LAND AT CHICHELE ROAD OXTED

TREE SURVEY

for

CALA HOMES

ACD ENVIRONMENTAL

Ecology
Archaeology
Arboriculture
Landscape Architecture

Written By:	CJC
Checked By:	HEP
Date:	20/04/2023
Revision:	C – 30/01/2024
Ref:	CALA24033ts

TABLE OF CONTENTS

1. Introduction and Terms of Reference

1.1. This report has been revised to reflect a further site visit to survey and record individual trees within group no. G51 as requested by the tree officer.

1.2. ACD Environmental were instructed by Jessica Sparkes of Cala Homes, in January 2023, to survey and categorize the trees at Land at Chichele Road, Oxted, in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. The survey includes all trees with a stem diameter greater than 75mm stem diameter at a height of 1.5m that are on site or close enough to pose a potential constraint to development.

1.3. The survey was carried out to assess the trees on site for their quality and benefits within the context of proposed development. The quality of each tree, or group of trees has been recorded by allocating it to one of four categories, where:

- Trees of 'A' and 'B' category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design.
- 'C' category trees will not usually be retained where they would impose a significant constraint to development but should be retained where there is no reason for their removal.
- 'U' category trees are in such a condition that they are unlikely to contribute beyond 10 years and may be removed as good arboricultural practice.

1.4. This report provides the data and advice outlined in BS5837:2012 only. It must not be substituted for a tree risk assessment. Detailed tree inspection including decay mapping, aerial inspection, soil analysis, etc. was not undertaken. If further detailed inspection is deemed necessary, then it will be made clear within this report.

1.5. Many of the trees throughout the site have been confirmed to be the subject of Tree Preservation Orders, and a large part of the woodland is designated as Ancient Semi Natural Woodland (ASNW).

1.6. The Tree Survey Plan was based on the supplied topographical ground survey, ref: 31293.

1.7. The controlling authority is Tandridge District Council, who can be contacted at: 8 Station Road East, Oxted, Surrey, RH8 0BT, Tel: 01883 722000.

1.8. Any questions relating to the content of this report should be directed in the first instance to: ACD Environmental, 4 & 5 The Old Mill, Fry's Yard, Bridge Street, Godalming, Surrey GU7 1HP, 01483 425 714, quoting the site address and report reference number.

2. Scope and Method of Survey

2.1. The survey has been carried out in accordance with BS5837:2012 Trees in Relation to design, demolition, and construction - Recommendations and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged. An explanation of the categories can be found at appendix 1.

2.2. The reference numbers of surveyed trees and groups of trees are shown on the Tree Survey Plan, which is based on the supplied survey drawing and appended to this report. The prefix 'G' has been used to indicate a group of trees, and 'H' for hedges. Stem locations within groups may be estimated, and indicative of canopy only.

2.3. The tree survey was carried out from ground level only.

2.4. Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.

2.5. Where stems or branches are obscured by Ivy or other materials a full assessment of those parts will not be possible.

2.6. Tree heights were measured with a clinometer or estimated in relation to those measured with the clinometer. If individual tree heights are of particular concern, for example in shading calculations, then they are measured using a clinometer.

2.7. Trunk diameters were measured or, where inaccessible, estimated. Single stemmed trees are measured at 1.5m from ground level. Multiple stemmed trees are measured according to section 4.6 of BS5837:2012. For groups of trees the diameter may be an estimated average or a maximum.

2.8. Tree canopies, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. The canopy of tree groups will be indicated by measuring the maximum canopy radius for each compass point (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

2.9. No soil assessment was carried out at the time of survey. According to the National Soil Resources Institute online mapping service at http://www.landis.org.uk/soilscapes the soil on site is expected to be: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils to the north of the site and freely draining slightly acid loamy soils to the south.

2.10. Where trees were not plotted on the topographical survey their positions have been estimated.

Image 1: Cohesive ancient woodland belt along boundary of site to north and west.

Image 2: Ash regeneration on woodland edge with mature established woodland behind.

Image 3: Dense blackthorn scrub along boundary with school.

Image 4: Residential properties on Chichele Road and edge of off-site woodland block.

Image 5: Historic coppice management in ancient woodland to north

Image 6: Proposed main access from Chichele Road past TPO beech tree in garden of 32 Chichele Rd.

Image 7: Looking south along Bluehouse Lane.

3. Recommendations

3.1. Trees of 'A' and 'B' category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a 'C' category will not usually be retained where they would impose a significant constraint to development. 'U' category trees are in such a condition that they will be lost within 10 years and may be removed as good arboricultural practice.

3.2. There is scope for development of the site whilst retaining the important trees on the boundaries and by removing the lower quality trees from the interior of the site whilst retaining the 'A' and 'B' category trees as part of the development proposals.

3.3. It is recommended that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.

3.4. Trees can be a development constraint both below and above the ground. In terms of below ground constraints, BS5837:2012 RPAs indicate an area that contains sufficient rooting volume to ensure survival of the tree. In terms of the proximity of structures to trees, the default position should be that structures are located outside the RPAs of trees to be retained. This area of ground should be considered with the site layout, such that it can left undisturbed during demolition and construction by prohibiting activity from the area using protective fencing or ground protection.

3.5. In terms of the above ground factors, tree constraints presented by the canopy and the psychological effects of tree proximity to dwellings (such as shading, perceived threat of tree failure, etc.) must also be considered during scheme design. This will involve optimising site layout and building room use to avoid the end-user becoming resentful of the trees and seeking excessive pruning or even tree removal. This is especially a consideration with trees located on southern boundaries.

3.6. Preferably, conflicts between proposed structures and RPAs and tree canopies should be 'designed out' through the careful positioning of any built form. It is therefore advisable that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.

3.7. When a final layout is agreed, an Arboricultural Impact Assessment (AIA) should be completed to discuss arboricultural issues within the scheme and demonstrate to the Planning Authority the viability of the layout.

3.8. Before any works start on site, including demolition, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) should be submitted, approved, and implemented. There must be no changes in levels, service routing, machine activity, storage of materials or site hut positioning within the Root Protection Areas (RPAs) and the protective fencing must remain in position for the duration of the construction process.

3.9. BS5837:2012 Section 5.1.1 states that the constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognized that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification. However, care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal. It is anticipated that there is to be comprehensive redevelopment of the site, which may require the removal of B category trees.

3.10. Under the Hedgerows Regulations 1997 it is against the law to remove or destroy certain hedgerows without permission from the local planning authority. Local planning authority permission is required before removing hedges that are at least 20 metres (66 feet) in length, more than 30 years old and contain certain species of plant. The authority will assess the importance of the hedgerow using criteria set out in the regulations. Hedgerows in areas covered by an Historic Landscape Characterisation are often protected based on historic importance and their wildlife value.

3.11. Trees on the site are protected by a tree preservation order (TPO). Consent for any required works to protected trees should be obtained from the Local Planning Authority prior to being carried out. Consent is not required for urgent work to dead or dangerous trees, but the Local Planning Authority should be given at least five days' notice of the intended works. Consent is not required to work on TPO trees if that work is consented as part of a full planning application. Replacement trees may be required for any protected trees which are felled. If the site is in a conservation area, six weeks' notice of works to all trees should be given.

Callum Campbell *FdSc Arb:MArborA*
Senior Arboriculturist
20/04/2023

Revision B – 31/07/2023
C.Campbell

Revision C – 31/01/2024 Additional survey area G51
Andrew Bigg
Head of Arboriculture

Appendix 1: Summary of Categories BS5837:2012

BS5837:2012 Table 1 - **Cascade chart for tree quality assessment**

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

Appendix 2: Tree Survey Schedule

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
T1	Fraxinus excelsior (Ash)	12(3)	400,400,350,250,100(5)	4	8	6	3	OM	40+	Fair quality with some landscape value. Woodland edge tree that overhangs the site. Located on bank. Coppice. Cavity at base. Cavity on stem.	A3
T2	Quercus robur (Common Oak)	14(5)	650(1)	4	6	8	5	M	40+	Good quality with high landscape value. Woodland edge tree that overhangs the site. Part of linear group. Fungal fruiting bodies at base. Small old fungal fruiting body at base on south side (P.dryadeus).	A3
G3	Quercus robur (Common Oak), Fraxinus excelsior (Ash)	11(4)	400(1)	0	0	0	0	SM	40+	Moderate quality and value. Woodland edge tree that overhangs the site. Part of linear group. Spindly habit.	A3
T4	Fraxinus excelsior (Ash)	9(3)	300,250,100(3)	2	3	9	3	OM	40+	Declining in health and condition. Woodland edge tree that overhangs the site. Coppice. Cavity at base. Multiple stems at ground level. Cavity on stem. Unbalanced crown shape.	A3
G5	Fraxinus excelsior (Ash), Quercus robur (Common Oak), Prunus spinosa (Blackthorn)	12(3)	400(1)	0	0	0	0	SM	40+	Fair quality with some landscape value. Woodland edge tree that overhangs the site. Part of linear group. Spindly habit.	A3
T6	Fraxinus excelsior (Ash)	9(3)	250(1)	2	2	5	2	SM	40+	Fair quality with some landscape value. Woodland edge tree that overhangs the site. Part of linear group. Spindly habit.	A3
T7	Quercus robur (Common Oak)	15(2)	900(1)	4	4	9	4	M	40+	No obvious significant defects. Good quality with high landscape value. Woodland edge tree that overhangs the site.	A3

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

T8	Quercus robur (Common Oak)	15(3)	800(1)	4	5	9	4	M	40+	Good quality with high landscape value. Woodland edge tree that overhangs the site.	A3
T9	Quercus robur (Common Oak)	14(3)	450(1)	4	5	6	5	EM	40+	Good quality with high landscape value. Woodland edge tree that overhangs the site. Part of linear group.	A3
T10	Fraxinus excelsior (Ash)	14(2)	250(1)	0	3	6	3	SM	40+	Fair quality with some landscape value. Woodland edge tree that overhangs the site. Part of linear group. Spindly habit.	A3
T11	Quercus robur (Common Oak)	16(4)	800(1)	8	8	8	8	M	40+	Good quality with high landscape value. Woodland edge tree that overhangs the site. Part of linear group.	A3
G12	Fraxinus excelsior (Ash), Quercus robur (Common Oak)	14(6)	250(1)	0	0	0	0	SM	40+	Group of moderate landscape value. Individual trees within the group are category C. Woodland edge tree that overhangs the site. Part of linear group. Spindly habit.	A3
T13	Quercus robur (Common Oak)	16(4)	500(1)	3	5	10	5	EM	40+	Fair quality with some landscape value. Woodland edge tree that overhangs the site.	A3
T14	Quercus robur (Common Oak)	16(4)	800(1)	4	6	8	5	M	40+	Good quality with high landscape value. Woodland edge tree that overhangs the site.	A3
T15	Quercus robur (Common Oak)	16(0.5)	900(1)	5	6	8	8	M	40+	Good quality with high landscape value. Woodland edge tree that overhangs the site.	A3
G16	Fraxinus excelsior (Ash)	11(4)	250(1)	0	0	0	0	SM	40+	Declining in health and condition. Woodland edge tree that overhangs the site. Part of linear group. Spindly habit.	A3
T17	Quercus robur (Common Oak)	14(1)	400,350,250(3)	2	5	8	4	EM	40+	Good quality with high landscape value. Woodland edge tree that overhangs the site. Multiple stems above 1.5m. Major bark wounding on stem. Main stems abrading.	A3
G18	Fraxinus excelsior (Ash)	12(4)	250(1)	0	0	0	0	SM	40+	Woodland edge tree that overhangs the site. Part of linear group. Spindly habit.	A3

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

T19	Quercus robur (Common Oak)	14(4)	550(1)	5	6	8	6	EM	40+	Good quality with high landscape value. Woodland edge tree that overhangs the site. Part of linear group.	A3
T20	Quercus robur (Common Oak)	14(6)	300(1)	5	3	5	6	SM	40+	Good quality with high landscape value. Woodland edge tree that overhangs the site.	A3
G21	Fraxinus excelsior (Ash)	14(2)	250(1)	0	0	0	0	SM	40+	Fair quality with some landscape value. Woodland edge tree that overhangs the site. Part of linear group. Spindly habit.	A3
T22	Quercus robur (Common Oak)	16(3)	850(1)	5	10	6	5	M	40+	Good quality with high landscape value. Woodland edge tree that overhangs the site. Part of linear group. Ivy on stem.	A3
T23	Quercus robur (Common Oak)	14(3)	600(1)	2	6	4	4	M	40+	Fair quality with some landscape value. Woodland edge tree that overhangs the site. Stunted habit. Ivy on stem.	A3
G24	Fraxinus excelsior (Ash), Quercus robur (Common Oak), Acer pseudoplatanus (Sycamore), Salix caprea (Goat Willow)	14(4)	300(1)	0	0	0	0	SM	20+	Low quality and value. Woodland edge tree that overhangs the site. Part of linear group. Spindly habit. Unable to inspect stem due to undergrowth. Strip of mainly ash regen to eastern side of ditch marking extent of Ancient Woodland.	C2
T25	Quercus robur (Common Oak)	15(4)	1020(1)	9	10	8	7	OM	40+	Good quality with high landscape value. Woodland edge tree that overhangs the site. Part of linear group. Ivy on stem. Scattered deadwood.	A3
T26	Quercus robur (Common Oak)	15(1)	1040(1)	8	10	8	6	OM	40+	Good quality with high landscape value. Woodland edge tree that overhangs the site. Part of linear group. Ivy on stem. Scattered deadwood.	A3
T27	Quercus robur (Common Oak)	0(0)	600(1)	0	0	0	0	M	<10	Dead. Fallen tree	U
T28	Salix caprea (Goat Willow)	6(2)	250,250,100,100,100(5)	2	7	0	2	M	40+	Declining in health and condition. Located on bank. Leaning East.	A3

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

T29	Quercus robur (Common Oak)	16(2)	1120(1)	6	9	10	11	OM	40+	Good quality with high landscape value. Woodland edge tree that overhangs the site. Part of linear group. Ivy on stem.	A3
T30	Quercus robur (Common Oak)	9(1.5)	400,100(2)	4	6	5	4	EM	20+	Moderate quality and value. Woodland edge tree that overhangs the site. Stunted habit. Ash sapling growing up through crown	B2
T31	Quercus robur (Common Oak)	8(4)	670(1)	5	5	5	8	EM	40+	Declining in health and condition. Woodland edge tree that overhangs the site. Poor shape and form. Top snapped out at approx. 8m	A3
S32	Prunus spinosa (Blackthorn), Quercus rubra (Red Oak)	3(0)	75(1)	0	0	0	0	SM	10+	Low quality and value. Small with limited current landscape value. Provides some screen. Inaccessible. Self-seeded.	C2
T33	Salix caprea (Goat Willow)	5(2)	100,100,100(3)	2	2	1	1	Y	10+	Low quality and value.	C2
T34	Salix sp. (Willow)	7(2)	400,300(2)	6	6	4	4	M	10+	Fair quality with some landscape value. Inaccessible. Off site.	C2
G35	Betula pendula (Silver Birch), Fagus sylvatica (Beech)	5(1)	100(1)	0	0	0	0	Y	10+	Low quality and value. Small with limited current landscape value. Self-seeded group of stems. Part of linear group.	C2
T36	Taxus baccata (Yew)	6(1)	300(1)	4	2	1	2	SM	20+	Fair quality with some landscape value. Inaccessible. Off site.	B2
G37	Quercus robur (Common Oak), Pinus nigra 'maritima' (Corsican Pine)	14(3)	500(1)	0	0	0	0	EM	20+	Fair quality with some landscape value. Inaccessible. Off site. Part of linear group.	B2
T38	Unknown (Unknown)	4(1)	250(1)	2	2	2	2	EM	20+	No obvious significant defects. Off site. Woodland edge tree that overhangs the site. Located on bank. Stunted habit.	B2
T39	Quercus robur (Common Oak)	11(3)	600(1)	5	5	5	5	EM	<10	Dead. Off site.	U

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

G40	Quercus robur (Common Oak)	8(2)	400(1)	0	0	0	0	SM	20+	Low quality and value. Provides some screen. Off site.	C2
T41	Prunus avium (Wild Cherry)	8(2)	600(1)	5	5	5	5	M	20+	Inaccessible. Off site. Located on bank.	B2
T42	Fraxinus excelsior (Ash)	4(1)	100,100,100(3)	2	2	2	2	Y	10+	Low quality and value. Self-seeded group of stems.	C2
H43	Prunus laurocerasus (Cherry Laurel)	3(1)	75(1)	0	0	0	0	SM	10+	Inaccessible. Off site. Maintained boundary hedge	C2
S44	Prunus spinosa (Blackthorn)	2(0)	50(1)	0	0	0	0	SM	10+	Low quality and value. Little wider long-term landscape value. Self-seeded. Poor shape and form.	C2
G45	Fagus sylvatica (Beech), Salix sp. (Willow)	10(1)	400(1)	0	0	0	0	SM	20+	Moderate quality and value. Provides some screen. Inaccessible. Off site.	B2
G46	Alnus glutinosa (Common Alder)	10(1)	320(1)	0	0	0	0	EM	20+	Fair quality with some landscape value. Provides some screen. Inaccessible. Off site.	B2
T47	Prunus avium (Wild Cherry)	8(1)	500(1)	6	6	5	4	M	20+	Fair quality with some landscape value. Provides some screen. Inaccessible. Off site.	B2
T48	Crataegus monogyna (Hawthorn)	6.5(4)	120(4)	4	4	4	4	M	10+	Mature hawthorn growing above understorey. All dimensions estimated.	C2
T49	Fraxinus excelsior (Ash)	16(3.5)	650(1)	9	8.8	8.8	8.8	M	20+	Growing above dense understorey. Diameter estimated. Ivy smothered stem and central crown. Deadwood throughout. Watershoot growth throughout indicates symptom of stress.	B2
T50	Quercus robur (Common Oak)	18(4)	910(1)	14	13	13.5	14.5	M	40+	0	A2
T51.1	Fraxinus excelsior (Ash)	16.5(3)	360(2)	7	6.5	6.5	6.5	EM	20+	Twin stem from base. Average diameter estimated.	B2
T51.2	Quercus robur (Common Oak)	12.5(1)	590,270(2)	8	8.3	8.3	8.3	EM	40+	Twin stem from 1m. Wire fencing occluded into stem base ivy smothered	B2

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

										stem and central crown. North growth slightly suppressed by historically failed adjacent tree.	
T51.3	Fraxinus excelsior (Ash)	6(1)	85(1)	2	2	2	2	SM	10+	Small tree on edge of boundary group.	C2
T51.4	Quercus robur (Common Oak)	14.5(0.5)	430,500(2)	8	7.8	7.8	7.8	EM	40+	Twin stem from 1.5m. Diameter measured above stem union. Boundary wire fence occluded into stem.	B2
T51.5	Quercus robur (Common Oak)	12(1.5)	390(1)	7	6.5	6.5	6.5	EM	20+	Good form. Boundary wire fence occluding into stem.	B2
T51.6	Crataegus monogyna (Hawthorn)	6(1)	380(1)	4	4	4	4	OM	<10	Growing above dense understorey - all dimensions estimated. Deadwood and dieback throughout. In decline.	U
T51.7	Acer pseudoplatanus (Sycamore)	9.5(1.5)	190,150,140,130,120(5)	5	5	5	5	SM	10+	Quad stemmed from 1.5m with addtional stem at base growing through crown. Compressed and rubbing stem unions throughout.	C2
T51.8	Fraxinus excelsior (Ash)	6.5(1)	150(1)	3	3	3	3	SM	10+	Tree has westward growth bias. Not on topo, location estimated.	C2
T51.9	Quercus robur (Common Oak)	12(1.5)	450(1)	7	6.5	6.5	6.5	EM	40+	Growing above dense understorey. Diameter estimated.	B2
T51.10	Fraxinus excelsior (Ash)	6.5(1)	110(2)	3	3	3	3	SM	10+	Twin stemmed from 0.5m with tight union. Not on topo, location estimated.	C2
T51.11	Fraxinus excelsior (Ash)	6.5(1)	90(7)	4	4	4	4	SM	10+	Multi-stemmed from base. Growing above boundary vegetation. All dimensions estimated.	C2
G51.12	Crataegus monogyna (Hawthorn)	8(0.5)	150(3)	5	4.5	4.5	4.5	M	10+	Group of approx x6 similar ivy smothered Hawthorns along boundary. Dieback and deadwood visible in tips throughout group. Average group dimensions recorded.	C2
G51	Rubus fruticosus (Bramble), Quercus robur (Common Oak), Fraxinus excelsior (Ash), Crataegus monogyna	5(0.1)	90(1)	3	3	3	3	SM	10+	Understorey boundary group. Average group dimensions recorded. Provides some established boundary screening.	C2

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

	(Hawthorn), Prunus spinosa (Blackthorn)										
G52	Crataegus monogyna (Hawthorn), Salix sp. (Willow), Acer campestre (Field Maple), Quercus robur (Common Oak)	9(2)	350(1)	0	0	0	0	SM	10+	Low quality and value. Provides some screen.	C2
T53	Quercus robur (Common Oak)	6(1)	300,250,150(3)	4	3	4	4	SM	20+	Fair quality with some landscape value. Multiple stems below 1.5m.	B2
G54	Fraxinus excelsior (Ash), Crataegus monogyna (Hawthorn)	4(0)	100(1)	0	0	0	0	Y	10+	Low quality and value. Self-seeded group of stems.	C2
T55	Quercus robur (Common Oak)	12(1)	550(1)	6	6	6	6	EM	40+	No obvious significant defects. Good quality with high landscape value.	A2
T56	Fraxinus excelsior (Ash)	12(1)	300,300,300,300,300(5)	6	6	6	6	M	20+	Fair quality with some landscape value. Provides some screen. Rooted on far side of bank. Stream restricts RPA. Coppice.	B2
G57	Prunus spinosa (Blackthorn), Quercus robur (Common Oak), Fraxinus excelsior (Ash), Acer campestre (Field Maple)	6(0)	100(1)	0	0	0	0	SM	10+	Low quality and value. Small with limited current landscape value. Provides some screen. Part of linear group.	C2
T58	Crataegus monogyna (Hawthorn)	6(2)	150,150(2)	2	2	2	2	SM	10+	Low quality and value. Off site.	C2
T59	Crataegus monogyna (Hawthorn)	6(2)	250(1)	2	2	2	2	EM	10+	Low quality and value. Off site.	C2

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

H60	Corylus avellana (Hazel), Crataegus monogyna (Hawthorn), Ligustrum vulgaris (Privet), Fagus sylvatica (Beech)	2(0)	50(1)	0	0	0	0	Y	10+	Provides some screen. Off site. Part of linear group.	C2
W61	Common ash (Fraxinus excelsior), Pedunculate oak (quercus robur), Hazel (corylus avellana), Hawthorn (Crataegus monogyna).	15(0)	500(1)	0	0	0	0	M	40+	Cohesive linear woodland. Designated ancient woodland	A3
T62	Acer platanoides (Norway Maple)	9(4)	210(1)	3	2.5	2.5	2.5	SM	10+	No obvious significant defects. Fair quality with some landscape value. Provides some screen. Located on bank. Plotted by eye on plan. Downgraded due to constrained rooting environment. Spindly habit.	C2
T63	Salix caprea (Goat Willow)	10(2.5)	420(1)	3	3	5	4	M	10+	No obvious significant defects. Downgraded due to limited life expectancy. Plotted by eye on plan. Location estimated. Leaning South.	C1
T64	Crataegus monogyna (Hawthorn)	3(0)	200(1)	1	0.5	0.5	0.5	OM	<10	Declining in health and condition. Low quality and value. Small with limited current landscape value. Ivy on stem. Unable to inspect stem due to Ivy. Unable to inspect stem due to undergrowth. No branches or live growth visible among very dense ivy.	U
T65	Quercus robur (Common Oak)	16(4)	950(1)	8	8	8	8	M	40+	No obvious significant defects. Good quality with high landscape value. Ivy on stem. Ivy in crown. Dense ivy prevented a full visual inspection. Normal amounts of systemic deadwood, minor cavities, tear	A1

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

										out wound typical of species and age (TPO).	
T66	Quercus robur (Common Oak)	12(4)	750(1)	4	3	7	7	EM	20+	Moderate quality and value. Provides some screen. Leaning West. Ivy on stem. Ivy in crown. Unbalanced crown shape. Dense ivy prevented a full visual assessment, normal amounts of systemic deadwood, minor cavities, storm damage for species and age (TPO).	B1
T67	Crataegus monogyna (Hawthorn)	3(0)	100(1)	1	1	1	1	SM	10+	Low quality and value. Provides some screen.	C1
T68	Prunus avium (Wild Cherry)	9(2)	250(1)	2	2	6	5	EM	20+	Off site. Low branches over road/footpath. Off-site tree with lower branches over site side.	B2
T69	Prunus spinosa (Blackthorn)	4(1.5)	200,250(2)	3	4	3	3	M	10+	Off-site boundary tree leaning into site thorough boundary timber fence. Dense ivy.	C1
T70	Fagus sylvatica 'Purpurea' (Copper Beech)	15(3)	750,750(2)	5	4.5	4.5	4.5	M	40+	Good quality with high landscape value. Inaccessible. Stem divides below 1.5m. Ivy on stem. Regularly crown reduced. Ivy into mid crown, cavity visible from old limb removal point at approx.3.0m. Off-site boundary tree (TPO).	A1
H71	Acer platanoides (Norway Maple), Ligustrum vulgaris (Privet)	1.2(0)	100(1)	1	1	1	1	SM	10+	Little wider long-term landscape value. Provides some screen. Off site. Part of linear group. Section of maintained off-site boundary hedge	C2

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

H72	Acer platanoides (Norway Maple), Ligustrum vulgaris (Privet)	1(0)	100(1)		1	1	1	1	SM	10+	Little wider long-term landscape value. Provides some screen. Off site. Part of linear group. Section of maintained off-site boundary hedge.	C2
T73	Robinia pseudoacacia (False acacia)	10	500,500	6	6	6	6	M		20+	Off-site tree behind hedge, no visual inspection possible.	
T74	Quercus robur (Common Oak)	12(3)	550(1)	6	6	6		6	M	20+	Moderate quality and value. Off site. Roadside tree: of value in the street scene. Ivy on stem. Scattered deadwood.	B2
T75	Acer platanoides (Norway Maple)	6(2)	210(1)	1.5		1.5	1.5	1.5	SM	10+	Thinning foliage Low quality and value. Little wider long-term landscape value. Downgraded due to limited life expectancy. Roadside tree: of value in the street scene. Street tree on Highways/LA land. Plotted by eye on plan. Poor shape and form. Stem divides below 1.5m. Included bark present in main fork. Non-optimised union forming, typical of species not formatively pruned.	C1
T76	Crataegus monogyna (Hawthorn)	5(2)	250(1)	2		2	2	2	M	<10	Declining in health and condition. Low quality and value. Inaccessible. Dieback in crown.	U
T77	Betula pendula (Silver Birch)	5(1)	150(1)	1		1	1	1	SM	10+	Provides some screen. Inaccessible. Off site. Plotted by eye on plan.	C2
H78	Crataegus monogyna (Hawthorn),Acer platanoides (Norway Maple)	1(0)	50(1)	1		1	1	1	SM	10+	Low quality and value. Provides some screen. Part of linear group. Sporadic hedgerow.	C2

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

T79	Prunus cerasifera (Cherry Plum)	3.5(1)	100,100,100,100(4)	2	2	2	2	SM	10+	Low quality and value. Street tree on Highways/LA land. Multiple stems below 1.5m.	C2
T80	Crataegus monogyna (Hawthorn)	7(2)	280(1)	2	2	2	2	M	<10	Dead. Street tree on Highways/LA land.	U
G81	Cotonester x watereri (Watere's cotoneaster),Prunus laurocerasus (Cherry Laurel),Ilex aquifolium (Holly),X Cupressocyparis leylandii (Leyland Cypress)	7(2)	250(1)	1	1	1	1	EM	20+	Low quality and value. Provides some screen. Inaccessible. Off site. Part of linear group.	C2
T82	Quercus robur (Common Oak)	13(3)	400(1)	4	4	4	4	EM	20+	No obvious significant defects. Provides some screen. Inaccessible. Off site.	B2
G83	Acer pseudoplatanus (Sycamore),Corylus avellana (Hazel),Prunus avium (Wild Cherry)	10(1)	250(1)	1	1	1	1	SM	10+	Fair quality with some landscape value. Provides some screen. Inaccessible. Off site.	C2
T84	Fagus sylvatica (Beech)	16(6)	650(1)	4	4	6	6	M	40+	No obvious significant defects. Good quality with high landscape value. Off site. Roadside tree: of value in the streetscene. Dominant specimen, readily visible on property frontage. Roots restricted by hard surface.	A2
T85	Acer saccharinum (Silver Maple)	15(6)	450(1)	5	5	5	5	M	20+	No obvious significant defects. Moderate quality and value. Off site.	B2
T86	Betula pendula (Silver Birch)	10(3)	400(1)	3	4	3	3	M	10+	Moderate quality, but of reduced value due to small size. Roadside tree: of value in the street scene. Downgraded due to species and current age.	C2

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

T87	Betula pendula (Silver Birch)	11(3)	300(1)	3	4	3	3	SM	10+	Low quality and value. Provides some screen. Roadside tree: of value in the street scene. Poor shape and form. Included bark present in main fork.	C2
G88	Betula pendula (Silver Birch)	12(3)	300(3)	1	1	1	1	SM	20+	No obvious significant defects. Moderate quality and value. Off site. Roadside tree: of value in the street scene. Part of linear group.	B2
T89	Quercus robur (Common Oak)	16(6)	450,550(2)	8	8	8	8	M	40+	Good quality with high landscape value. Off site. Roadside tree: of value in the street scene. Dominant specimen, readily visible on property frontage. Located on bank. Stem divides below 1.5m. Ivy on stem. Scattered deadwood.	A1
G90	X Cupressocyparis leylandii (Leyland Cypress)	8(2)	250(1)	1	1	1	1	SM	10+	Provides some screen. Off site. Ownership is unclear. Part of linear group.	C2
T91	Quercus robur (Common Oak)	13(4)	500(1)	7	6	7	6	EM	20+	Moderate quality and value. Inaccessible. Off site. Roadside tree: of value in the street scene. Road elevated approx. 0.25m above base of main stem.	B2
T92	Quercus robur (Common Oak)	8(3)	200,200(2)	2.5	3	2.5	2.5	SM	10+	Low quality and value. Provides some screen. Tree located within raised bed. Poor shape and form. Twin-stemmed from base. Cavity on stem.	C2
T93	Quercus robur (Common Oak)	8(3)	200(1)	2	2	2	2	SM	10+	Low quality and value. Provides some screen. Tree located within raised bed. Poor shape and form.	C2
T94	Quercus robur (Common Oak)	9(5)	400(1)	5	5	5	5	EM	20+	Fair quality with some landscape value. Inaccessible. Off site. Roadside tree: of value in the street scene.	B2

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

G95	Ilex aquifolium (Holly),Acer pseudoplatanus (Sycamore),Fraxinus excelsior (Ash),Crataegus monogyna (Hawthorn),Taxus baccata (Yew)	11(3)	300(1)	1	1	1	1	SM	10+	Low quality and value. Little wider long-term landscape value. Provides some screen. Tree located within raised bed. Part of linear group. Unable to inspect stem due to Ivy. Unable to inspect stem due to undergrowth. Unable to inspect due to ground vegetation and ivy.	C2
T96	Unknown (Unknown)	9(0)	400(1)	1	1	1	1	EM	<10	Dead.	U
T97	Crataegus monogyna (Hawthorn)	6(2)	100,100,100,100(4)	1.5	1.5	1.5	1.5	SM	<10	Declining in health and condition. Inaccessible. Off site. Sparse foliage. Major deadwood in crown.	U
T98	Quercus robur (Common Oak)	10(3)	350(1)	4	4	4	4	SM	20+	Moderate quality and value. Provides some screen. Inaccessible. Off site.	B2
G99	Acer campestre (Field Maple)	7(2)	200(2)	1	1	1	1	SM	10+	Fair quality with some landscape value. Off site.	C2
T100	Betula pendula (Silver Birch)	11(3)	300(1)	5	4	5	1	EM	10+	No obvious significant defects. Roadside tree: of value in the street scene. Poor shape and form. Lateral suppression by T89 creating asymmetrical growth to east.	C1
H101	Ilex aquifolium (Holly)	1.25(0)	50(1)	1	1	1	1	SM	10+	Provides some screen. Part of linear group. Maintained garden boundary hedge	C2

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

Appendix 3: Tree Survey Plan (CALA24033-01C).

Please see plan appended separately.

Head Office
Rodbourne Rail Business Centre
Grange Lane
Malmesbury
SN16 0ES
Tel: 01666 825646

Surrey Office
Unit 7
Godalming Business Centre
Woolsack Way
Godalming
GU7 1XW
Tel: 01483 425714

Hampshire Office
Suite 6
Crescent House
Yonge Close
Eastleigh
SO50 9SX
Tel: 02382 026300

Email: mail@acdenv.co.uk
Website: www.acdenvironmental.co.uk

ECOLOGICAL SURVEYS * PROTECTED SPECIES LICENSING * MITIGATION * IMPACT ASSESSMENT * ARBORICULTURAL SITE MONITORING AND SUPERVISION * ARCHAEOLOGY LANDSCAPE & VISUAL IMPACT ASSESSMENT * LANDSCAPE AUDIT * PROJECT MANAGEMENT EXPERT WITNESS * LANDSCAPE DESIGN & PLANNING LANDSCAPE MANAGEMENT