G/F	18.00	3.50	10.00	9.00	4.00	5.00	1	904	10.85	Typically one-sided and unbalanced and north east. General vigour and vitality remains good. Tree has undergone prior wounding some of which will predispose it to decay in future and evidence exists to suggest potentially weak forks and splitting risks for structural limbs.	Retention would require structural pruning works.	L	C2
1692	Holm Oak *(Quercus ilex)*	M	G/F	18.00	2.00	5.50	4.50	6.00	7.00	1	844	10.12	Large specimen having suffered prior mechanical damage and loss. Lower stem supports multiple wound including a linear wound to circa 3.00 m. General vigour and vitality remains good.	Retention would require structural pruning works.	L	B2
1693	Holm Oak *(Quercus ilex)*	O/M	G	18.00	1.50	9.00	12.00	14.00	8.00	1	1353	16.23	A particularly large tree with general imbalance towards and over Lake. General vigour and vitality remains good. Tree has suffered localised storm damage.	Clean-out.	L	A2
1694	Holm Oak *(Quercus ilex)*	M	G/F	17.00	2.00	7.00	5.00	12.00	0.00	1	942	11.31	Large but misshapen tree. Crown form would suggest early life suppression by now lost neighbours. Vigour and vitality is slightly variable but not enough to warrant immense concern at present. Tree has suffered localised damage but appears to present limited threat in light of position adjoining and over Lake.	Clean-out.	L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1695	Beech *(Fagus sylvatica)*	E/M	G/F	17.00	1.50	5.00	5.00	2.50	5.00	1	579	6.95	One-sided and unbalanced to north. Vigour and vitality is fair tree may have been affected by compacted ground immediately to south of stem.	Review regularly.	L	B2
1696	Horse Chestnut *(Aesculus hippocastanum)*	M	F	17.00	2.00	5.00	4.50	6.00	5.00	2	780	9.36	Slightly distorted and heavily divided from near ground level with bark discolouration suggesting bleeding canker disease attack. Decline appears to be progressing suggesting limited sustainability.	Rereview annually in summer.	S	C2
1697	Ash *(Fraxinus excelsior)*	E/M	F	17.00	5.00	1.00	3.00	5.00	3.00	1	325	3.90	Tall and drawn up. Supports minor imbalance to Lake. High crown vigour higher crown vigour and vitality appears impaired.	Rereview annually in summer.	M	C2
1698	Horse Chestnut *(Aesculus hippocastanum)*	S/M	F	13.00	3.00	2.00	5.00	5.00	1.00	1	395	4.74	Unbalanced to south-east. Lower stem shows evidence of slime fluxing of possible prior disease attack. Tree has been substantially crown reduced in recent past.	Rereview.	M	C2
1699	Beech *(Fagus sylvatica)*	M	P	19.00	2.50	7.00	6.00	3.00	5.00	1	910	10.92	Still vigorous but affected by visually obvious cavity to south-west of lower stem. Cavity exposes ongoing decay with evidence of posture liner attack at base to south. Continued deterioration is inevitable. Tree presents increasing level of threat through collapse.	Consider early removal.	N/A	U
1700	Holly *(Ilex aquifolium)*	E/M	F	5.00	0.00	3.00	4.00	2.00	2.00	1	216	2.60	Comprises typical element of woodland under story.		L	C2
1801	Beech *(Fagus sylvatica)*	S/M	P	10.00	2.50	1.00	1.00	5.00	3.00	1	274	3.29	Young specimen severely damaged by linear wound at 5.0 m and decaying cavity at base. Unsuitable for retention.	Remove.	N/A	U

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1802	Turkey Oak *(Quercus cerris)*	M	G/F	23.00	9.00	5.00	6.00	9.00	5.00	1	853	10.24	Tree supports minor imbalance to east. General vigour and vitality appears good. Roots have sustained erosion related damage to south of stem as result of adjoining pathway.	Clean-out.	L	B1-2
1803	Beech *(Fagus sylvatica)*	M	G/F	20.00	3.00	6.00	4.00	7.00	7.00	1	789	9.47	One-sided and unbalanced to west. General vigour and vitality appears good.		L	B1-2
1804	Whitebeam *(Sorbus aria)*	E/M	P	5.00	0.00	0.00	5.00	5.00	1.00	1	341	4.09	Partially collapsed into Lake. Primary stem is fractured rendering remaining tree unsuitable for retention.	Remove.	N/A	U
1805	Common Yew *(Taxus baccata)*	S/M	F	4.50	0.00	2.50	4.50	4.00	1.50	1	379	4.55	Squat and suppressed but maintaining reasonable vigour and vitality. Effectively comprises part of woodland under story.		L	C2
1806	Beech *(Fagus sylvatica)*	E/M	G/F	13.00	3.00	3.50	5.00	5.00	4.00	1	548	6.57	A young and vigorous specimen potentially compromised by development of compression fork at 2.50 m.		L	B2
1807	Holly *(Ilex aquifolium)*	M	F	7.00	0.00	2.50	2.50	2.50	2.50	1	325	3.90	Comprises typical element of woodland under story.		L	B2
1808	Wych Elm *(Ulmus glabra)*	S/M	P	13.00	3.50	2.50	2.00	5.00	4.50	1	334	4.01	Already affected by Dutch Elm disease with large portion of crown dead.	Remove.	N/A	U
1809	Sycamore *(Acer pseudoplatanus)*	E/M	G/F	16.00	3.00	5.50	5.00	2.00	4.50	1	516	6.19	Heavily one-sided through suppression and imbalance across boundary towards adjoining pitches. General vigour and vitality appears good at present.	Review regularly.	L	B2
1810	Wych Elm *(Ulmus glabra)*	E/M	P	15.00	5.00	5.00	2.50	0.00	3.00	1	341	4.09	Large portions of crown already dead.	Remove immediately.	N/A	U
1811	Ash *(Fraxinus excelsior)*	E/M	F	15.00	6.00	4.50	2.50	1.00	3.50	1	344	4.13	One-sided through suppression with minor imbalance to north. General vigour and vitality appears fair though deadwood is noted within crown.	Review summer 2025.	M	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1812	Ash *(Fraxinus excelsior)*	E/M	F	15.00	5.00	6.00	0.00	0.00	6.50	1	369	4.43	Imbalance to north-west across boundary. Safety may improve be improved by application of structural pruning works.		M	B2
1813	Holly *(Ilex aquifolium)*	M	G/F	8.00	0.00	2.50	3.00	3.00	3.00	1	366	4.39	Comprises a large woody mass, typical of woodland under story.		L	B2
1814	Ash *(Fraxinus excelsior)*	M	F	15.00	3.00	0.00	6.00	9.00	4.00	2	592	7.10	2 stems, divided from ground level. Typically one-sided and heavily unbalanced towards and over Lake.	Review summer 2025 in respect of ash dieback.	M	C2
1815	Common Alder *(Alnus glutinosa)*	E/M	F	9.00	3.00	4.50	4.00	2.00	2.00	1	312	3.74	Heavily distorted. A poor quality specimen that appears be maintaining reasonable vigour and vitality.	Review regularly.	M	C2
1816	Beech *(Fagus sylvatica)*	M	G/F	10.00	1.50	4.50	5.50	8.00	4.50	1	910	10.92	A large specimen wholly unbalanced towards and over Lake. Vigour and vitality is good.		L	A2
1817	Ash *(Fraxinus excelsior)*	M	F	18.00	4.00	7.00	2.50	4.50	5.00	1	548	6.57	Higher crown vigour and vitality is visibly variable raising some concern regarding possibility of tree being affected by ash dieback.	Rereview annually in summer.	M	C2
1818	Horse Chestnut *(Aesculus hippocastanum)*	S/M	F	8.00	2.00	2.50	3.00	4.00	4.00	3	401	4.81	Distorted and suckering specimen possibly arising from the damaged basis of a prior tree. Presents limited threat at present but may be structurally compromised.		M	C2
1819	Beech *(Fagus sylvatica)*	O/M	G/F	24.00	2.00	13.00	12.00	7.00	9.00	1	1261	15.13	A particularly large specimen with minor imbalance to north across boundary. Basal region reveals no visible evidence of pathological activity or decay causing agents however open cavity to south at base reveals internal decay. Trees proximity to recently produced pathway associated with adjoining sports pitches also raises some concern.	Review on annual basis.	L	B1-2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1820	Sycamore *(Acer pseudoplatanus)*	E/M	F	13.00	2.50	5.00	4.50	5.50	5.00	1	522	6.26	Broad and spreading specimen that has suffered visible elements of storm damage some of which are undermining retained limbs. Vigour and vitality appears variable.	Clean-out and remove damage and limb and deadwood. Review regularly.	M	C2
1821	Walnut *(Juglans regia)*	S	F	5.00	0.00	2.00	3.00	3.00	2.50	1	216	2.60	Distorted but maintaining good vigour and vitality.	Review regularly.	L	C2
1822	Common Yew *(Taxus baccata)*	E/M	F	8.00	0.00	3.00	5.00	4.00	4.50	1	751	9.01	Apparently vigorous.	Clean-out to remove unsightly deadwood.	L	B2
1823	Beech *(Fagus sylvatica)*	E/M	G/F	18.00	2.00	5.50	5.50	5.00	4.00	1	579	6.95	Tree supports minor imbalance to east. General vigour and vitality appears good. Tree is heavily divided with multiple type forks that may be structurally compromised in later life.	Review regularly.	L	B2
1824	Sweet Chestnut *(Castanea sativa)*	E/M	F	9.00	3.00	4.00	4.50	4.50	3.00	1	442	5.31	Heavily distorted and supporting some deadwood.	Clean-out review regularly.	M	C2
1825	Beech *(Fagus sylvatica)*	M	G	24.00	3.00	9.00	7.00	8.00	8.00	1	926	11.12	An upright and well formed specimen.		L	A1-2
1826	Holly *(Ilex aquifolium)*	M	F	9.00	0.00	2.50	4.00	3.00	4.00	3	462	5.54	Comprise a typical element of woodland under story.		L	C2
1826a	Wych Elm *(Ulmus glabra)*	E/M	D	13.00	3.00	4.00	4.00	3.00	3.00	1	427	5.12	Completely dead, killed by Dutch Elm disease.	Remove immediately.	N/A	U

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1827	Oak *(Quercus robur)*	E/M	F/P	19.00	3.50	5.00	6.50	5.50	4.00	1	493	5.92	Distorted and has suffered prior damage some of which has resulted in substantial cavity development within principal stem. Higher crown has suffered small-scale damage and support some deadwood. Structural pruning may allow for interim retention.		M	C1-2
1828	Beech *(Fagus sylvatica)*	M	G/F	22.00	3.00	3.50	4.50	6.00	5.00	1	748	8.98	Tree supports notable imbalance to south towards Lake. Vigour and vitality remain good.		L	B1-2
1829	Beech *(Fagus sylvatica)*	S/M	F	10.00	1.50	1.00	4.50	5.00	2.00	1	325	3.90	Heavily distorted. A poor quality specimen that appears to present limited threat at present.	Review regularly.	L	B2
1830	Ash *(Fraxinus excelsior)*	M	G/F	20.00	2.50	5.50	3.50	2.50	4.50	1	780	9.36	Suppression is created a one-sided form typically unbalanced to North towards playing pitches. General vigour and vitality appears good at present though crown support some deadwood.	Clean-out and rereview summer 2025 regular basis thereafter.	L	B1-2
1831	Beech *(Fagus sylvatica)*	S/M	G/F	19.00	2.00	2.50	3.50	4.00	3.50	1	379	4.55	A young and vigorous specimen.		L	A1-2
1832	Common Yew *(Taxus baccata)*	E/M	F	5.00	1.50	2.50	4.00	3.00	2.00	1	261	3.13	Young and still vigorous. Comprises typical element of woodland under story.		L	B2
1833	Beech *(Fagus sylvatica)*	M	G/F	25.00	2.50	12.00	10.00	8.00	6.00	1	993	11.92	Crown form is slightly distorted through suppression by near neighbours. Vigour and vitality appears good with tree exhibiting no evidence of primary defects.	Clean-out large deadwood	L	A1-2
1834	Ash *(Fraxinus excelsior)*	S	F	7.00	2.00	4.00	1.00	2.00	3.00	1	153	1.83	A young and still vigorous specimen.	Review regularly.	L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1835	Sycamore *(Acer pseudoplatanus)*	S/M	G/F	12.00	3.00	4.50	2.50	2.00	3.50	1	306	3.67	Young and vigorous though suppression is resulted in growth imbalance to north.		L	B2
1836	Beech *(Fagus sylvatica)*	S/M	F	9.00	2.00	4.00	3.00	0.00	3.50	1	350	4.20	Heavily distorted and unbalanced across boundary towards playing pitches. Appears resent limited threat at present but may be of reduced sustainability.		M	C2
1837	Sycamore *(Acer pseudoplatanus)*	S/M	F	9.00	4.50	4.00	2.00	0.00	1.50	1	261	3.13	Suppressed and unbalanced to north but of good vigour.	Review regularly.	L	B2
1838	Sycamore *(Acer pseudoplatanus)*	S/M	P	9.00	2.50	4.00	2.00	0.00	1.50	1	290	3.48	Unbalanced and apparently damage about higher crown. Much of higher crown comprises suck regeneration. A poor quality tree offering limited sustainability.		S	C2
1839	Beech *(Fagus sylvatica)*	M	G/F	24.00	2.50	12.00	4.00	7.00	7.00	1	1022	12.26	A particularly large specimen supporting extensive wound that appears to be fine related on north east of stem. Wound is subject to superficial saprophytic decay. General vigour and vitality remains good though ongoing deterioration of basal wound will undermine sustainability with time.	Review on annual basis.	M	B1-2
1840	Sycamore *(Acer pseudoplatanus)*	S/M	F	8.00	1.75	2.00	2.50	3.00	3.50	1	261	3.13	Young and vigorous.		L	B2
1841	Horse Chestnut *(Aesculus hippocastanum)*	S	F	6.00	2.50	2.00	4.50	2.50	2.50	1	204	2.44	Young and vigorous, recently planted.		L	B2
1842	Beech *(Fagus sylvatica)*	M	G/F	23.00	1.50	12.00	8.00	6.00	5.50	1	942	11.31	Large specimen with distinct imbalance to north-east. General vigour and vitality appears good with no evidence of major defect.		L	A1-2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1843	Turkey Oak *(Quercus cerris)*	M	P	18.00	5.00	5.00	2.00	2.00	4.00	1	748	8.98	In a state of ongoing decline even after extensive prior crown reduction works. dieback of upper crown is now extensive.	Remove.	N/A	U
1844	Beech *(Fagus sylvatica)*	S/M	G/F	11.00	1.50	5.50	4.50	4.00	5.00	1	376	4.51	Squat and spreading specimen of good vigour and vitality.		L	B2
1845	Sycamore *(Acer pseudoplatanus)*	E/M	F	13.00	2.00	5.00	2.00	2.00	4.00	1	449	5.39	Appears to be of reduced vigour and vitality.	Rereview during summer season.	M	B2
1846	Sycamore *(Acer pseudoplatanus)*	S/M	F	12.00	2.00	4.50	3.50	2.50	2.00	2	433	5.19	2 stems, divided from near ground level. Westernmost stem is compromised by development of wrought iron railing. Trees offer questionable sustainability.		M	C2
1847	Sycamore *(Acer pseudoplatanus)*s	S/M	F	11.00	2.00	4.50	2.00	2.50	3.00	1	325	3.90	Young and vigorous but potentially compromised by development of wrought iron railing.	Review regularly.	M	C2
1848	Sycamore *(Acer pseudoplatanus)*	E/M	F	13.00	7.00	3.50	3.00	4.00	4.00	1	439	5.27	Of variable vigour and vitality with distorted upper crown supports notable deadwood.	Clean-out and review regularly.	M	C2
1849	Oak *(Quercus robur)*	M	F	16.00	2.00	10.00	5.00	4.00	4.50	1	748	8.98	Heavily distorted and unbalanced to North. General vigour and vitality appears good though tree arises from notably disturbed ground.	Clean-out and consider structural pruning works to reduce weight to north.	L	C2
1850	Sycamore *(Acer pseudoplatanus)*	E/M	F	13.00	3.00	6.00	4.00	5.00	4.50	1	567	6.80	Tree is of variable vigour and vitality and support some deadwood. Tree appears to arise from disturbed ground.	Clean-out review regularly.	M	B2
1851	Sycamore *(Acer pseudoplatanus)*	E/M	F	12.00	2.50	3.50	4.00	4.00	4.00	1	525	6.30	Relatively small tree that appears to be decapitated in past. Higher crown is subject to localised decay.	Clean-out and apply localise crown reduction works and review on annual basis.	M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1852	Horse Chestnut *(Aesculus hippocastanum)*	M	F	14.00	2.00	4.00	5.50	6.50	5.00	1	688	8.25	Relatively young and still vigorous specimen supporting notable imbalance to south east.	Review regularly.	L	B2
1853	Beech *(Fagus sylvatica)*	S/M	F	11.00	2.00	4.50	0.00	2.50	6.00	1	347	4.16	Distorted and heavily unbalanced. Small cavity at 3.00 m to north-east supports water and is of unknown extent. Considering mechanical imbalance to tree such cavity may be fundamental.	Review with regard to retention context. Consider application of structural pruning works during which cavity extent could be investigated.	M	C2
1854	Beech *(Fagus sylvatica)*	M	F/P	19.00	2.50	5.00	7.00	5.00	6.00	1	942	11.31	A once larger tree has suffered crude decapitation. Decay is notable about higher crown. Wound to east at base and fungal activity at base to north-east is also noted.	Tree offers limited sustainability that will be subject to retention context and would likely require substantial structural pruning works.	S	C2
1855	Sycamore *(Acer pseudoplatanus)*	E/M	P	16.00	2.50	5.00	2.50	1.00	3.00	1	398	4.77	Heavily distorted and one-sided through suppression. Principal stem is affected by wound at circa 6.00 m. Higher crown vigour and vitality is variable.	Retention would require substantial intervention including structural pruning works.	S	C2
1856	Beech *(Fagus sylvatica)*	S	G	5.50	2.00	2.00	2.00	2.50	1.50	1	153	1.83	Young and recently installed.		L	B2
1857	Lime *(Tilia europea)*	S	G/F	4.50	1.00	4.50	2.00	2.00	1.50	1	156	1.87	Young and recently installed.		L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1858	Sycamore *(Acer pseudoplatanus)*	E/M	G/F	17.00	2.00	1.00	2.00	5.00	4.00	1	420	5.04	Tall, drawn up but unbalanced to south-west. Vigour and vitality is variable.	Clean-out to remove small amount of deadwood and review regularly.	M	B2
1859	Beech *(Fagus sylvatica)*	E/M	G/F	19.00	2.00	4.00	4.50	5.00	5.00	1	624	7.49	A young and vigorous specimen with minor growth this distortion to the south.		L	A2
1860	Ash *(Fraxinus excelsior)* Wych Elm *(Ulmus glabra)*	S	G/F	6.00	1.50	2.00	4.00	4.00	2.00	1	175	2.10	A contiguous group of multiple stems combining to create a bank side group. Most specimens are of distorted form at present no tangible threat at present.		L	C2
1861	Wych Elm *(Ulmus glabra)*	S	F	5.50	1.50	0.00	2.00	4.00	2.00	1	159	1.91	Comprise naturally arising bank side group. Present no tangible threat but sustainability is likely to be minimised by Dutch Elm disease.		M	C2
1862	Sycamore *(Acer pseudoplatanus)*	S/M	F	6.50	3.00	0.00	2.00	4.50	3.00	1	207	2.48	A naturally arising stem typically unbalanced towards and over Lake.	Review regularly.	L	B2
1863	Ash *(Fraxinus excelsior)*	S/M	P	8.00	1.75	2.50	2.00	2.50	3.00	1	226	2.71	Badly damaged in early life and of questionable sustainability.	Consider removal and replacement.	N/A	U
1864	Weeping Willow *(Salix Chrysocoma)*	E/M	F	6.00	0.00	0.00	3.50	7.00	3.00	1	271	3.25	Wholly one-sided and overhanging Lake.	Clean-out to remove deadwood.	L	B2
1865	Ash *(Fraxinus excelsior)*	S/M	F	8.00	4.00	4.50	1.00	2.00	2.00	1	220	2.64	Appears to be naturally arising from Lake edge. Is encroached upon by adjoining Elm.	Rereview subsequent removal of elm.	L	B2
1866	Wych Elm *(Ulmus glabra)*	S/M	F/P	9.00	2.00	4.50	4.00	3.50	4.50	1	306	3.67	Appears to be of reduced vigour and vitality and is likely to be affected by Dutch Elm disease.	Rereview, spring 2025 with regard suitability for retention.	S	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
1867	Hawthorn *(Crataegus monogyna)*	M	G/F	5.00	2.00	2.50	2.50	4.00	2.50	1	220	2.64	Appears to be maintaining good vigour and vitality.		L	B2
1868	Walnut *(Juglans regia)*	S/M	F	5.50	2.00	2.50	2.50	4.00	4.00	1	271	3.25	Young and vigorous though supporting minor imbalance to south.		L	B2
1869	Jacquemont's Birch *(Betula jacquemontii)*	E/M	G/F	7.50	1.50	3.00	3.00	3.00	3.00	1	280	3.36	Three adjoining stems grown in proximity to one another as a coalescing mass.		L	B2
1870	Sycamore *(Acer pseudoplatanus)*	E/M	G/F	14.00	2.00	5.00	4.50	4.00	4.00	1	595	7.14	Tree appears to arise from artificial ground. Vigour and vitality is fair but variable.	Review regularly.	L	B2
1	Horse Chestnut *(Aesculus hippocastanum)*	S/M	G/F	5.50	1.50	2.50	3.00	3.00	2.00	1	283	3.40	Supports minor imbalance but is otherwise of good condition.	Cut Ivy.	L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
2-18	Lombardy Poplar *(Populus nigra "Italica")*	M	F/P	14.00	2.00	2.50	2.50	2.50	2.50	1	716	8.59	A group of similarly aged trees, each suffering from quite similar issues. Trees have been crudely decapitated on a number of occasions. In many instances, early decapitation and severance of principal stem has resulted in visible degrees of decay. Later and higher decapitations have resulted in extensive sucker regeneration. This regeneration appears now to be subject to impromptu and ongoing mechanical failure and storm damage. This is contributed to by decay and deterioration of the trees principal stems relating to more severe regimes of cutting. Clear majority of these trees remain vigorous and assert the potential to continue growing. However, and as illustrated by the harsh management undertaken in the past, their sustainability and safety will be subject to ongoing and equally harsh management in the future. In this respect, there sustainability is impaired and their value for retention, notwithstanding the visual impact they provide is questionable. Management in the future would require regular and ongoing, repeated decapitation and reduction works with reviews required with regard to those trees affected or becoming affected by decay in respect of their continued retention.		S	C2
19	Grey Alder *(Alnus incana)*	E/M	G/F	14.00	2.00	4.50	4.50	4.50	4.50	1	449	5.39	A relatively young and still vigorous tree. Tree has undergone crown reduction works about higher crown that has led to some localised growth distortion.	Review regularly.	L	B2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
20	Grey Alder *(Alnus incana)*	E/M	G/F	14.00	2.00	4.50	4.50	4.50	4.50	1	462	5.54	A relatively young and still vigorous tree. Tree has undergone crown reduction works about higher crown that has led to some localised growth distortion.	Review regularly.	L	B2
21	Lombardy Poplar *(Populus nigra "Italica")*	M	F/P	14.00	2.00	2.50	2.50	2.50	2.50	1	716	8.59	As for 1-17		S	C2
22	Bird Cherry *(Prunus padus)*	S/M	F	4.50	0.00	2.00	2.00	2.00	2.00	1	306	3.67	Young and vigorous comprising a shrubby mass.		L	C2
23	Lombardy Poplar *(Populus nigra "Italica")*	M	F/P	14.00	2.00	2.50	2.50	2.50	2.50	1	716	8.59	As for 1-17		S	C2
24	Grey Alder *(Alnus incana)*	E/M	F	13.00	2.00	4.50	3.00	4.00	4.50	1	401	4.81	Young and vigorous but previously reduced. This has led to minor growth distortions about higher crown.		L	B2
25	Grey Alder *(Alnus incana)*	E/M	F/P	6.00	2.25	3.50	3.50	3.50	3.50	1	226	2.71	Heavily distorted crudely decapitated in past. Tree offers questionable sustainability.		M	C2
26	Grey Alder *(Alnus incana)*	S/M	F	13.00	2.00	4.50	2.50	2.50	3.00	1	341	4.09	Distorted through suppression. Has been crudely decapitated resulting in extensive sucker growth about higher crown.	Review regularly.	M	C2
27	Grey Alder *(Alnus incana)*	E/M	F	13.00	5.00	1.50	1.50	3.00	2.00	1	274	3.29	Distorted crudely decapitated in past. Much of higher crown comprises sucker regeneration.		M	C2
28	Grey Alder *(Alnus incana)*	E/M	F	13.00	2.00	4.00	4.00	4.00	2.50	1	372	4.47	Heavily pruned not just regarding height but also regarding spread. Much of crown comprises suck regeneration.	Review regularly.	M	C2
29	Lombardy Poplar *(Populus nigra "Italica")*	M	F/P	14.00	2.00	2.50	2.50	2.50	2.50	1	716	8.59	As for 1-17		M	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
30	Hornbeam *(Carpinus betulus)*	S/M	F	7.00	1.75	2.00	2.00	2.00	1.50	1	283	3.40	Young and vigorous but growth has already resulted in buttress level distortion and encroachment on paving with evidence of cracking.		L	C2
31	Hornbeam *(Carpinus betulus)*	S/M	F	7.50	1.75	1.00	1.00	1.50	1.50	1	220	2.64	Young and vigorous but buttress growth has resulted in kerb and pavement damage.		L	C2
32	Hornbeam *(Carpinus betulus)*	S/M	F	7.50	2.00	2.00	2.00	2.00	2.00	1	280	3.36	Young and vigorous but arising from small aperture within cement paving. Uplifting and kerb edge distortion is already apparent.		L	C2
33	Hornbeam *(Carpinus betulus)*	S/M	F	6.50	2.00	2.00	2.00	2.00	2.00	1	277	3.32	Young and vigorous but arising from small aperture within cement paving. Uplifting and kerb edge distortion is already apparent.		L	C2
34	Hornbeam *(Carpinus betulus)*	S/M	F	7.00	1.75	2.00	1.50	1.00	1.50	1	271	3.25	Young and vigorous but arising from small aperture within cement paving. Uplifting and kerb edge distortion is already apparent.		L	C2
35	Hornbeam *(Carpinus betulus)*	S/M	F	6.50	2.00	2.00	1.50	1.50	1.50	1	280	3.36	Young and vigorous but arising from small aperture within cement paving. Uplifting and kerb edge distortion is already apparent.		L	C2
36	Hornbeam *(Carpinus betulus)*	S/M	F	5.50	2.00	1.50	1.50	1.00	1.50	1	226	2.71	Still vigorous but growing from limited aperture within cement pavement. Lower south-eastern stem supports notable wound with superficial decay visible from outside.		S	C2
37	Hornbeam *(Carpinus betulus)*	S/M	F	6.00	2.00	2.00	1.50	1.50	1.00	1	229	2.75	Young and vigorous but arising from small aperture within cement paving. Uplifting and kerb edge distortion is already apparent.		L	C2
38	Hornbeam *(Carpinus betulus)*	S/M	F	6.00	1.75	1.50	1.50	1.50	1.50	1	216	2.60	Young and vigorous but arising from small aperture within cement paving. Uplifting and kerb edge distortion is already apparent.		L	C2
39	Hornbeam *(Carpinus betulus)*	S/M	F	6.00	2.00	1.50	0.50	1.50	1.50	1	220	2.64	Young and vigorous but arising from small aperture within cement paving. Uplifting and kerb edge distortion is already apparent.		L	C2

No.	Species	Age	Con	Ht.	CH	N	E	S	W	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
40	Sycamore *(Acer pseudoplatanus)*	M	F	17.00	2.50	5.00	5.00	5.00	5.50	1	780	9.36	A relatively large tree that appears be maintaining reasonable vigour and vitality. Tree has undergone substantial prior pruning many wounds from which show substantial wound wood indicating substantial age. Tree appears to have been previously crown reduced and someone's, particularly those on lower and middle stem show signs of decay and possible cavity development. Tree appears to be affected by girdling root on north-eastern side and exists in extreme close proximity to cement footpath and known underground infrastructure and ducting as indicated by adjoining service hatch covers.	Review regularly.	L	B2

Tree Lines, Groups and Hedges

No.	Species	Age	Con	Ht	CH	Spread	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
H1	Bramble *(Rubus fruticosus)* Ivy *(Hedera helix)* Pyrocantha Berberis Holly *(Ilex aquifolium)*	E/M	F	2.00-5.00	0.00	2.50	m/s	0.50	2.00	A broadly continuous swathe of shrubbery furnishing the existing roadside boundary wall length other than a position adjoining gate and new sign. The material is quite uniform suggesting prior management and cutting. The only exception relates to a number of holly's that exceed the general hedge height. A clear majority material is not visible from the roadway.		M	C2
I1	Island 1 (East) Beech *(Fagus sylvatica)* Horse Chestnut *(Aesculus hippocastanum)* Common Alder *(Alnus glutinosa)* Wych Elm *(Ulmus glabra)* Scots Pine *(Pinus sylvestris)*	M	F	12.00-20.00	0.00	Contiguous	n/a	n/a	n/a	This island supports substantial tree population dominated by beech, horse chestnut and Common Alder, Wych Elm and Scots Pine. At lower level, a substantial and variable shrubbery exists typically dominated by, new, Holly and Cherry Laurel. A clear majority of trees appear to be in good overall condition and present no threat however, towards the north east of the island note is made of 1 particularly large and completely dead tree. It remains unclear as to whether this tree could, in the event of collapse, reach the publicly accessible path. Elsewhere within the island context, there appears to be little requirement for Hazard Assessment or need for management.		L	B2

No.	Species	Age	Con	Ht	CH	Spread	Stm	Dia.	RPA	Structural Condition	PMR	Yrs.	Cat
I2	Island 2 (West) Horse Chestnut *(Aesculus hippocastanum)* Beech *(Fagus sylvatica)* Lime *(Tilia europea)* Oak *(Quercus robur)*	M	F	12.00-20.00	0.00	Contiguous	n/a	n/a	n/a	Horse Chestnut, Beech, Lime, Oak, create a more dispersed context (compared to island 1) where undergrowth and shrub layer, typically comprising Holly,, new and Cherry Laurel exists in a more open and dispersed context. Clear majority trees visible from the bank appear to be in good overall condition with no major symptoms suggesting any need for urgent intervention. Note is however made that some trees, including a centrally located beach have undergone prior intervention and crown reduction works and the other trees, most notably a line close to the northern edge of the pond exhibits evidence of possible vigour loss and decline. All such tree should undergo annual visual review.		L	B2